City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
AUGUST 10, 2021
5:30 PM
Meeting Virtually

AMENDED AGENDA

Attendance: In response to the risks identified in the State's declaration of a Public Health Emergency and the Mayor's Proclamation of Emergency and the emergency orders issued to reduce those health risks, the Historic Design Review Board meeting will be conducted virtually.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09
Passcode: 263172

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: 867 6622 0699**.**

Public Comment:
• By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.

• By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.
• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at https://santafe.primegov.com/public/portal.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. July 27, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. *2021-003670-HDRB. 844 Don Cubero.*
2. *2021-003826-HDRB. 206 McKenzie.*
3. *2021-003831-HDRB. 608 ½ Camino de la Luz.*
4. *2021-003832-HDRB. 844 Don Cubero.*
5. *2021-003832-HDRB. 905 Camino Don Miguel.*
6. *2021-003828-HDRB.701 East Alameda Unit 3.*
7. *2021-003835-HDRB. 905 Camino Don Miguel.*
8. *2021-003845-HDRB. 848 Don Cubero.*
9. *2021-003846-HDRB. 335 Camino Cerrito.*
10. *2021-003900-HDRB. 847 Old Santa Fe Trail.*
11. *2021-003901-HDRB. 918 H Acequia Madre.*

12. *2021-003907-HDRB. 1243 Canyon Road.*

13. *2021-003908-HDRB. 214 Old Santa Fe Trail.*

14. *2021-003911-HDRB. 462 Arroyo Tenorio.*

15. *2021-003847-HDRB. 620 Garcia Street.*

E. MATTERS FROM THE PUBLIC

Preliminary Design Presentation for the Proposed Georgia O'Keeffe Museum at 123-135 Grant Avenue.

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 2021-3844-HDRB. 1160 Camino De Cruz Blanca Telecommunications Facility. Historic Review District. Gravity Pad Partners, LLC, Agent for AT&T/FirstNet NML0255, Applicant, proposes to install new telecommunications facilities at the St. John's College campus, located within the Historic Review District. The proposal includes a sixty-five foot (65') monopole tower and associated ground equipment. The Applicant seeks approval under Sections 14-5.2 and 14-6.2(E) and requests a waiver to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c). (Nicole Ramirez Thomas, nicole@wonderstoneconsulting.com)

H. NEW BUSINESS

1. *2021-003910-HDRB*. 259 Montoya Circle #2. Downtown and Eastside Historic District. Ju Tan, agent for Richard Babb and Philip Neely, owners, proposes to construct a railing and deck, and repair stucco on a non-contributing structure (Daniel Schwab, Dnschwab@santafenm.gov)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, September 14, 2021

L. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
July 27, 2021

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as amended	4
C. Approval of Minutes July 13, 2021	Approved as amended	4
D. Matters from the Public	Comments	4
E. Staff Communications	Comments	5
F. Findings / Conclusions	Approved	5-6
G. Old Business		
1. Case 2021-003832-HDRB 844 Don Cubero Avenue	Approved	6-10
2. Case 2021-003670-HDRB 844 Don Cubero Avenue	Approved	10-11
3. Case 2021-003847-HDRB 620 Garcia Street	Approved	11 -14
4. Case 2021-003835-HDRB 905 Don Miguel Place	Status Review	14-15
5. Case 2021-003834-HDRB 905 Don Miguel Place	Approved	15-18
6. Case 2021-003846-HDRB 335 Camino Cerritos	Approved	18-20
7. Case 2021-003845-HDRB 848 Don Cubero Avenue	Approved	20-22

8. Case 2021-003828-HDRB 701 East Alameda Street	Denied	22-25
9. Case 2021-003831-HDRB 608 ½ Camino de la Luz	Approved	25-28
10. Case 2021-003826-HDRB 206 McKenzie Street	Approved	28-31
H. New Business		
1. Case 2021-3908-HDRB 214 Old Santa Fe Trail	Approved	31-34
2. Case 2021-003911-HDRB 462 Arroyo Tenorio Street	Approved	34-39
3. Case 2021-003900-HDRB 847 Old Santa Fe Trail	Denied	39-43
4. Case 2021-003901-HDRB 918 H Acequia Madre	Approved	43-45
5. Case 2021-3907-HDRB 1243 Canyon Rd.	Approved	45-47
I. Discussion Items	None	47
J. Matters from the Board	Comments	47-48
K. Next Meeting	Tuesday, August 10, 2021	48
L. Adjourn	10:05 p.m.	48

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
July 27, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=6Q7179n4Uko&t=7s.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida

MEMBERS EXCUSED:
Ms. Flynn G. Larson
Mr. Buddy Roybal

OTHERS PRESENT:
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: **All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.**

B. APPROVAL OF AGENDA

Attorney Paez requested a change in the order of Old Business to hear the status review of 905 Don Miguel Place before the remodel request.

MOTION: Vice Chair Katz moved, seconded by Member Guida to approve the agenda, as amended.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. July 13, 2021

Vice Chair Katz said on page 9, that Member Bienvenu had said in the 4th paragraph, *He thought that should not be 'permitted'*, not *prevented*.

Member Bienvenu said in the same paragraph, after the first open quotation mark, add the word *rule* before shall… and move the end quotation mark after the next sentence ending with the word *view.* The sentence beginning, "As such, structures… should read instead, "As such, structures, "a defined term in the ordinance", with exceptions for chimneys, etc……"

MOTION: Member Guida moved, seconded by Member Bienvenu, to approve the minutes of July 13, 2021, as amended.

VOTE: The motion passed by majority (3-0) roll call vote with Members Bienvenu, Guida and Katz voting in favor and none voting against. Member Biedscheid abstained from the vote.

D. MATTERS FROM THE PUBLIC

Stefanie Beninato thanked the Board for not going until 3 a.m. at the last meeting. She was sorry that the Board didn't realize it would take that long. She pointed out the incongruity to rule on the third case when comparing as a non-conforming structure, to the fence on Berger Street. She heard the discussion on how long meetings are taking and noticed the last few years that staff doesn't just present facts. They reiterate their opinion even though they have already stated it in the report.

E. STAFF COMMUNICATIONS

Attorney Paez said for the record, the meetings will be conducted in person starting August 10, 2021. The new Board liaison is Carly Picarello, and she is highly motivated and will be a great liaison. Mike Prinz will also be present to fill the gap for the City Attorney's Office. The City Attorney is in the process of hiring some new attorneys.

F. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case HDRB 2020-2693. 3 Placita Rafaela.

2. Case 2021-003611-HDRB. 84 E. San Francisco Street.

3. Case 2021-003829-HDRB. 1302 Cerro Gordo.

4. Case 2021-003830-HDRB. 123 Grant Avenue.

MOTION: Vice Chair Katz moved to approve the Findings of Fact and Conclusions of Law as presented. The motion was seconded by Member Guida.

VOTE: The motion passed by majority (3-0) roll call vote with Members Bienvenu, Guida and Katz voting in favor and none voting against. Member Biedscheid abstained from the vote.

G. OLD BUSINESS

Chair Rios noted there were 15 cases on the agenda. She asked the Board members and staff to help her be as efficient and effective as possible. She asked that anyone speaking, including members of the public, get to the point. She said everyone tonight wants their case to be heard and her hope was to do that in an efficient manner.

Chair Rios provided information on the right to appeal process if anyone disagreed with the Board's decision they had 15 days to appeal from the date the findings of fact and conclusions of law are approved.

Member Guida proposed postponing the five new cases until the next meeting. He did not want to keep the five applicants waiting and have them be disappointed at the end of the meeting.

Vice Chair Katz suggested to wait and see how the cases were going. He was hopeful they would move through the cases quickly.

Member Biedscheid said 10 cases was a reasonable number for any agenda, but she would support the motion now, or midway through.

Member Bienvenu agreed they should be sensitive to the time and thought there was a possibility they could move through the cases. It would be preferable if they could revisit the issue halfway through the cases.

Chair Rios noted there were also a number of cases for historic review that normally do not take too long.

Attorney Paez pointed out at least two sets of cases were for a single property and only one exception request, which tends to take longer. She indicated the second meeting in August was canceled because of lack of staff and the transitioning to City Hall. She thought it would be good to catch up the pipeline of cases, although the Board could postpone cases, particularly if the meeting would go past 11:30.

Chair Rios said she appreciated Member Guida's comments. She said the Board could postpone if they think they will go over.

1. **Case 2021-003832-HDRB. 844 Don Cubero Avenue.** Don Gaspar Area Historic District. Steve McCormick, agent for Evelyne and Tim Taylor, owners, requests a historic status review for a contributing structure. A possible status downgrade has been noticed per 14-5.2(C)(2)(d). (Daniel Schwab)

The applicant, Steve McCormick was present.

STAFF REPORT

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. The garage in question in this case was constructed in a Spanish Pueblo Revival Style in around 1928. The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and that the structure in 1930 had east and west windows, which have now been removed.

On April 13, 2021, in Case 2021-003372-HDRB, the HDRB designated the east façade of the garage as primary. On June 8, 2021, in Case 2021-003670-HDRB, the board

postponed an application for remodel, requesting that the applicant either redesign or request a status downgrade, noting that the proposed application would not maintain the Contributing status of the structure.

The applicant returns today to the Board to request a downgrade of historic status. The neighboring owners have been noticed of a possible lowering of status per Section 14-5.2(C)(2)(d)(2).

STAFF RECOMMENDATION

Staff recommended that the historic status of the structure be downgraded from "contributing" to "non-contributing" per Section 14-5.2(C)(2).

QUESTIONS FOR STAFF

Chair Rios confirmed the downgrade was only for the garage.

Member Bienvenu said the HCPI recommended maintaining contributing status for the house and the garage. He asked Mr. Schwab if he agreed.

Mr. Schwab said his sense is that it does communicate its former use. However, the Board did draw attention to numerous changes in the roof line and a downgrade may be necessary in light of that.

Vice Chair Katz said he was puzzled because HCPI and Staff had recommended maintaining status and the Board followed their recommendation. He asked since the building hasn't changed since April, why should the Board change their mind.

Mr. Schwab said he was following the consensus of a Board discussion in April, but in the June meeting the Board's view was different. He recognized that a downgrade should be considered. The question in the discussion was how much of the building's historic integrity remained, given the changes, and the difference with the clerestory windows and the roof form.

Member Biedscheid recalled the case had already been designated contributing when first heard, and did not have a primary façade. The Board couldn't identify any characteristic details of the primary façade and that led to the discussion. She said, now, the Board had an opportunity to revisit the status.

Member Bienvenu said at the last meeting he recalled that the Board couldn't approve the proposal as presented because it would result in a downgrade. The Board indicated the two options were to change the design to maintain contributing status, or to return to request a downgrade. His concern had been that the applicant would take that

as a suggestion that the Board would grant a downgrade. He wasn't sure this was ever considered contributing, but they should be clear what transpired at the last meeting.

APPLICANT'S PRESENTATION

Steve McCormick, 318 West Gomez, was sworn. He said the Board summarized what transpired correctly. The history of remodels on the structure is nothing like the original when built and a contributing status is not appropriate. He understood the contributing status was a blanket designation made in the 80s without analyzation of the structure.

QUESTIONS FOR APPLICANT

Chair Rios asked if the HCPI report states the garage is to remain contributing.

Mr. Schwab said the HCPI established the status, but he had to look at the revised HCPI in detail. He said it does point to various changes they have discussed.

Chair Rios asked if the footprint of the garage remained, but the height was changed.

Mr. Schwab pointed out there had been windows, the parapet was lower, and the roof was framed differently. The door openings might be original, but the door is not. The overall appearance of the roof and upper portion has changed.

Vice Chair Katz asked if the most recent HCPI report recommended keeping the contributing status.

Chair Rios asked Mr. Schwab to read the HCPI report conclusion.

Mr. Schwab read from the report that the garage has experienced several alterations, including the removal of the original windows and installation of more recent units across the south elevation. For those reasons a recommendation is that the house and garage remain contributing status and to elevate the yard walls to the same designation.

Member Guida said this had been discussed at the last meeting. The Board recommended this option to the applicant, given the numerous changes. So, the HCPI aside, the Board has already discussed this issue.

Chair Rios said she appreciated his comments, but there were Board members who were not there who needed to hear the discussion.

PUBLIC HEARING

Will McDonald, 488 Arroyo Tenorio was sworn in. He explained he is presenting the next-door neighbor's house who is looking at a similar garage. He believed this, historically, is more similar to the home he is presenting at 848. This home has had the front parapet raised and the clerestory is not historical. The Board would not allow those changes to a contributing structure, because it would lose its contributing status. He thought the building was never considered separate from the main building. He believed this does not have contributing status and the Board should confirm that.

Stefanie Beninato, PO Box 1601, Santa Fe was sworn in. She thought this could go either way. What is important is that the footprint and the two openings are the same and read as a garage. The vehicular door combination is not as common, but it is a type. For that reason, the Board could easily find this contributing.

Mr. McCormick said two emails were provided by the neighbors in support of the downgrade who could not be present.

Mr. Schwab said he did not receive any emails.

Attorney Paez asked if the emails had been uploaded through the PrimeGov system and offered to look for them.

Member Biedscheid asked if the applicant had copies that could be read into the record.

Mr. McCormick indicated one email was from Mr. McDonald's client.

Attorney Paez said if the emails are not presented prior to the Board's decision, she didn't think they could be considered. She hadn't found any comments.

Mr. McDonald said his client, Lou Ellis is in favor of downgrading the building and allowing changes to the garage door.

Mr. Schwab said he had no record of emails.

Attorney Paez said Mr. McDonald's comment could be accepted because he was under oath. She didn't find anything in PrimeGov.

BOARD DISCUSSION

MOTION: In Case 2021-003832-HDRB, 844 Don Cubero Avenue, Member Guida moved to downgrade the garage from contributing to noncontributing. The motion was seconded by Member Bienvenu.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

2. **Case 2021-003670-HDRB. 844 Don Cubero Avenue**. Don Gaspar Area Historic District. Steve McCormick, agent for Evelyne and Tim Taylor, owners, proposes to change window openings on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. The garage in question in this case was constructed in a Spanish Pueblo Revival Style in around 1928.

The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and that the structure in 1930 had east and west windows, which have now been removed.

On April 13, 2021, in Case 2021-003372-HDRB, the HDRB designated the east façade of the garage as primary. On June 8, 2021, in Case 2021-003670-HDRB, the board postponed an application for remodel, requesting that the applicant either redesign or request a status downgrade, noting that the proposed application would not maintain the Contributing status of the structure. In case 2021-003832-HDRB, the Board considered a downgrade for the structure.

The applicant returns now to the Board for a remodel. The existing doors will be removed and new aluminum clad wood windows and doors at the east and north facades. The color of these units will be custom to match the “mint” and “green” of the existing units at the house. A 60 square foot portal will be constructed on the east façade, built of square timbers stained to match the existing adjacent trellis. The flashing at the portal roof, the

door hardware, and the light fixture are to be charcoal colored steel. The existing stucco color and texture is to remain.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

QUESTIONS FOR STAFF

None

APPLICANT'S PRESENTATION

Mr. McCormick, previously sworn, indicated the stucco color will remain the same and the doors and windows will match the existing house. The new portal will match the trellis of the existing house and there are no new colors or textures introduced.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she thought this looked better. She asked if there were other portals on the house that would be more complementary in design.

Mr. McCormick said the new portal is quite small and adjacent to an existing trellis. He felt it better to do the portal in wood, as drawn.

BOARD DISCUSSION

MOTION: In Case 2021-003670-HDRB, 844 Don Cubero Avenue, Member Biedscheid moved to approve as submitted. The motion was seconded by Member Guida.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

3. **Case 2021-003847-HDRB. 620 Garcia Street.** Tami and David Schiltz, owners, request a historic status review for a contributing structure with primary elevation designation if appropriate. A historic status downgrade was noticed per 14-5.2(C)(2)(d). (Angela Schackel Bordegaray)

STAFF REPORT

620 Garcia is an approximately 1,500 sf Spanish-Pueblo vernacular building designated contributing to the Downtown and Eastside Historic District. It is single-story, low-slung with rounded parapets and exposed vigas. It has undergone extensive alterations; multiple additions and all windows have been replaced. The front (east) elevation at the street features an irregular array of windows of type, style and material. Window openings have been increased. It has a rooftop solar structure atop a bank of clerestory windows. Its historic 3' adobe yard wall has been raised to 6' along Garcia.

The applicant requests a downgrade to the building's historic status from contributing to non-contributing.

The owner provided a letter regarding the structure's construction sequence. She obtained the information from her neighbor who lives adjacent (north) to the subject property. Her neighbor, Jake Garcia, provided her with his account of the house's ownership and construction changes over the years. According to Mr. Garcia, the structure was owned and altered by many different residents. The original home was built in the 1940s by Paul Garcia after he returned from WWII. His family lived there until they outgrew the home. The next owner built the 3' yard wall and added a garage. The garage was later converted into a bedroom and bathroom. It was purchased by new owners in the 70s and again by new residents who added the east portal. Other changes include the addition of a living room and dining room off the bedroom. Solar panels and clerestory windows were added, along with a fireplace. The wall height was raised from 3' to 6'. Windows were replaced in the 1980s.

STAFF RECOMMENDATION

Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures in the Historic Districts, staff recommended downgrading the building's historic status from contributing to non-contributing due to multiple and substantial alterations that have eroded its overall historic integrity.

QUESTIONS FOR STAFF

Chair Rios asked if Ms. Bordegaray agreed the original footprint of the building could not be identified and because of the changes, she recommended downgrading.

Ms. Bordegaray said she agreed.

APPLICANT'S PRESENTATION

Tamara Schlitz, 10 Shorthorn Lane, was sworn in. She said she agrees with Ms. Bordegaray and is following her lead. She added that the master bedroom behind the portal on the southside of the house used to be the garage. That was done in the 80s.

PUBLIC HEARING

Manuel Garcia, 618 Garcia Street, was sworn in. He said he is the neighbor immediately to the north. He wanted to say for the record that much of what is in the letter from Jay Garcia is not accurate. He said he does not have a problem with downgrading the residence, but requests that the front wall, east facing, and the north wall adjoining his property, remain contributing. That has been there for at least 50 years. He also asked that the applicant consider the drainage from their roof. It drains into his driveway and ices in the winter. He had hoped Code Enforcement would catch that when the roof was redone.

Chair Rios asked if the walls are part of the application.

Ms. Bordegaray confirmed the walls are part of the historic status and, given the changes, she recommended the walls also be downgraded.

Chair Rios asked her to restate the changes. Mr. Garcia stated the walls have not been changed during the 50 years he has lived there.

Ms. Schlitz explained the little, short wall is one of the issues with the house. The service is old and PNM plans to request the wall be removed. The wall in front of the plate glass window will have to be addressed.

Chair Rios said Mr. Garcia mentioned the drainage, and she would imagine that Ms. Schlitz, as a good neighbor, would address that when she gets her building permit. The drainage is not under the purview of the Board.

Ms. Schlitz confirmed she would address that.

Ms. Beninato, previously sworn, said she agreed with Mr. Garcia about the walls. She has seen gas meters placed in a wall and wondered if that could be done with electric meters.

BOARD DISCUSSION

MOTION: In Case 2021-003847-HDRB, 620 Garcia Street, Member Bienvenu moved, consistent with staff's recommendations, to downgrade the historic status

to noncontributing, as submitted. The motion was seconded by Member Guida.

VOTE: The motion passed by majority (3-1) roll call vote with Members Biedscheid, Bienvenu and Guida voting in favor and Vice Chair Katz voting against.

4. **Case 2021-003835-HDRB. 905 Don Miguel Place**. Downtown and Eastside Historic District. Luna Design Build, agent for Melissa Weiner, owner, requests a historic status review and designation of primary facades if applicable, for a non-contributing structure (Daniel Schwab)

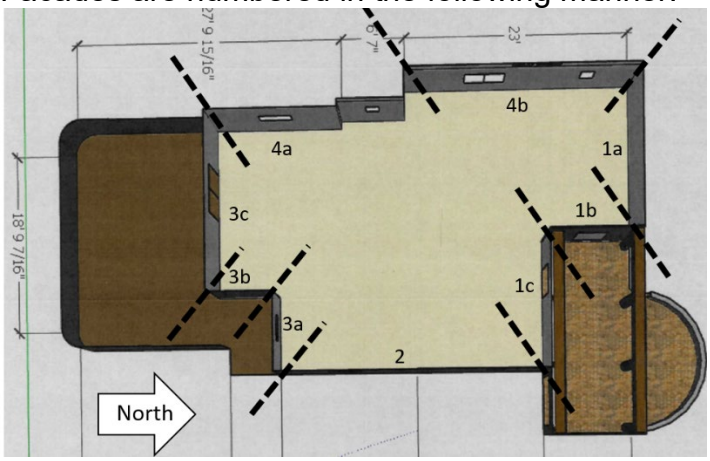
STAFF REPORT

905 Don Miguel Place is a circa 1000 square foot single-family residential structure with non-contributing historic status to the Downtown and Eastside Historic District. It was constructed in 1949 in Spanish Pueblo Revival style.

Until recently, this house was in very poor repair and water-damaged, and the owner undertook repairs without seeking Historic approval. The state of the structure before the repairs was photographically documented.

The building appears to have its original footprint, and no additions have been made. It faces south onto Don Miguel Place. A high yard wall is placed directly on the street and encloses the front of the structure, running east to west and then from the southeast corner to the north. It is historic but appears to have been lengthened in the 1990s towards the north to connect to the post at the corner of the entry portal which is placed at the southwest corner.

Facades are numbered in the following manner:



The structure has an essentially rectangular form with a corner entry portal with wood posts and corbels. The western portion of the south-facing façade (façade 3a, 3b) had a divided light window in 1992, which has been subsequently changed to a double door. The wood 2-by-6 board front door and south-facing window have matching lintels that are presumed historic and are shown on the 1992 HCPI.

The remaining facades are without design concept or character-defining features. The exterior of the house has been re-stuccoed numerous times since 1992 and the windows before last year's replacement were non-historic aluminum sliders.

The portal in the rear (façade 1b, 1c) has original posts that were severely rotten in 2020, have been shortened at the base and given brick footers. The doors are non-historic. To the north of the portal there is a semi-circular knee-high wall which is presumed to be historic.

STAFF RECOMMENDATION

Staff recommended the house and front yard wall be designated a historic status of "contributing" with façades 3a and 3b being primary, per Section 14-5.2(C)(2).

APPLICANT'S PRESENTATION

Adam Fried, 3996 Old Santa Fe Trail, was sworn. He said he agreed with Mr. Schwab's report which was accurate, and the footprint has not been changed.

PUBLIC HEARING

Ms. Beninato, previously sworn, thought it a very small area of the building to designate as primary even though it has interesting features. She wondered if the wall in the front should be contributing as well.

Mr. Schwab noted he recommended in his report that the wall remain contributing.

BOARD DISCUSSION

MOTION: In Case 2021-003835-HDRB, 905 Don Miguel Place, Member Bienvenu moved, consistent with staff's recommendations that the house and wall be designated contributing and façades 3a and 3b designated as primary. The motion was seconded by Vice Chair Katz

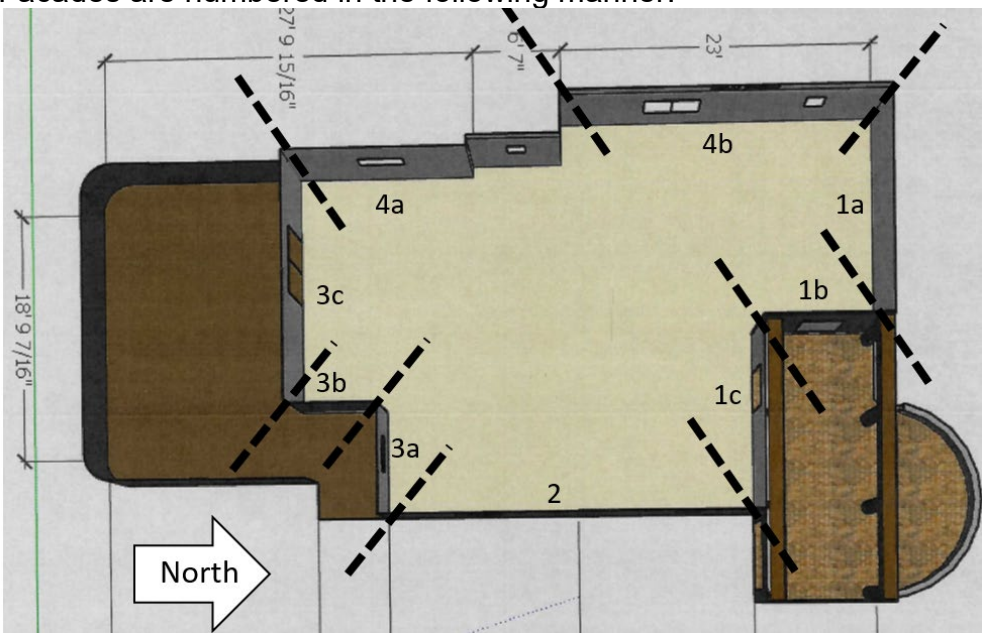
VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

5. **Case 2021-003834-HDRB. 905 Don Miguel Place.** Downtown and Eastside Historic District. Luna Design Build, agent for Melissa Weiner, owner, proposes to replace windows, change opening dimensions, and restucco a non-contributing structure. (Daniel Schwab)

STAFF REPORT

905 Don Miguel Place is a circa 1000 square foot single-family residential structure with non-contributing historic status to the Downtown and Eastside Historic District. It was constructed in 1949 in a Spanish Pueblo Revival style.

Facades are numbered in the following manner:



Until 2020, this house was in very poor repair and water-damaged. The owner undertook repairs without seeking Historic approval.

In Case 2021-003835-HDRB the Board review the historic status of the structure.

The applicant now proposes the following items:

1. Replace non-historic window # 1. It will be a divided-light single casement window of aluminum clad, colored dark bronze.
2. Replace double casement window # 2 in the same material and color as above;
3. Replace one fixed glass window, adjusting size to accommodate a header;
4. Re-stucco the house and yard walls. The stucco will be El Rey cementitious “La Modena”.

5. Paint front portal (façade 3) posts green to match existing;
6. Refurbish portal posts, set on brick pedestals on façade 1;
7. Install new downspouts and gutters as necessary in dark brown;
8. Paint soffits in dark brown color to match on facades 2 and 4;
9. Re-oil portal at façade 1.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that the applicant had been red tagged and is now seeking approval for that.

Mr. Schwab explained it was red tagged and some of the work is incomplete. The applicant is seeking approval for the work red tagged as well as the remaining work.

APPLICANT'S PRESENTATION

Mr. Fried said he was hired by the property owner in the Fall of 2020. The house was suffering from disrepair and deferred maintenance, primarily because of poor stormwater/groundwater management and plumbing leaks. The stucco was falling off the house, and there were no gutters or roof drainage. The copper gutter in the front was replaced but only to the first angle, and all of the stucco below that had been decimated. The posts in the back were retained, but astonishing that the portal had not collapsed. The effort was to retain the posts and keep them above grade by cutting the rotted bases and building a brick pediment. The window that was changed in size was plexiglass and was broken. The upper lateral trim is bowed in the middle because the window had been installed without a header. The effort was to accommodate a header without opening up a large wall section and the window was reduced in size. The stucco was in moderate to severe need of repair.

He said although they acknowledge the absence of approval was inexcusable, cold weather was approaching. They felt most important was to get it ready for winter.

Mr. Fried said otherwise there was nothing done to change or diminish the visual significance of the house. The colors match the existing colors; repairs were done with wood filler to retain the integrity of the home and the trim and portal details.

Chair Rios said she believed these were improvements to the house. She asked Mr. Fried to tell the owners that they must get a permit.

She asked if the rooftop equipment was visible from the street.

Mr. Fried said the equipment is not visible from the street. Nothing has been added aside from the mini split condenser. The house had no legitimate heating or cooling and this was qualified as the most efficient way to accommodate heating by an HVAC specialist.

PUBLIC

John Eddy, 227 E. Palace Ave., was sworn in. He said he could see the house needs loving care. He referred to a photograph on one of the portals with a post coming down onto a brick pedestal. He asked the importance of that façade to the house in regard to status and if that was publicly visible.

Mr. Schwab replied it is not publicly visible and not a primary façade.

Mr. Eddy said usually on a restoration on a viga, the rotted part of the post would be repaired in-kind only to the degree it is rotted. The addition of a brick pedestal is a departure from that practice. He asked that the Board consider that in the future when a house with higher status that is publicly visible.

BOARD DISCUSSION

MOTION: In Case 2021-003834-HDRB. 905 Don Miguel Place, Member Biedscheid moved to approve the application as submitted, per staff's recommendation. The motion was seconded by Member Bienvenu.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

6. **Case 2021-003846-HDRB. 335 Camino Cerritos.** Downtown and Eastside Historic District. Martinez Architecture, agent for Bob Brady and Kent Kirkpatrick, request to add 82 sq. ft. to an non-contributing structure including a portal. (Nicole Ramirez Thomas)

STAFF REPORT

335 Camino Cerrito is a single-family residential structure built in the Santa Fe vernacular style with rooms and additions being created as the family grew and later as the homeowners added to the house. The property was constructed sometime after 1930. In 2017 the property came before the HDRB for a historic status review and the house was designated as non-contributing to the district. A remodel of the house also came before the HDRB in 2017 and was approved. A 1,017 sq. ft. studio remodel was approved. The applicant now comes before the HDRB to request revisions to that approval.
The applicant proposes the following remodel:

1. Eliminate a bedroom window on the west elevation.
2. Add a window to the living room on the west elevation.
3. Reconfigure the guesthouse to accommodate a storage room, change a bathroom to a powder room, and add a portal to the east elevation. This will result in an addition of 84 sq. ft. changing the 2017 approved square footage of 1,017 sq. ft. to 1,101 sq. ft.

STAFF RECOMMENDATION

Staff recommended approval of the application and found that is complies with 14-5.2(D) General Design Standards and 14-5.2(E) Downtown and Eastside Historic District.

APPLICANT'S PRESENTATION

Richard Martinez, 1254 Paseo de Peralta, was sworn. He said this house, carport and guesthouse were approved in 2017 and the remodeling of the house has been completed. Nothing has been done on the guesthouse because of a grade slope from the neighbor's house to this house. They need to have Historic approve them putting inside walls to retain that. He has proposed some revisions of the guesthouse to accommodate the retaining walls. He pointed out in the site plan what had been approved in 2017 by the Board and where a corner of the guest house had to be removed to accommodate the retaining wall. The Board also approved an overhang over the owner's studio in the back that he now proposed as a portal. He showed the proposed changes.

PUBLIC HEARING

There were no comments from the public.

BOARD DISCUSSION

MOTION: In Case 2021-003846-HDRB, 335 Camino Cerritos, Vice Chair Katz moved to approve the application as submitted. The motion was seconded by Member Guida.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz, voting in favor and none voting against.

7. **Case 2020-003845-HDRB. 848 Don Cubero Avenue.** Don Gaspar Area Historic District. Will McDonald, agent for Mary L. Ellis, owner, proposes to construct a 232 sq. ft. addition and replace a window on a contributing structure. (Daniel Schwab)

STAFF REPORT

848 Don Cubero Avenue is a single family residential structure and a garage to the rear, both built in a Spanish Pueblo Revival Style in around 1928, and both with contributing status.

The accessory structure, a former garage, is constructed of pen tile. In 1992 it still retained its historic wooden garage doors with a lintel. These were replaced with double hung windows and a wooden pedestrian door, however the lintel may be the original. It appears to have been stuccoed at around the same time.

In case 2021-003668-HDRB, heard on June 8, 2021, the HDRB designated primary facades for the main house, but not the garage.

The applicant now proposes the following:

1. A 232 square foot addition to the northwest corner. It will be 11 feet 4 inches in height, below the maximum allowable height, and will be set back 10 feet from the east façade.

2. The stucco will be cementitious El Rey “Fawn”.

3. On the main house, replace an existing window and change dimensions on the south, non-primary façade. This will revert to a previous size in the original design of the house. The height will be reduced from 48 inches to 16 inches.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards.

QUESTIONS FOR STAFF

Chair Rios clarified that the status of the garage was contributing.

APPLICANT'S PRESENTATION

Will McDonald, previously sworn, said the Board has looked at this building before. He said rather than question the status, the applicant will assume the east elevation is primary. They would like to like to put the addition as far back from the primary elevation as possible. That will make it easier for his client to use as an etching studio instead of renting space. It fits nicely and will be mostly invisible.

QUESTIONS FOR APPLICANT

Vice Chair Katz said the additional height of the addition made it overwhelm what is there. He noted on the floor plan there is a hallway and a bathroom immediately adjacent the garage. He asked if the applicant would consider making that lower and have a step up to the studio.

Mr. McDonald said that could be done. They could lower the eight foot ceiling in the studio in that one section. He thought it would not actually be as imposing as it appeared, and they wouldn't see that difference in height. He preferred for simplicity and expense and functioning of the roof, to keep it at one level. But they could lower that if important to the Board.

Member Guida said that isn't important to him. He could understand because of the setback it would not appear as it does on the rendering. He asked if the height proposed for the addition is significantly shorter than the main house.

Mr. McDonald explained the height is similar and is standard and the main house floor is actually above grade. It would not be out of proportion.

Member Guida said it looked good to him.

Member Biedscheid added she though the height differentiates the contributing structure from the addition. She said the addition is sensitively done and she appreciated that the applicant complied with the rules. She thought it looked good.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with Member Biedscheid that the height distinguishes from the original, and the double windows that would be re-paned.

BOARD DISCUSSION

MOTION: In Case 2020-003845-HDRB, 848 Don Cubero Avenue, Member Bienvenu moved to approve the application based on staff's recommendation and the record as submitted. The motion was seconded by Member Guida.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against

8. **Case 2021-003828-HDRB. 701 East Alameda Street, Unit 3. Downtown and Eastside Historic District.** Steven P. Brown, owner and agent, proposes to construct a 198 sq. ft. portal on a non-contributing residential structure. (Daniel Schwab)

STAFF REPORT

701 East Alameda is a non-historic single-family residential structure in the Downtown and Eastside. The applicant is seeking approval for a red-tagged 198 square foot portal located at the rear of the property with no public visibility. It will be constructed of pine wood finished with a natural varnish and a torch-down roof. At 10 feet height, it will stand below the 15-foot structure.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT'S PRESENTATION

Steven Price Brown, 701 E. Alameda St. was sworn in. He said he would add to the drawing of the property as shown by Mr. Schwab, that this is a private space. You would not know the house existed and it is invisible to the neighbors and in any direction from the street. He apologized for jumping the gun in the portal construction. He was unaware Board approval was required but now understands that. He noted the portal has been there about five months and also a nice addition to his house. It does not affect anyone or anything. There are fences on three sides and a tall building on the other, and this is completely invisible except from his condominium unit.

QUESTIONS

Member Guida asked Mr. Schwab given the red tag process, if the Board approved, this would still go to Building and Safety for review.

Mr. Schwab said he understood a construction permit was issued, but it would have to go through that process.

Mr. Brown explained the documents had been submitted and reviewed and he received an email from Robert Ortiz in Permits. Mr. Ortiz said the drawings were fine and he just needed a letter of approval from Preservation. The next step is to take it to Historic Preservation, if approved.

Member Guida said the Board if they had originally reviewed this, would have commented on the architectural proportions and construction that is not typical. He could see problems in the drawings with construction and noncompliance with Code; the size of the headers, the rafters, the place frames and the head height. He was surprised Building and Safety said this was fine and it was not sent to the Board.

Mr. Brown said his comments were well taken. He reiterated that he was completely unaware of the Historic Preservation requirement, being a newcomer to Santa Fe. He added, this has been reviewed by Building Permits.

PUBLIC HEARING

John Eddy, previously sworn, said he would echo Member Guida's comments. He suggested asking Legal to weigh in if the Board can approve an unstable design. He thought structurally it was insufficient for stability over time; the cross bracing at head height was a concern and the portal massing lacks aesthetics.

Stefanie Beninato, previously sworn, agreed with Members Guida and Mr. Eddy.

Chair Rios asked Attorney Paez to comment.

Attorney Paez recommended the Board defer toBuilding and Permitting in determining structural stability. She noted aesthetics and the evaluation of the design concerns raised are under the Historic District Board's purview. This will ultimately need permitting and inspection through the Land Use Department and that would happen subsequent to Historic approval.

Mr. Brown said he rejected the two comments that this will be structurally unsound. He pointed out it this has been anchored and footings are 20 inches deep and solid. Regarding the appearance, the photograph was taken from a four foot terrace. Additionally, the building is noncontributing and way in the back and invisible from everywhere except his home.

Chair Rios asked the height.

Mr. Brown thought it is 8 feet in the front.

Mr. Schwab indicated his report states 10 feet at its highest and 9'6" to the top part of the roof.

Chair Rios questioned the height underneath the roof. She thought the first photograph looked in proportion but the second one looked lower.

Mr. Brown explained that the second photograph was taken from 4 feet high. He is 6 feet tall, and this is 2 feet higher than he is.

BOARD DISCUSSION

Vice Chair Katz said it is always problematic for the Board when someone does something without coming to the Board first. He also thought it wrong for the Board to penalize someone for not coming if it meets the design criteria and similarly, just as wrong for the Board to approve something if it doesn't meet design standards. He agreed with Member Guida that this plan would not have been approved if it had come before them.

Member Bienvenu said he had a different viewpoint. He said he would have approved this. Not because it is a good design, because he doesn't think it is for all the reasons stated. But because it has no public visibility and conforms with Code. He thought it doesn't make sense for the Board to judge the design elements that only deal with property and view, particularly since the ordinance is designed to protect the outward harmonious appearance of the historic district. He said he would approve provided it receives approval from the Building Permits Division.

Member Biedscheid said she agreed, and the Board would have suggested some revisions. She understood it isn't publicly visible, but it is attached to the house. Even though it is noncontributing, it is an attractive house and meets all other design criteria. This will detract from the value of the property. She thought it should be redesigned on the basis this would not have been approved if this had come before them.

Vice Chair Katz thought there was no public visibility "out" in the Downtown Historic District. He said if that is true, the Board should follow the rules. He asked Attorney Paez to comment.

Attorney Paez explained in general the Historic Districts Ordinance is based on regulating public visibility of exterior features of design. When they talk about authority over visibility, they are talking about the big picture. The Downtown and Eastside Districts design standards are not based on visibility from a public way requirement. Exterior alterations are regulated if they are publicly visible in a broad, high level sense.

MOTION: In Case 2021-003611-HDRB, 84 E. San Francisco, Member Guida moved to deny the application as submitted and request that the applicant redesign and resubmit to the Board. The motion was seconded by Vice Chair Katz.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

Mr. Schwab clarified that the request was denied.

9. **Case 2021-003831-HDRB. 608 ½ Camino de la Luz.** Downtown and Eastside Historic District. Will McDonald, agent for Sheri Sinclair and Mike Russo, owners, proposes to construct 6 ft. yard walls, a 150 sq. ft. pergola and deck, replace windows and doors, change window openings and other minor items on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

608 ½ Camino de la Luz is a Spanish Pueblo revival style single-family residential structure constructed in around 1950. It has no public visibility and has a non-contributing historic status. Its windows are all non-historic aluminum sliders and additions of a bathroom and a mechanical room enclosing part of the portal stem from around the year 2000.

The applicant proposes several items which are detailed in this report, including window replacement, restuccoing, construction of fences and construction of a deck:

1. Replace west portion of the portal with pergola with latillas with a natural wood stain and re-using existing posts.
2. Re-stucco with El Rey cementitious stucco-color: Sand 103
3. New 6-foot yard wall with pilasters at ends. East pilaster supports portal
4. Mechanical room reduced in size
5. New wooden gate at south end of portal between mechanical room and yard wall stained with Cabot Semi-Solid stain- Color: Granite
6. 6’ coyote fence between west end of yard wall and portal, built to the maximum allowable height.
7. Refurbished French doors at west end of portal painted to match window color- Sierra Pacific Patina Green 051
8. 6’ coyote fence from house to west property line with wooden gate
9. 6’ coyote fence along west property line
10. Wooden deck, approximately 12” high, on north side of house
11. Six low-profile skylights to be hidden from public view by parapets

12. Replace all aluminum slider windows same size except for the two on the living room (units 2 & 3 on the window and door schedule) which will be slightly larger
13. Remove windows on north elevation and in their place install casement windows and doors (units 5, 6 and 7 on the window and door schedule)
14. All existing exterior doors to be replaced with atrium doors- Color: Sierra Pacific Patina Green 051
15. New windows to be aluminum clad wood-Color: Sierra Pacific Patina Green 051
16. Exposed wood trim to be stained with Cabot Semi-Transparent stain-Color: Cordovan Brown

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios confirmed this is in the downtown eastside. She asked if the windows were divided but Mr. Schwab didn't know. She said she would ask the applicant.

Member Biedscheid asked what the French doors were connected to and if they were glass.

Mr. Schwab said the doors are attached to a portal post. The applicant could clarify.

APPLICANT'S PRESENTATION

Will McDonald, previously sworn, addressed the French doors. He said his client enjoys finding used materials and putting them to use. She found the French doors, which are tin-like and would be connected to the portal posts and the wall. He said most of this is invisible and he has proposed this with no divided lights. He is aware in the Downtown and Eastside that Code has been based on 14-5.2(E)(1)(c), under old Santa Fe Style. That states that single panes of glass larger than 30 inches is not permissible, except as otherwise provided.

When looking at recent Santa Fe Style as it relates to the previous section, section, (2)(b), states, *"The publicly visible façade of any building and any adjoining wall shall, except as otherwise provided, be of one color."* Later in the paragraph it says windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe Styles. He interprets that as non-publicly visible portions of the building, the windows, doors and portals do not need to be the old Santa Fe Style. He found the Code confusing.

Mr. McDonald thought in that section and this that talks about recent Santa Fe style, the whole section is about what is publicly visible.

Chair Rios asked him to identify the elevations that are not publicly visible.

Mr. McDonald referred to the photograph of the front of the house. He noted the portal is where the wall would be. And the north side (backside) is invisible to everyone and is where the larger windows will be put in. He said his client prefers not to have divided lights or the additional costs.

Chair Rios confirmed that what would be replaced were not divided lights.

Mr. Schwab pointed out the Board has approved and interpreted, in a number of cases the last few months, the Code Mr. McDonald referred to (14-5.2(E)(2)(e) of recent Santa Fe Style in non-publicly visible elevations. He said that is on all elevations of this building because it is on a private drive and significantly removed from the street. He referenced the plan to show that the entire property falls under that portion of Code.

Member Guida agreed with Mr. Schwab. Visibility is almost nonexistent and all windows technically, in the front of the house, are under 30 inches. He said he had no problem with undivided lights. He confirmed there was only one divided light door proposed, the refurbished French doors gate. He asked if the client would be willing to do something else. The architecture may not be right for a gate or a fence.

Sherry Sinclair, 160 Hart Ave., Santa Monica, Ca., the owner, was sworn in. She said she was fine not using the French doors, but wanted something light could pass through. She asked if something similar to the windows would be okay and if the door could be secured. The house is small and open to the neighborhood.

Member Guida replied he would be happy with an open gate that lets light in if it conforms to district standards and staff's review. A wrought iron gate or inset would allow light and still provide security.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2021-003831-HDRB, 608½ Camino de la Luz, Member Guida moved to approve the project as submitted, with the exception of item 7, the refurbished French doors, and for the applicant to return to staff, for

approval, with a proposal for a security gate in that location that meets the district standards. The motion was seconded by member Biedscheid.

VOTE: The motion passed by majority (3-1) roll call vote with Members Biedscheid, Guida and Katz voting in favor and Member Bienvenu voting against, with comment.

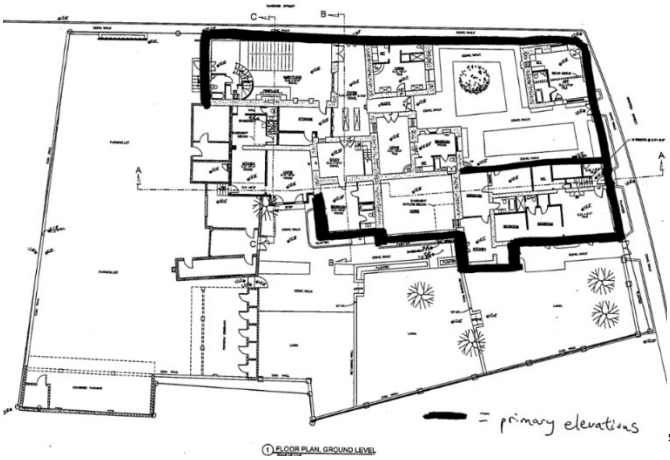
Member Bienvenu explained he would have approved the request as submitted. He did not agree with this level of micromanagement of the design.

10. **Case 2021-003826-HDRB. 206 McKenzie Street.** Downtown and Eastside Historic District. Bradyn Furry, agent for FC3, owner, proposes to construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions are requested to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status. (Daniel Schwab)

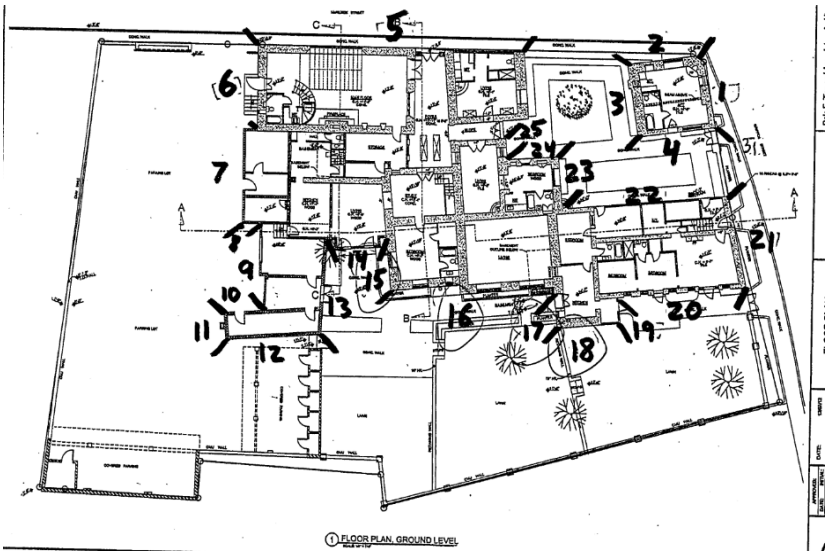
STAFF REPORT

206 McKenzie Street was constructed in a vernacular manner (according to the HCPI) by 1890. It has undergone numerous changes including style changes. The long projected hallway and the massing between an addition built for solar gain (greenhouse) and the garage at the southwest corner of the main building was in place by 1948. After 1970, pitched roofs and alterations to the garages westernmost massing occurred and two fee-standing carports were constructed.

In 2013 (case H-13-003), the HDRB designated the structure contributing and designated primary facades those below.



The facades were numbered as follows:



The applicant now proposes a series of changes:

1. Exterior window protection in the form of wrought iron grates on the north façade (façade 5);
2. Construct a plaster cornice on the north façade (façade 5), a primary elevation, which will require an exception to alter features that embody the status (Section 14-5.2(D)(1)(a)). Changes are needed on the roof to improve drainage and to conceal a proposed skylight on the roof;
3. Construct a new carport. It will be 629 square feet, have wood posts and beams and a torch-down roof;
4. Construct a new greenhouse to replace the non-historic solar addition at the position of façade 7, which was condemned and demolished. This will require an exception to construct within 10 feet of a primary façade (Section 14-5.2(E)(1)(c)) and to construct a structure with more window than wall area (14-5.2(E)(1)(c)). It will be constructed of divided-light clad windows and decorative metal panels painted white.

STAFF RECOMMENDATION

Staff recommended that the exception criteria have been met. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT'S PRESENTATION

Bradyn Furry, 1512 Pacheco Street, was sworn in. He explained each of the items proposed. He noted a greenhouse existed but was torn down before the code. The owners would like to put it back and modernize it for both construction and environmental

reasons. The proposed greenhouse is within the exact footprint of the previous and the exception is needed because it is within 10 feet of the primary façade. The sloped roof drainage is off the front onto the sidewalk and a parapet would allow diverting the water. There is an existing carport. A second one was torn down for lack of maintenance. The owners would like to put that back as it was, using the large wooden timbers from the existing structure.

QUESTIONS FOR APPLICANT

Chair Rios asked if the status is contributing.

Mr. Schwab confirmed that the building is contributing. The staff report shows the primary façades, which will have changes and there is a request for an exception.

Member Bienvenu said Mr. Furry is doing a wonderful job. The additional requests are appropriate and in keeping with the building and its future use. He noted the Griffin Street elevation drawing indicated a new electronic display monitor at the window. That was not previously approved by the Board. He wanted to clarify this was not an indirect request for approval through the drawing.

Mr. Furry replied it was approved administratively for a 90 day period.

Member Guida asked to confirm the approval with Mr. Schwab.

Mr. Schwab replied he wasn't aware of the approval but doesn't mean it was not approved.

Member Guida said he also did not recall a structure on the northeast corner of the building. He asked what the metal structure is in the photograph.

Mr. Furry explained it covers a mini-split in the building behind that. He explained he recently took over for the previous architect and it was there when he started.

Mr. Schwab said the Board is not approving anything not explicitly in the application.

Member Guida said his question was if it had ever been approved.

Mr. Schwab said he would need to research that as there were a number of administrative approvals on the project.

Member Guida asked that he be advised of what was found. He also thought the Board had not approved a gate design into the parking area. He asked the status of the gate.

Mr. Furry said the gate is solid metal painted black and rolls into place when locked.

Mr. Schwab thought the gate was pre-existing, but would research what was approved. He thought it unlikely the gate was administratively approved.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she didn't have problems with the windows or changing the cornice on the primary façade when it fits in and addresses a problem. The greenhouse is a problem because it changes the look of the building. It would be better if designed without so much glass and in keeping with the original.

Mr. Schwab noted in the report it states that the greenhouse addition is non-historic, and the design does not destroy any historic precedent.

BOARD DISCUSSION

MOTION: In Case 2021-003826-HDRB, 206 McKenzie Street, Member Guida moved to approve the request as submitted and stated that the exception criteria had been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

H. NEW BUSINESS

1. **Case 2021-003908-HDRB. 214 Old Santa Fe Trail. Downtown and Eastside Historic District.** John Padilla, agent for Mark Suleiman, owner, requests primary facade designation for a contributing structure. (Daniel Schwab)

STAFF REPORT

214 Old Santa Fe Trail is a commercial structure with contributing status to the Downtown and Eastside Historic District, constructed between 1912 and 1921. It is situated close to the street, facing east onto it. It is rectangular in footprint, has a flat roof and raised corner elements and steps down towards the rear.

The east (front) façade has non-historic windows, although the openings may be original. The portal replaces one that was photographed in 1988, which in turn was probably a later addition.

The north façade is also prominently visible from the street. It contains historic wood windows that may be original to the structure. Possibly the rear (west) portion of the structure is an addition. The dimensions of the largest window opening are similar to that on the south portion of the front facade, suggesting that the front window originally had the pattern found on the north, which would have been character-defining.

The south façade has various windows, some historic, some boarded over, and very low public visibility. The west wall of the structure adjoins the building behind it.

The building is stuccoed. Its form suggests that the stucco is covering a different original material, possibly brick. Raised forms suggest a decorative brick coping underneath.

STAFF RECOMMENDATION

Staff recommended that the north and east façades be designated primary per Section 14-5.2(C)(2). Staff recommended noting that the openings and stuccoed-over detailing on the front façade, as well as the windows on the north façade are character-defining.

QUESTIONS FOR STAFF

Chair Rios noted Mr. Schwab had indicated the porch was added on later.

Mr. Schwab said that is presumed. They don't have a lot of details on the design and structure.

Chair Rios confirmed the porch is on the east façade. She asked to confirm if Mr. Schwab had recommended the porch but that did not include the portal.

Mr. Schwab agreed, explaining he excluded the portal as it is not a primary façade.

Member Guida said he included the openings on the east façade, but did he include the double door on the right.

Mr. Schwab said the evidence points at a possible change in the far right door.

APPLICANT'S PRESENTATION

John Padilla, PO Box 22986, Santa Fe was sworn in. He shared photographs from the 1988 application. He noted the porch was designed in 1988 and is definitely an

addition. He explained the three openings and the windows addressed by Member Guida. The rafters shown in the hip-roof porch have been added. He showed photographs of the gutters and downspouts, and that the rafters were no longer visible on the porch and the columns had changed. All of that was done prior to his client's taking ownership. He agreed the staff report on the windows as historic is correct. Photographs were shown of the window details and how the transom had significantly changed the openings. He said he and Mr. Schwab agreed that the historic opening north to south and head to sill is original, but the detail was changed by the glazing. He noted the head of the tall window on the south was different than the door.

Mr. Padilla said there were enough changes and additions that he supported staff's recommendation for the north façade as primary. He took exception to the east façade being primary.

QUESTIONS FOR APPLICANT

Member Bienvenu asked for Mr. Schwab's response regarding the primary façades. He asked if anyone knew anything about the display cases on the street and whether they were approved.

Mr. Padilla replied he had no history and could ask his client, who was a tenant in 2019 and purchased the property January 2020.

Mr. Schwab had no information about the boxes. Regarding the primary façades, he didn't know about the raised corners Mr. Padilla said are a later addition. He said possibly that the front had been a symmetrical design with a door in the middle and two identical windows on each side. Then the door became a window, and the original window became the front door. Traces of the original building could be resuscitated and likely will be lost if not made primary.

Mr. Padilla thought that was valid. He referenced a photograph of what may have been the original condition. He could not find historic photos beyond 1984 historic inventory when there was a double door and double windows.

Mr. Schwab said there is evidence that could support there was a probable reconstruction at a later date.

Chair Rios asked what remains of the historic on the east façade of the windows and doors. She thought Mr. Padilla stated nothing was left.

Mr. Schwab believed the width of the three openings is likely original, but the height of the openings had changed. What may have been a door is now a window and the window on the right may have become a door.

Member Guida agreed with the applicant and the original application. He said he could not see the east façade being primary but agreed the north façade remains largely intact.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she would like the east façade to be primary, but agrees the porch overwhelms it. She thought it important that the north façade is primary.

BOARD DISCUSSION

MOTION: In Case 2021-003908-HDRB, 214 Old Santa Fe Trail, Vice Chair Katz moved to designate the north and east facades as primary, recognizing some aspects of the east façade are not historic. The motion was seconded by Member Bienvenu.

VOTE: The motion failed by majority (3-2) roll call vote with Members Bienvenu and Vice Chair Katz voting in favor and Members Biedscheid, Guida and Chair Rios [with comment] voting against.

Chair Rios said it was proven to her that all of the openings in the front have been significantly changed, and they don't know the true age of the porch. The north façade should definitely be primary, but the east façade was not proven to be historic.

Attorney Paez recommended another motion to designate the north facade.

MOTION: In Case 2021-003908-HDRB, 214 Old Santa Fe Trail, Member Guida moved to designate the north façade as primary noting the character defining elements of the historic windows, stepped parapet and chimney mass. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida, and Katz voting in favor and none voting against.

2. **Case 2021-003911-HDRB. 462 Arroyo Tenorio Street. Downtown and Eastside Historic District.** Janet Desforges, owner and agent, requests a historic status review for a contributing structure. A possible status downgrade has been noticed per 14-5.2(C)(2)(d). (Daniel Schwab)

STAFF REPORT

462 Arroyo Tenorio is a circa 1,100-square-foot, single-story residential structure with contributing status to the Downtown and Eastside historic district.

The owner requests a historic status review and status downgrade. The neighboring owners have been noticed of a possible lowering of status per Section 14-5.2(C)(2)(d)(2).

The following is excerpted and adapted from the HCPI: The north (front) façade presents to the street an altered elevation (Photo 2). The basic composition is a flat façade, punctuated with a lower roofed bump-out at the northwest corner. Windows are non-historic, and the porch has changed since 1966.

The west elevation faces onto a private drive. It reveals the three building phases of the structure. The north section is a rectangular volume and the bump-out mentioned above. It holds grouped, six-over-six wood windows of unknown age. Abutting to this, at a taller height, is another rectangular volume topped with a single-pitch, south-sloping shed roof. This volume is believed to be the oldest portion of the house. It, too, is fenestrated with paired six-over-six, double-hung wood windows. The sloped roof, with its exaggerated angle, was reconstructed in the 2010s and raised 3 inches. The third volume, containing the living room, is set back approximately 9' from the middle section. The roughly 482-square-foot addition was erected in c.1979-80 and worked as an apartment. The windows are non-historic double-hung units with a six-over-six inserted grid. Ra Patterson estimated that the door and windows date to the 1980s.

This elevation shows mostly the non-historic addition. A pair of double-hung, six-over-six wood windows mark the west end of the older façades. The origin and age of these windows is unclear.

The wood sash appears to be older, but are fitted within more recent metal tracks.
According to a previous owner, the east elevation, which looks onto a neighboring property, was altered with a change of rough opening dimensions. A series of non-historic, single-light casements and double-hung, six-over-six windows penetrate the wall. They date from the 1980s or 1990s.

The property includes two walls that may predate 1973, although they have been altered. A third non-historic wall creates a trash can enclosure at the northwest corner

STAFF RECOMMENDATION
Given the number of non-historic changes to the structure and loss of integrity, staff recommended that the structure be downgraded from its historic status of "contributing" to "non-contributing" per Section 14-5.2(C)(2).

QUESTIONS FOR STAFF

Chair Rios confirmed this was altered to the point that the only historic portion remaining is the sloping roof and a couple of windows.

Vice Chair Katz asked if staff had a graphic showing when each of the additions were built.

Mr. Schwab displayed a floor plan with the additions. He noted the massing is technically historic but has been renovated.

Member Guida asked if correct that with the issue of contributing, it should not be equated with strict originality nor something being old. It should be a definition of Code, and having character defining elements that contribute to the character of the district and a place and time.

Mr. Schwab replied the Code has a requirement of 50 years as well as a requirement about character. But part of the Code talks about the integrity of the original. The additions were done in keeping with vernacular style. He said he likes the building. It definitely has a lot of character and contributes a lot in architectural expression to the district, but the material is mostly non-historic. In terms of Code and what is contributing; the first prerequisite is age, then the integrity of the original. He said the problem is that Code in its wording, points to a noncontributing status.

Member Guida said it is good for the Board to review cases like this for a better understanding of what contributing might mean. Age and originality are considerations, but the Board can benefit by looking at the building. He said he sees a building that has evolved over time in a room-based fashion, with massing seen as part of the Spanish Pueblo Style. He felt this building has immensely more character than the one in the previous case. He said he wasn't willing to downgrade because it is not original or may or may not meet an age requirement.

Mr. Schwab displayed what was probably the original portion and the evolvement of the renovations.

APPLICANT'S PRESENTATION

Karl Sommer and Janet Desforges owner of the property were sworn in.

Mr. Sommer, PO Box 2476, Santa Fe said the owner had hired John Murphy and he did a thorough report on this for the HCPI. Mr. Murphy's report indicates most of the changes were in the early to mid-70s. Mr. Murphy's research shows the shed roof was

done in 2010; the front third of the building had a porch built in the 60s and it was enclosed in the 70s or 80s. The changes to the front of the building make it unrecognizable to the original and the changes are not historic. Although the front is the oldest part of the building, the roofline has been changed fairly recent. The whole back part of the property was done in the 70s, requiring a variance to get close to the setback on the south side. Mr. Murphy's report is the most compelling information and concludes that each principal elevation has been altered; changes to windows and deletions, alterations of openings and dimensions; an addition to the rear and a radical makeover of the front façade.

Mr. Sommer said Mr. Murphy concluded this is not a contributing building because it no longer retains the original historic integrity due to radical changes. This building does not retain any of its original character except for the middle third. And even that was changed significantly with the roofline.

He said Ms. Desforges could explain her plans for the building.

Chair Rios explained the Board could not get into the changes as this is a historic status review.

Mr. Sommer understood. He added this building does have a great deal of character, but the character is not historic. The character is in keeping with the design criteria but not the preservation aspects that would designate this as contributing. He said the purpose for this request is that the building does not meet the criteria for contributing.

Chair Rios asked Mr. Schwab to comment and if he agreed with Mr. Sommer.

Mr. Schwab said Mr. Sommer did a good job presenting the facts and he agreed.

Vice Chair Katz said he appreciated Mr. Sommer's presentation and Mr. Murphy's report was done well. He also appreciated Member Guida's comments on the difference of just being old and what is worthy of preservation.

Member Biedscheid asked Mr. Schwab if there are records for the 2010 additions, and if status was ever re-assessed prior to the new HCPI in terms of the changes approved.

Mr. Schwab said he would have to look in the records.

Member Biedscheid asked if the last HCPI was in the 80s.

Mr. Schwab said yes, they just have the new HCPI.

Member Guida said page 22 of the packet has a 1973 aerial photograph of the 1966 addition of the front of the house. He noted the roof appears to have been rebuilt more recently than 1973.

Mr. Schwab said the HCPI states it was a sloped roof and was changed.

Member Guida said this is confusing for the Board and the public. He thought there is room for recognizing a building such as this, with a lot of character that has been constructed and added on to in a way that did not harm the district or the original building. He said the Board may want to consider this as something that should remain contributing. He said he comes back to this argument when discussing originality; whether anything they approve on a contributing building will compromise its status and make it non-contributing. He thought whether approved conditions or not, this does appear to fit the character of the district.

Member Biedscheid said the recent HCPI references the 1986 HCPI which had designated this as contributing. That would have taken into account any changes made in the 1970's. She asked if that has validity or was there a precedent to discount the 1980 HCPI because it wasn't thorough.

Mr. Schwab said her point was interesting and valid. It was designated as contributing with most of the changes before them. The Board could reassess the status.

Member Biedscheid said she could see a situation where the items would have been considered and did not challenge the status.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she hoped the building would remain contributing. If a photograph in 1973 showed it completed, it likely was there a couple of years. She thought the vernacular, add-ons and the massing by the street, were common in Santa Fe and adds to the harmony of the streetscape.

BOARD DISCUSSION

MOTION: In Case 2021-003911-HDRB, 462 Arroyo Tenorio Street, Member Guida moved to retain the contributing status and designate the west façade as contributing noting the key aspects are the tripartite massing of serial additions from 1966, the original half, as well as the addition on the back. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by majority (3-1) roll call vote with Members Biedscheid, Bienvenu and Guida voting in favor and Vice Chair Katz voting against.

Mr. Sommer asked for clarification whether the entire façade was included.

Member Guida confirmed it was the west façade of the building.

Mr. Sommer asked if the addition in the back done in the 70s, was included.

Member Guida said it is and his comments were that the Board was interested in the massing. There is allowance within their process to grant exceptions to a primary façade.

Mr. Schwab explained the façade extended from the front bump out. The other per the definition of a façade, was a separate façade if designated as primary.

Chair Rios asked Member Guida to clarify.

Member Guida said his intent was to include the entire west elevation.

Mr. Schwab pointed out the three different façades; the west could be façade #1, the south #2 and then façade #3.

Member Guida said facades #1 and #3 was his intent with the idea of the front overall tripartite massing.

Attorney Paez said Mr. Schwab could identify façades #1 and #3 in a façade diagram and attach that as an exhibit to the Findings.

Mr. Sommer said his understanding is façades #1 and #3 and that the massing is the important feature to retain.

Chair Rios said that is what she heard.

3. **Case 2021-003900-HDRB. 847 Old Santa Fe Trail**. Downtown and Eastside Historic District. Christopher Purvis, agent for Lisa Freeman, requests to add a 555 sq. ft. free-standing garage to a height of 12 ft. 10 in. on a contributing property. (Angela Bordegaray)

STAFF REPORT

847 Old Santa Fe Trail is a Spanish-Pueblo Revival single-family residence and free standing garage built after 1946. The applicant proposes to construct a 555 sf free-

standing building to the west of the existing garage. The new garage will 12'10" where the allowable height is 12'10". The applicant wishes to use the existing garage as a studio. The finishes on the proposed garage will match the existing, a cementitious "Buckskin" with white trim at the openings.

The HDRB upgraded the building's historic status from non-Contributing to Contributing and designated its south elevation of the main house as the primary façade, excluding the vinyl windows; the board also designated the free-standing garage a contributing building, along with its south façade as primary. There are no changes proposed to the existing buildings.

The current proposal will not affect the historic status of the main house and buildings.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked the height of the proposed garage when compared to the existing garage that will be a studio.

Ms. Bordegaray thought it would be the same height.

APPLICANT'S PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail was sworn in.

Chair Rios asked to confirm the height of the proposed garage compared to the existing garage.

Mr. Purvis said it is a couple of feet taller. The new garage is so the owner could hide their RV in the garage.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked if the current garage is contributing.

Mr. Purvis replied it is.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she wondered if the new garage wouldn't overwhelm the current contributing garage.

Mr. Purvis explained it is a tight site with a developed garden in the back and five from the property line. The new garage will be a little over 5 feet from the other.

QUESTIONS FOR APPLICANT

Member Biedscheid asked the height of the existing garage and house.

Mr. Purvis estimated the current garage at 11 feet high and the taller garage is to hide a large RV. The garage door is 10 feet.

Member Guida said it would've been nice to have a drawing of the adjacent garage and house. He asked if the new garage is taller than the house proposal.

Mr. Purvis said the finished floor level of the house is 2 feet higher than grade. He did not believe it is taller than the house, but it is taller than the existing garage. It sits way back from the house.

MOTION: In Case 2021-003832-HDRB. 844 Don Cubero Avenue, Member Bienvenu moved to approve the. He added he does not care for the garage much. He thought it a shame that the contributing garage will look insignificant and trivial next to the larger structure. He didn't think anything in Code would allow the Board to deny the request.

The motion died for lack of a second.

MOTION: In Case 2021-003832-HDRB, 844 Don Cubero Avenue Vice Chair Katz moved to deny the application on the basis it would cause the adjacent structure to lose historic integrity. Member Biedscheid seconded the motion.

VOTE: The motion failed by majority (2-3) roll call vote with Members Biedscheid, and Katz voting in favor and Members Guida, Bienvenu and Chair Rios voting against.

Before Chair Rios voted she confirmed that the new garage was five feet from the existing garage. She asked Mr. Purvis the amount of public visibility of the proposed garage.

Mr. Purvis explained there is a wall in front of the property and a gate, and it can be seen when the gate is open. This will be 90 feet back from the property's front wall.

Chair Rios asked if anything could be done to camouflage.

Mr. Purvis said this is to the side of the property and possibly they could plant something to obscure it. Planting at the corners would obscure half of the garage. The owner would be in favor because she is building the garage to try to obscure the RV.

Chair Rios said she would vote in favor if he promised to obscure, although that is not part of the motion.

Attorney Paez pointed out this motion and second was to deny the application.

Chair Rios then voted against the motion.

The motion failed by majority roll call vote.

Member Biedscheid noted there seemed to be 61 feet to work to set the garage back and avoid being adjacent to the contributing garage. That will apparently interfere with the garden.

Mr. Purvis said currently the proposed garage is 12 feet in front of the existing garage. He asked if possible to split the difference and move it only 6 feet in front.

Chair Rios asked if Board members still held the same positions they indicated if this is moved back six feet.

Member Guida thought it would look very large next to the existing garage. The garage was designated as contributing because it's massing fits with the certain time period. Pushing the structure forward was as bad as pushing it back. He thought it made more sense to push it forward and align it with the rear façade of the house and minimize the driveway. From that standpoint the proposal is fine and meets the rules, but it will still look tall next to the existing garage. He doesn't love the idea of disguising a giant RV with an even larger box. He thought Mr. Purvis has done an acceptable job of placing the site in terms of the limitations of the contributing structure.

Vice Chair Katz said although he appreciates the conundrum the Board faces and the desire to help the owners, he agreed with Member Guida, it will overwhelm the contributing garage. The answer is to vote no.

MOTION: In Case 2021-003832-HDRB, 844 Don Cubero Avenue, Vice Chair Katz moved to deny the application on the basis the proposed garage would overwhelm the existing contributing status. Member Biedscheid seconded the motion.

VOTE: The motion passed by majority (3-2) roll call vote with Members Biedscheid, Katz and Chair Rios voting in favor [with comment] and Members Bienvenu and Guida, voting against.

Chair Rios explained her vote was because she believed it will overwhelm negatively, the contributing garage.

4. **Case 2021-003901-HDRB. 918 H Acequia Madre.** Downtown and Eastside Historic District. Richard Martinez, agent for Cole Martelli and David Muck, requests to construct a 3,974 sq.ft. structure to a height of 15 ft., a stacked stone retaining wall, and 4 ft. picket fence. (Angela Schackel Bordegaray)

STAFF REPORT

918 H Acequia Madre is a vacant lot where the applicant proposes to build a 3,874 sf single-family residence in the Spanish Pueblo style with painted territorial (white) wood beams and posts at the portals. The proposed height is 15'-0", the maximum allowable height. Windows will be dark bronze metal clad with simulated divided lites. The east elevation windows under the portal has wooden shutters. White picket fencing 4' -0" tall is proposed for segments of the north and south elevations. Stucco will be “Buckskin.”

Retaining walls are necessary to retain the hill at the back (west) and east and west sides of the house. The backyard retaining wall will be stacked stone and include a planting strip. The stuccoed retaining wall will be 6' -0" tall. There will be a low stacked stone retaining wall at the street.

Skylights will not be publicly visible. No rooftop appurtenances taller than the parapets are proposed. Ground mounted HVAC will be behind walls and not publicly visible.

All gates will be wood, painted white to match the woodwork on the house.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked the directions to 918 Acequia Madre.

Ms. Bordegaray described it as east of Monte del Sol.

Member Biedscheid said she was also confused. She asked if any part of the structure fronted Acequia Madre.

Vice Chair Katz explained it is very far away.

APPLICANT'S PRESENTATION

Richard Martinez, previously sworn, said he has done several houses on this street, and this is the last empty lot on the property. He said he had commented to Ms. Bordegaray that a lot of houses in Santa Fe have walls between them and the street. This house will face the street with a portal next to the street. It is at the end of a lane that is only to this house and the lot slopes down in the back to the west. That is why they need the retaining walls. The walls will step up as it comes up to the house and will be 6 feet and 4 feet tall. There'll also be areas with New Mexico designed picket fences. The HVAC will be hidden by enclosures.

QUESTIONS FOR APPLICANT

Member Katz asked if a guest house is planned on the empty space.

Mr. Martinez thought it was.

Chair Rios asked to see the elevations.

Mr. Martinez described the elevations. He noted in the staff report it said the windows are dark bronze. But the windows under the portal will have shutters and be white.

PUBLIC HEARING

There was no public comment.

BOARD DISCUSSION

MOTION: In Case 2021-003832-HDRB, 844 Don Cubero Avenue, Member Guida moved to approve the project as presented. The motion was seconded by Vice Chair Katz.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

5. **Case 2021-003907-HDRB. 1243 Canyon Road.** Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Price Lind Holdings, owner, proposes to construct a 550 sq. ft. garage and make changes to a garage and to gates on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

1243 Canyon Road is a single family residential structure in a Spanish Pueblo Revival Style designated non-contributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however because of multiple additions, now none of the original façades exist, and the building and the structure was downgraded to non-contributing in 2004.

On September 8, 2020, in Case 2020-002421-HDRB, the Board approved a proposal for changes which included:

a. moving the entry gate back from the street to improve driveway visibility as well as moving its location west on Canyon Road; and

b. constructing a detached garage on the southwest part of the property to a height of 13 feet 0 inches.

The applicant now returns with the following items:

1. Redesign and lower the previously approved 735 square foot west garage and its driveway and add a bathroom for the adjacent pool. The garage and bathroom will be reduced from 13 to 12 feet height on the west side and will be only 5 feet 6 inches on the east side. Only the west facade of garage will be publicly visible because it is behind the existing wall and gate.

2. On the east end of the property, change the vehicular gate so that is no longer on the road but behind the existing wall so that cars can pull in. The gate will be a metal frame and wood boards. The vehicular gate will be painted in a "Rust Materia" color for the metal frame and "Mahogany" wood stain.

3. Construct a new 614 square foot garage and entry gate off of the parking area. This will not be publicly visible, behind the existing street wall. The stucco will be El Rey "Buckskin" to match existing. The garage doors will be wood with a "Mahogany" stain.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Vice Chair Katz confirmed the gate on the far east portion would go away and swivel 90° to the left. He asked about the size of the opening of the current gate.

Mr. Schwab said he would defer to the applicant.

APPLICANT'S PRESENTATION

Mr. Richard Martinez, previously sworn, explained three elements have changed. The first is the gate will be at 90° from the street and behind the wall. The opening size will not change but this will allow them to pull in from the road and open the gate. A new garage is proposed that will be hidden under a portal running along the façade. That will have a gate for pedestrians, the garage doors and a bench. Previously approved on the other side of the property, is a garage that will be down lower. From the house you will only see the wall with the garage behind it. The garage will not be noticeable. Also, they have included a small bathroom/changing room/shower next to the pool.

QUESTIONS FOR APPLICANT

Chair Rios asked how many garages are on the property.

Mr. Martinez said he proposed two, one at each gate. One for the owners and the other is a utility entry and the openings already exist.

PUBLIC HEARING

Stefani Beninato, previously sworn, said she didn't understand the need for two garages. She appreciated that they would push the gate back from the street.

BOARD DISCUSSION

MOTION: In Case 2021-003907-HDRB, 1243 Canyon Road, Member Guida moved to approve the project as submitted. The motion was seconded by Vice Chair Katz.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz, voting in favor and none voting against.

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

Chair Rios said when a project comes before them the Board members might make a suggestion. They will usually ask the applicant if it is possible, or if they will consider the suggestion. Some Board members may think that is redesigning a project, but she did not see it that way. Redesigning is going into great detail about the project. She said if that were to happen, the case should be postponed for redesign.

Chair Rios said she could see nothing in the ordinance that stops the Board members from making small suggestions. She asked Attorney Paez to comment.

Attorney Paez said the applicants are free to agree to amend the application at the hearing. She would draw the line between people agreeing to make a change or agreeing with a suggestion, versus someone pushed to make changes that are not supported by the ordinance. There should be a Code based reason for the design suggestion and the applicant can decide. There is no problem with a suggestion for a simple change to the application if the applicant is okay with that.

Vice Chair Katz asked to clarify the August 10th schedule of events.

Attorney Paez said she wasn't sure, as she was out of the office last week. An agenda was published in the newspaper and the field trip is scheduled for noon. The trip is limited to Camino de Cruz Blanca at St. John's College. Staff will guide them in the parking. The public could attend on-site. They will not be using the van until September when they hope to resume the full field trips. The evening hearing will be in the Chambers, but there is no staffing for a hybrid format. They cannot stream to YouTube or Zoom. The next meeting will be the day after the Emergency Health Order expires. So, the current rule that requires a mask for everyone attending could change.

Attorney Paez said she will attend August 10th, along with the new liaison Carly Piccarello. Ms. Ramirez Thomas will be out of town. The agenda is not large; they will finish the telecom hearing. She encouraged Members Biedscheid and Larson to watch the video of the last hearing so they could participate and vote.

Attorney Paez noted that Chair Rios will not be present, and she hopes to have a quorum. She will present written findings based on the Planning Commission's findings

because of the timeline. Members were encouraged to amend them, if needed. There is an informational presentation on Georgia O'Keefe. Also, they plan to create paper packets for the meeting. There may be a request of the Board members that want to receive the 900 pages of the telecom information in print.

Vice Chair Katz thought there was an issue on the field trip with the State Historic Preservation Office (SHPO) and the status on St. John's school. He thought someone from SHPO and St. John's, etc., should be there to comment.

Attorney Paez said she wasn't prepared to answer that, but knew they would need an MOA for the telecom to happen. That will not happen at the field trip. She suggested the Board's position could be to deny if they cannot approve what is in the MOA because the State and Federal requirements were not met. The Board may be able to approve the MOA subject to certain conditions, location, etc. The ordinance requires meeting State and Federal requirements.

Chair Rios thought Attorney Paez's suggestion for Members Larson and Biedscheid to review the minutes is a good one.

Member Biedscheid indicated she will miss the August 10th meeting.

Member Guida added he will recuse himself on that case.

Attorney Paez said Members Roybal, Larson, Vice Chair Katz and Bienvenu will all be needed that evening for quorum.

Chair Rios asked Attorney Paez if the next meeting was her last meeting.

Attorney Paez said it will be her last.

Member Guida said the Board had gone through 15 cases in four and a half hours. He apologized for doubting his colleagues. He said, "Well done."

K. NEXT MEETING: Tuesday, August 10, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:05 pm,

Approved by:

Cecilia Rios, Chair

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003670-HDRB
Address – 844 Don Cubero Avenue
Agent's Name – Steve McCormick
Owner/Applicant's Name – Evelyn and Tim Taylor

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District.

This case involves the garage, which was constructed in a Spanish Pueblo Revival Style in around 1928. The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and that the structure in 1930 had east and west windows, which have since been removed.

On April 13, 2021, in Case #2021-003372-HDRB, the HDRB designated the east façade of the garage as primary. On June 8, 2021, in Case #2021-003670-HDRB, the Board postponed an application for remodel, requesting that the Applicant either redesign the proposal or formally request a status downgrade, noting that the proposed remodeling would not maintain the contributing status of the structure.

At a hearing held immediately before this hearing, in Case #2021-3832-HDRB, the Applicant formally requested that the Board downgrade the historic status of the garage from contributing to noncontributing. The Board granted the application.

At this hearing, the Applicant returned to the Board with a proposed remodel of the now-noncontributing garage. The existing doors would be removed and new aluminum clad wood windows and doors would be installed at the east and north facades. The color of these units would be custom to match the "mint" and "green" of the existing units at the house. A 60 square foot portal would be constructed on the east façade, built of square timbers stained to match the existing adjacent trellis. The flashing at the portal roof, the door hardware, and the light fixture would be charcoal colored steel. The existing stucco color and texture is to remain.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the Application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(H), Don Gaspar Area Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021

Sally A. Paez Date
Assistant City Attorney

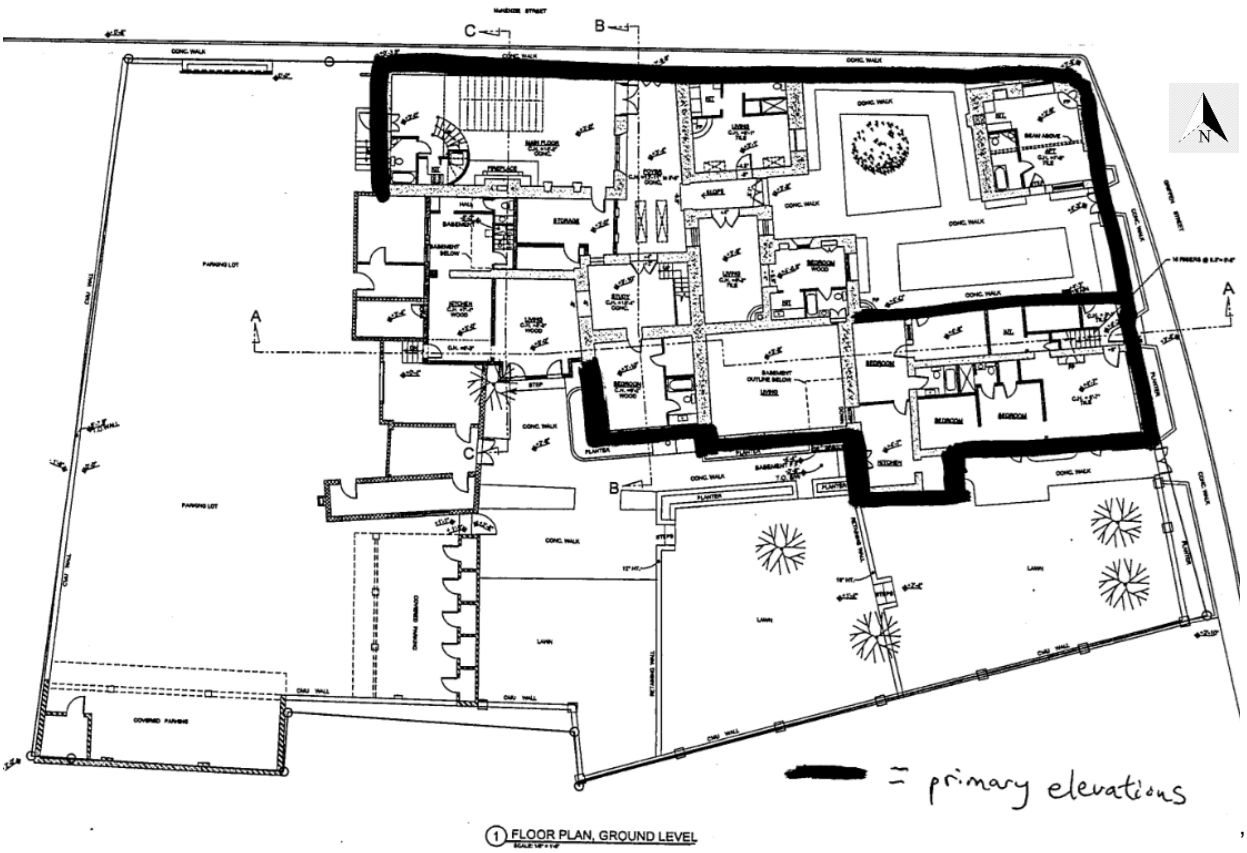
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003826-HDRB
Address – 206 McKenzie Street
Agent's Name – Bradyn Furry
Owner/Applicant's Name – FC3

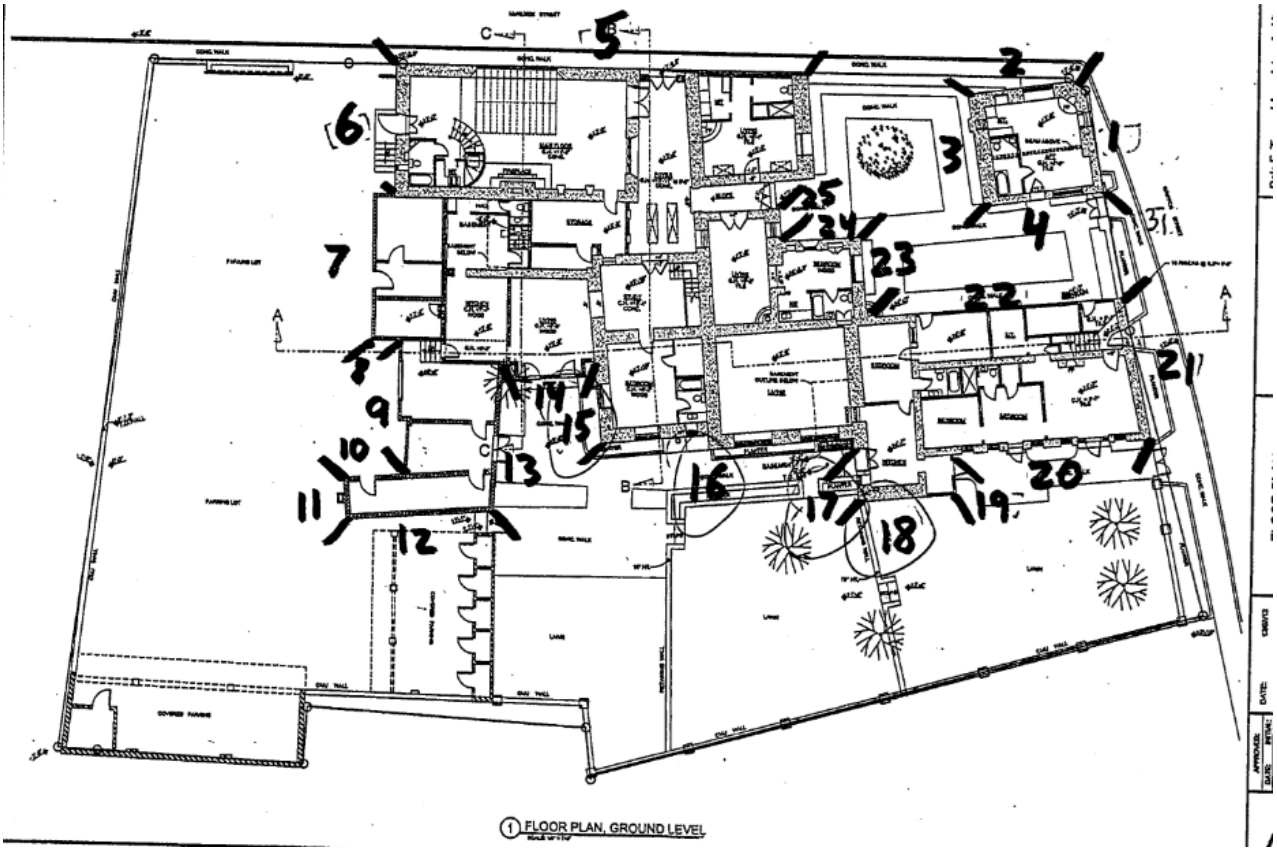
THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

206 McKenzie Street (known as the "White Building") was constructed in a vernacular manner by 1898. It has undergone numerous changes including style changes. The long projected hallway and the massing between an addition built for solar gain (greenhouse) and the garage at the southwest corner of the main building were in place by 1948. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred, and two free-standing carports were constructed. In 2013 (Case #H-13-003), the Board designated the structure contributing and designated primary facades those below.



The facades were numbered as follows:



At this hearing, the Applicant proposed the following items:

1. Install exterior window protection in the form of wrought iron grates on the north façade (façade 5);
2. Change the roof to improve drainage and conceal a proposed skylight on the roof by constructing a plaster cornice on the north façade (façade 5), a primary elevation;
3. Construct a new 629 square-foot carport with wood posts and beams and a torch-down roof;
4. Construct a new greenhouse to replace the non-historic solar addition at the position of façade 7, which was condemned and demolished. This will require an exception to construct within 10 feet of a primary façade (Section 14-5.2(E)(1)(c)) and to construct a structure with more window than wall area (14-5.2(E)(1)(c)). It will be constructed of divided-light clad windows and decorative metal panels painted white.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended that the exception criteria have been met. Staff recommended approval of the proposed project and found that the application otherwise complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(E)(1)(c), the combined area of windows and doors on a façade of a structure must be smaller than the area of solid wall space.
8. The Applicant proposes to remodel a façade in a manner that will result in more window area than wall area.
9. Staff determined that an exception to SFCC Section 14-5.2(E)(1)(c) would be required for approval of the Application, and the Applicant requested an exception.
10. Under SFCC Section 14-5.2(D)(1)(a), architectural features and spaces that embody a structure's contributing status may not be altered.
11. The Applicant proposes to alter architectural features and spaces that embody the structure's contributing status by adding a cornice on a primary (north) façade.
12. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the Application, and the Applicant requested an exception.
13. Under SFCC Section 14-5.2(D)(2)(d), additions are not permitted within ten (10) feet of a primary façade of a contributing structure.
14. The Applicant proposes to construct an addition within ten feet of the west-facing primary façade.
15. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
16. To obtain the three exceptions requested in the application, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met for each of the exceptions.
17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommendations regarding the Applicant's exception requests.
18. The Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met for all three exceptions requested in the application.

19. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
20. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
21. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
22. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the three exceptions requested in the Application.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003831-HDRB
Address – 608 ½ Camino de la Luz
Agent's Name – Will McDonald
Owner/Applicant's Name – Sheri Sinclair and Mike Russo

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

608 ½ Camino de la Luz is a Spanish Pueblo revival style single-family residential structure constructed around 1950. It has no public visibility and has a noncontributing historic status. Its windows are all non-historic aluminum sliders, and additions of a bathroom and a mechanical room enclosing part of the portal stem from approximately 2000.

At this hearing, the applicant proposed the following items, which include window replacement, restuccoing, construction of fences, and construction of a deck:

1. Replace west portion of the portal with pergola with latillas with a natural wood stain and re-using existing posts;
2. Re-stucco with El Rey cementitious stucco in color "Sand 103";
3. New 6-foot yard wall with pilasters at ends. East pilaster supports portal;
4. Mechanical room reduced in size;
5. New wooden gate at south end of portal between mechanical room and yard wall stained with Cabot Semi-Solid stain in color "Granite";
6. 6' coyote fence between west end of yard wall and portal, built to the maximum allowable height;
7. Refurbished French doors at west end of portal painted to match window color Sierra Pacific "Patina Green 051";
8. 6' coyote fence from house to west property line with wooden gate;
9. 6' coyote fence along west property line;
10. Wooden deck, approximately 12" high, on north side of house;
11. Six low-profile skylights to be hidden from public view by parapets;
12. Replace all aluminum slider windows same size except for the two on the living room (units 2 & 3 on the window and door schedule) which will be slightly larger;
13. Remove windows on north elevation and in their place install casement windows and doors (units 5, 6 and 7 on the window and door schedule);
14. All existing exterior doors to be replaced with atrium doors in color Sierra Pacific "Patina Green 051";
15. New windows to be aluminum clad wood in color Sierra Pacific "Patina Green 051"; and
16. Exposed wood trim to be stained with Cabot Semi-Transparent stain in color "Cordovan Brown."

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves Items 1-7 and Items 8-16 as described above and as recommended by Staff.
3. The Board denies Item 7 (French doors), provided that the Applicant may propose a security gate for the same location that complies with the district standards and that staff may review and approve the security gate administratively.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021

Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003832-HDRB
Address – 844 Don Cubero Avenue
Agent's Name – Steve McCormick
Owner/Applicant's Name – Evelyne and Tim Taylor

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District.

This case involves the garage, which was constructed in a Spanish Pueblo Revival Style in around 1928. The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and that the structure in 1930 had east and west windows, which have since been removed.

On April 13, 2021, in Case #2021-003372-HDRB, the HDRB designated the east façade of the garage as primary. On June 8, 2021, in Case #2021-003670-HDRB, the Board postponed an application for remodel, requesting that the Applicant either redesign the proposal or formally request a status downgrade, noting that the proposed remodeling would not maintain the contributing status of the structure.

At this hearing, the Applicant returned to the Board with a formal request to downgrade the historic status of the garage from contributing to noncontributing.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Pursuant to SFCC Section 14-5.2(C)(2)(d)(2), all property owners within one hundred (100) feet of the subject property were mailed notice that the Board's review of this case may result in the lowering of the garage's status.

3. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the structure be downgraded from "contributing" to "noncontributing" per SFCC Sections 14-5.2(C)(2) and 14-12.1.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "noncontributing structure," as recommended by staff.
12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board downgrades the status of the garage from contributing to noncontributing, as requested in the Application and recommended by staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021

Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

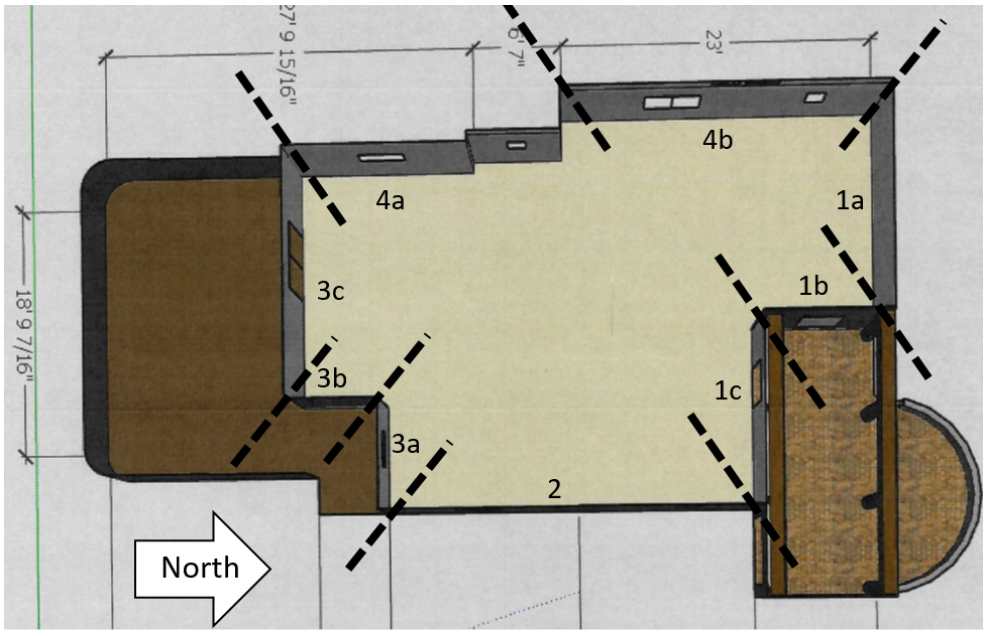
Case #2021-003834-HDRB
Address – 905 Don Miguel Place
Agent's Name – Luna Design Build
Owner/Applicant's Name – Melissa Weiner

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

905 Don Miguel Place is a circa 1000 square foot single-family residential structure with contributing historic status to the Downtown and Eastside Historic District. It was constructed in 1949 in a Spanish Pueblo Revival style. Until recently, this house was in very poor repair and water-damaged, and the owner undertook repairs without seeking approval from the Board or Historic Preservation Division. The state of the structure before the repairs was photographically documented.

Facades are numbered in the following manner:



At a hearing in Case #2021-003835-HDRB, conducted immediately before the hearing in this case, the Board reviewed the historic status of the structure. The Board designated the structure as contributing and designated façades 3a and 3b as the primary façades.

At this hearing, the Applicant returned to the Board to request the following items:

1. Replace non-historic window #1. It will be a divided-light single casement window of aluminum clad, colored dark bronze.
2. Replace double casement window #2 in the same material and color as above.
3. Replace one fixed glass window, adjusting size to accommodate a header.
4. Re-stucco the house and yard walls. The stucco will be El Rey cementitious "La Modena".
5. Paint front portal (façade 3) posts green to match existing.
6. Refurbish portal posts, set on brick pedestals on façade 1.
7. Install new downspouts and gutters as necessary in dark brown.
8. Paint soffits in dark brown color to match on facades 2 and 4.
9. Re-oil portal at façade 1.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the Application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003828-HDRB
Address – 701 East Alameda Street, Unit 3
Owner/Applicant's Name – Steven P. Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

701 East Alameda is a non-historic single-family residential structure in the Downtown and Eastside Historic District. At this hearing, the Applicant appeared before the Board to request retroactive approval of an already-constructed 198 square-foot portal, located at the rear of the property with no public visibility, which had received a notice of violation ("red tag") from the City. The portal is constructed of pine wood and is finished with a natural varnish and a torch-down roof. At 10 feet high, it stands below the height of the 15-foot structure.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. At the hearing, members of the Board and the public expressed concerns about whether the design of the portal meets applicable building code standards.
7. At the hearing, Staff explained that the Applicant cannot resolve the notice of violation without obtaining a building permit from the City and passing an inspection, in addition to obtaining the required review and approval from the Board.

8. Under SFCC Section 14-2.6(C)(1), the Board has the power and duty to "review and approve or deny all applications for . . . exterior alteration . . . in the historic districts in accordance with the standards and procedures set forth [in SFCC Section] 14-5.2 (Historic Districts)."
9. Under SFCC Section 14-5.2(C)(3)(b), the Board "may approve an application for alteration or for new construction on the condition that changes relating to exterior appearance recommended by it be made in the proposed work."
10. Under SFCC Section 14-5.2(C)(4), "[a]ll development located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general development standards set forth in Subsection 14-5.2(D), as well as any applicable specific development standards set forth in Subsections 14-5.2(E) through (I)."
11. As set forth in SFCC Section 14-5.2(A)(1)(c), a purpose of the City's Historic Districts Ordinance is to preserve "[a] general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design."
12. The Downtown and Eastside Historic District is the City's core historic area, and the design standards that apply within the Downtown and Eastside Historic District are more stringent than the design standards that apply within the other historic districts in the City.
13. SFCC Section 14-5.2(E) sets forth the district design standards for the Downtown and Eastside Historic District and provides that the architecture in this area must be either "Old Santa Fe Style" or "Recent Santa Fe Style."
14. As described in SFCC Section 14-5.2(E), "Old Santa Fe Style" is a style of architecture that "has evolved within the city from the year 1600 to the present characterized by construction with adobe."
15. SFCC Section 14-5.2(E)(2) provides that "Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction."
16. The Board finds that the portal does not comply with SFCC Section 14-5.2(E) because the style, form, and proportions of the portal are not harmonious with the historic buildings of the Downtown and Eastside Historic District.
17. Under SFCC Section 14-5.2(C)(5), an applicant may request an exception to deviate from the Downtown and Eastside Historic District design standards set forth in SFCC Section 14-5.2(E).
18. The Applicant did not request an exception in this case.
19. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
20. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
21. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board denies the Application.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez August 10, 2021
Assistant City Attorney Date

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003835-HDRB
Address – 905 Don Miguel Place
Agent's Name – Luna Design Build
Owner/Applicant's Name – Melissa Weiner

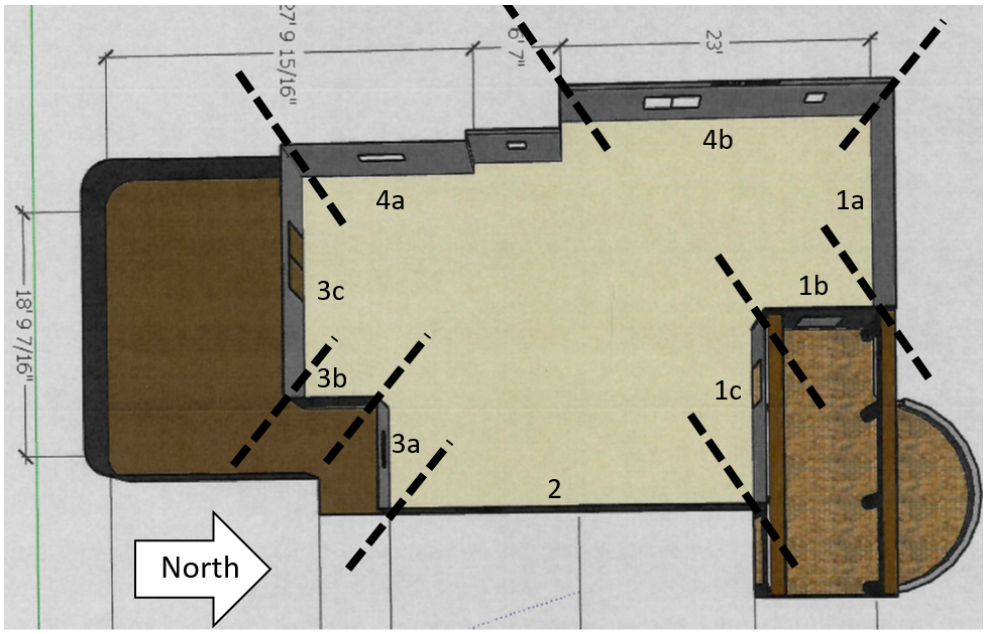
THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

905 Don Miguel Place is an approximately 1000 square-foot single-family residential structure with noncontributing historic status to the Downtown and Eastside Historic District. At this hearing, the Applicant requested that the Board review the historic status of the structure and designate primary façade(s), if applicable.

The structure was built in 1949 in Spanish Pueblo Revival style and faces south onto Don Miguel Place. The structure has an essentially rectangular form with a corner entry portal with wood posts and corbels. Until recently, this house was in very poor repair and water-damaged, and the owner undertook repairs without seeking approval from the Board or Historic Preservation Division. The state of the structure before the repairs was photographically documented.

Facades are numbered in the following manner:



The western portion of the south-facing façade (façades 3a, 3b) had a divided light window in 1992, which has been subsequently changed to a double door. The wood 2-by-6 board front door and south-facing window have matching lintels that are presumed historic and are shown on the 1992 HCPI. The remaining facades are without design concept or character-defining features. The exterior of the house has been re-stuccoed numerous times since 1992 and the windows before last year's replacement were non-historic aluminum sliders.

The portal in the rear (façade 1b, 1c) has original posts that were severely rotten in 2020, have been shortened at the base and given brick footers. The doors are non-historic. To the north of the portal there is a semi-circular knee-high wall which is presumed to be historic.

The property also includes a high yard wall, which is placed directly on the street and encloses the front of the structure, running east to west and then from the southeast corner to the north. The wall is historic but appears to have been lengthened in the 1990s towards the north to connect to the post at the corner of the entry portal which is placed at the southwest corner.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the house and front yard wall be designated "contributing," with façades 3a and 3b being primary, per SFCC Sections 14-5.2(C)(2) and 14-12.1.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.

8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. The building and yard wall are more than fifty (50) years old.
11. The building appears to have its original footprint, and no additions have been made.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the house and front yard wall meet the definition of a "contributing structure," as recommended by staff.
13. The Board finds that façades 3a and 3b are the primary elevations of the house with the features that define the character of the structure's architecture.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the house as a contributing structure.
4. The Board designates the front yard wall as a contributing structure.
5. The Board designates the following elevations of the house as the primary façades: 3a and 3b.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

August 10, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-00-3845-HDRB
Address – 848 Don Cubero Avenue
Agent's Name – Will McDonald
Owner/Applicant's Name – Mary L. Ellis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

848 Don Cubero Avenue consists of a single-family residential structure and accessory structure to the rear, both built in a Spanish Pueblo Revival Style in around 1928, and both with contributing status. The accessory structure, a former garage, was constructed of pen tile. In 1992 it still retained its historic wooden garage doors with a lintel; but these have since been replaced with double hung windows and a wooden pedestrian door. The existing lintel may be the original. It appears that the garage was stuccoed at around the same time.

In Case #2021-003668-HDRB, heard June 8, 2021, the Board designated primary facades for the main house, but not the garage.

At this hearing, the Applicant proposed the following items:

1. A 232 square foot addition to the northwest corner of the garage. It will be 11 feet 4 inches in height, below the maximum allowable height, and will be set back 10 feet from the east façade of the garage.
2. The stucco will be cementitious El Rey "Fawn".
3. On the main house, replace an existing window and change dimensions on the south, non-primary façade. This will revert to a previous size in the original design of the house. The height will be reduced from 48 inches to 16 inches.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(H), Don Gaspar Area Historic District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

August 10, 2021
Date

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-3846-HDRB
Address – 335 Camino Cerrito
Agent's Name – Richard Martinez Architecture
Owner/Applicant – Bob Brady and Kent Kirkpatrick

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

335 Camino Cerrito is a single-family residential structure built in the Santa Fe vernacular style with rooms and additions being created as the family grew and later as the homeowners added to the house. The property was constructed sometime after 1930. In 2017 the property came before the Board for a historic status review and the Board designated the house as noncontributing to the district. A remodel of the house also came before the Board in 2017 and was approved. A 1,017 square foot studio remodel was approved.

At this hearing, the Applicant came before the Board to request revisions to the previous approval, as follows:

1. Eliminate a bedroom window on the west elevation.
2. Add a window to the living room on the west elevation.
3. Reconfigure the guesthouse to accommodate a storage room, change a bathroom to a powder room, and add a portal to the east elevation. This will result in an addition of 84 square feet, changing the 2017 approved square footage of 1,017 square feet to 1,101 square feet.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(E) Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez — August 10, 2021
Assistant City Attorney — Date

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-3900-HDRB
Address – 847 Old Santa Fe Trail
Agent's Name – Christopher Purvis
Owner's Name – Lisa Freeman

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

847 Old Santa Fe Trail is a Spanish-Pueblo Revival single-family residence and free-standing garage built after 1946. At a previous meeting, the Board upgraded the historic status of the residence and existing garage from noncontributing to contributing. The Board designated the south elevation of the main house as the primary façade, excluding the vinyl windows. The Board also designated the south façade of the free-standing garage as primary.

At this hearing, the Applicant proposed to construct a 555 square-foot free-standing building to the west of the existing garage. There are no changes proposed to the existing buildings. The new garage would be 12'10" where the allowable height is 12'10". The finishes on the proposed garage would match existing structures, a cementitious "Buckskin" with white trim at the openings. Windows and doors would be white aluminum clad true divided wood. Garage door would be white paneled steel with 4 insulated glass lites. The Applicant wishes to use the existing garage as a studio. The non-historic wood structure at the rear of the property would be demolished to make room for the new garage.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the Downtown and Eastside Design Standards set forth in SFCC Section 14-5.2(E).
7. The Applicant proposed to construct a 555 square foot free-standing building to the west of the existing garage.
8. The lot already contains two contributing buildings and a yard wall, which has also been designated as a contributing structure.
9. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
10. The placement of the existing garage at the end of the driveway toward the back of the lot helps establish and maintain the character of the Downtown and Eastside Historic District and adds to the historic associations or historic architectural design qualities that are significant for the district.
11. The siting of the existing garage and the spacial relationship between the existing garage and other buildings on the property reflect the historic time period in which the contributing structures were built.
12. The proposed new building's height and siting would crowd and overwhelm the contributing garage and diminish the garage's contribution to the streetscape and the district.
13. Under SFCC Section 14-5.2(D)(1)(a), "The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."
14. Under SFCC Section 14-5.2(D)(1)(b), "If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied."
15. The Board finds that the height, design, and placement of the proposed garage would overwhelm the existing contributing garage and cause the existing garage to lose its contributing status.
16. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
17. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board denies the Application because the proposed new construction would cause the adjacent structure to lose its contributing status.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021

Sally A. Paez — Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003901-HDRB
Address – 918 H Acequia Madre
Agent's Name – Richard Martinez Architecture
Owner – Cole Martelli

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

918 H Acequia Madre is a vacant lot where the Applicant proposed to build a 3,874 square foot single-family residence in the Spanish Pueblo style with painted territorial (white) wood beams and posts at the portals. The proposed height is 15'-0", which is the maximum allowable height. Windows would be dark bronze metal clad with simulated divided lites. The east elevation windows under the portal would have wooden shutters. White picket fencing 4' -0" tall is proposed for segments of the north and south elevations. Stucco will be "Buckskin."

Retaining walls are necessary to retain the hill at the back (west) and east sides of the house. The backyard retaining wall would be stacked stone and include a planting strip. The stuccoed retaining wall would be 6' -0" tall. There would be a low stacked stone retaining wall at the street.

Skylights would not be publicly visible. No rooftop appurtenances taller than the parapets are proposed. Ground mounted HVAC would be located behind walls and not publicly visible.

All gates would be wood, painted white to match the woodwork on the house.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(E) Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez August 10, 2021
Sally A. Paez Date

Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003907-HDRB
Address – 1243 Canyon Road
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – Price Lind Holdings

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

1243 Canyon Road is a single-family residential structure built in a Spanish Pueblo Revival Style designated as noncontributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however, multiple additions have created a situation where none of the original façades exist, and the building was downgraded to noncontributing in 2004.

On September 8, 2020, in Case #2020-002421-HDRB, the Board approved a proposal for changes which included (1) moving the entry gate back from the street to improve driveway visibility as well as moving its location west on Canyon Road; and (2) constructing a detached garage on the southwest part of the property to a height of 13 feet 0 inches.

At this hearing, the Applicant returned to the Board to request the following items:

1. Redesign and lower the previously approved 735 square foot west garage and its driveway and add a bathroom for the adjacent pool. The garage and bathroom will reduced from 13 to 12 feet height on the west side and will be only 5 feet 6 inches on the east side. Only the west facade of garage will be publically visible because it is behind the existing wall and gate.
2. On the east end of the property, change the vehicular gate so that is no longer on the road but behind the existing wall so that cars can pull in. The gate will be a metal frame and wood boards. The vehicular gate will be painted in a "Rust Materia" color for the metal frame and "Mahogany" wood stain.
3. Construct a new 614 square foot garage and entry gate off of the parking area. This will not be publically visible, behind the existing street wall. The stucco will be EI Rey "Buckskin" to match existing. The garage doors will be wood with a "Mahogany" stain.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021

Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-003908-HDRB
Address – 214 Old Santa Fe Trail
Agent's Name – John Padilla
Owner/Applicant's Name – Mark Suleiman

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

214 Old Santa Fe Trail is a commercial structure with contributing status to the Downtown and Eastside Historic District, constructed between 1912 and 1921. It is situated close to the street, facing east onto it. It is rectangular in footprint, has a flat roof and raised corner elements, and steps down towards the rear. The building is stuccoed. Its form suggests that the stucco is covering a different original material, possibly brick. Raised forms suggest a decorative brick coping underneath.

The east (front) façade has non-historic windows. According to staff, aspects of the openings may be original. The portal replaced one that was photographed in 1988, which according to staff was probably a later addition.

In addition to the east (front) façade, the north façade is prominently visible from the street. It contains historic wood windows, which according to staff may be original to the structure. Staff suggested that the rear (west) portion of the structure is an addition. The dimensions of the largest window opening are similar to that on the south portion of the front facade, suggesting that the front window originally had the pattern found on the north.

The south façade has various windows, some historic, some boarded over, and very low public visibility. The west wall of the structure adjoins the building behind it.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the Board designate the north and east façades as primary per SFCC Sections 14-5.2(C)(2) and 14-12.1, Definition of Primary Façade. Staff recommended that the openings and stuccoed-

over detailing on the front façade, as well as the windows on the north façade, are the character-defining features of these façades.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
9. The Board finds that the north façade is the primary elevation of the structure with the features that define the character of the structure's architecture, specifically, the wood windows, chimney massing, and stepped parapet.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to assign primary façades.
3. The Board designates the north elevation as the primary façade.
4. The Board concludes that the wood windows, chimney massing, and stepped parapet are the character-defining features of the primary facade.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

August 10, 2021
Date

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-003911-HDRB
Address – 462 Arroyo Tenorio
Owner/Applicant's Name – Janet Desforges

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

462 Arroyo Tenorio is an approximately 1,100-square-foot, single-story residential structure with contributing status to the Downtown and Eastside Historic District. At this hearing, the owner requested a historic status review and status downgrade.

Staff excerpted and adapted the following information from the 2021 HCPI, which was included as an exhibit to the staff report:

The north (front) façade presents to the street an altered elevation (Photo 2). The basic composition is a flat façade, punctuated with a lower roofed bump-out at the northwest corner. Windows are non-historic, and the porch has changed since 1966.

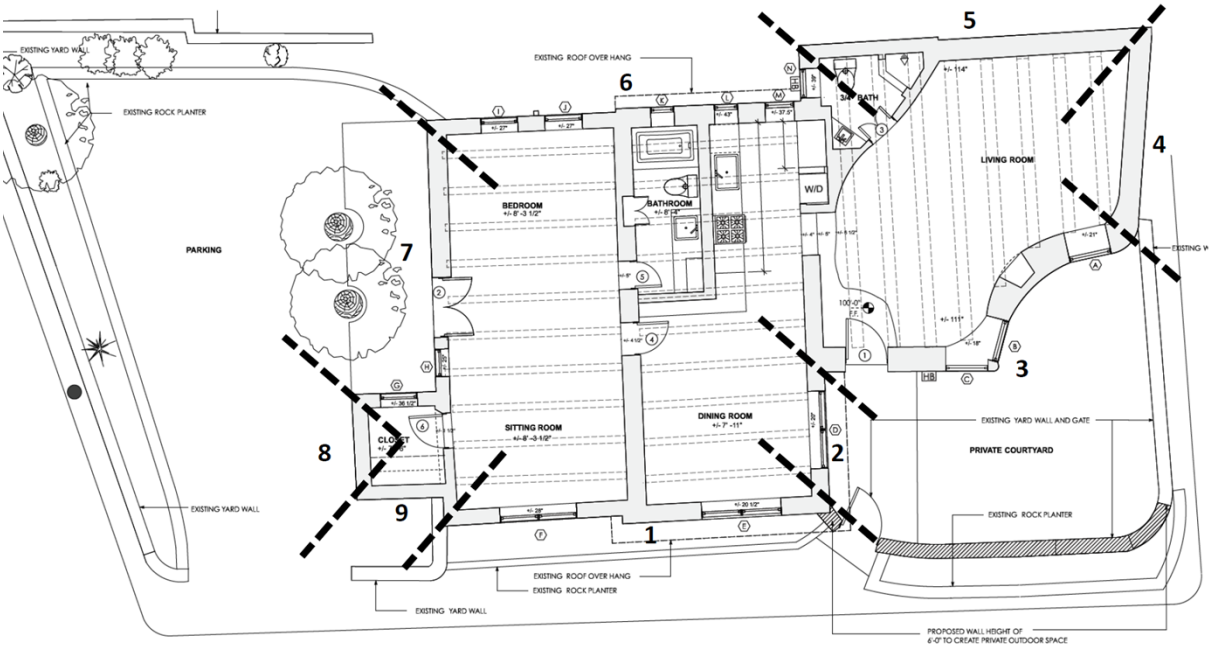
The west elevation faces onto a private drive. It reveals the three building phases of the structure. The north section is a rectangular volume and the bump-out mentioned above. It holds grouped, six-over-six wood windows of unknown age. Abutting this, at a taller height, is another rectangular volume topped with a single-pitch, south-sloping shed roof. This volume is believed to be the oldest portion of the house. It, too, is fenestrated with paired six-over-six, double-hung wood windows. The sloped roof, with its exaggerated angle, was reconstructed in the 2010s and raised 3 inches. The third volume, containing the living room, is set back approximately 9' from the middle section. The roughly 482-square-foot addition was erected in approximately1979-80 and worked as an apartment. The windows are non-historic double-hung units with a six-over-six inserted grid. Ra Patterson estimated that the door and windows date to the 1980s.

The south elevation shows mostly the non-historic addition. A pair of double-hung, six-over-six wood windows mark the west end of the older façades. The origin and age of these windows is unclear. The wood sash appear to be older, but are fitted within more recent metal tracks.

According to a previous owner, the east elevation, which looks onto a neighboring property, was altered with a change of rough opening dimensions. A series of non-historic, single-light casements and double-hung, six-over-six windows penetrate the wall. They date from the 1980s or 1990s.

The property includes two walls that may predate 1973, although they have been altered. A third non-historic wall creates a trash can enclosure at the northwest corner.

Façades are numbered as follows:



462 Arroyo Tenorio Façade Diagram

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Pursuant to SFCC Section 14-5.2(C)(2)(d)(2), all property owners within one hundred (100) feet of the subject property were mailed notice that the Board's review of this case may result in the lowering of the structure's status.
3. Historic Preservation Division Staff Recommendation: Citing non-historic changes to the structure and loss of integrity, staff recommended that the structure be downgraded from its current historic status of "contributing" to "noncontributing" per SFCC Sections 14-5.2(C)(2) and 14-12.1.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure continues to meet the definition of a "contributing structure" and should not be downgraded to noncontributing.
12. The Board finds that the west façades numbered 1 and 3 are the primary elevations of the structure with the features that define the character of the structure's architecture, specifically, the tripartite massing created by the three phases of construction.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the structure's contributing status.
4. The Board designates the west elevation, including façades 1 and 3, as the primary façades of the structure.
5. The Board concludes that the tripartite massing created by the three phases of construction is the character-defining feature of the primary facades.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2021-3847-HDRB
Address – 620 Garcia
Owner/Applicant's Name – Tamara and David Schiltz

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 27, 2021.

BACKGROUND

620 Garcia is an approximately 1,500 square-foot Spanish-Pueblo vernacular building designated contributing to the Downtown and Eastside Historic District. It is single-story and low-slung, with rounded parapets and exposed vigas. It has undergone extensive alterations, including multiple additions and replacement of all windows. The front (east) elevation at the street features an irregular array of window type, style, and material. Window openings have been increased. It has a rooftop solar structure atop a bank of clerestory windows. Its historic 3' adobe yard wall has been raised to 6' along Garcia.

At this hearing, the Applicant requested a downgrade to the building's historic status from contributing to noncontributing. The owner provided a letter regarding the structure's construction sequence. She obtained the information from her neighbor who lives adjacent (north) of the subject property. Her neighbor, Jake Garcia, provided her with his account of the house's ownership and construction changes over the years. According to Mr. Garcia, the structure was owned and altered by many different residents. The original home was built in the 1940s by Paul Garcia after he returned from WWII. His family lived there until they outgrew the home. The next owner built the 3' yard wall and added a garage. The garage was later converted into a bedroom and bathroom. It was purchased by new owners in the 1970s and again by new residents who added the east portal. Other changes include the addition of a living room and dining room off the bedroom. Solar panels and clerestory windows were added, along with a fireplace. The wall height was raised from 3' to 6'. Windows were replaced in the 1980s.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Pursuant to SFCC Section 14-5.2(C)(2)(d)(2), all property owners within one hundred (100) feet of the subject property were mailed notice that the Board's review of this case may result in the lowering of the structure's status.

3. Historic Preservation Division Staff Recommendation: Staff recommended downgrading the historic status from contributing to noncontributing per SFCC Sections 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts; and 14.12.1, Definitions of Contributing and Noncontributing.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District, subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District".
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the building has lost historic material and has undergone multiple alterations such that its historic integrity has been compromised. Significant alterations to the property include additions, alterations to door and window openings, publicly visible rooftop solar panels and equipment, and yard wall partial removal and increase in height.
11. The Board agrees with staff that the significant number and nature of alterations warrant downgrading the building and yard wall to noncontributing.
12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates building and yard wall as noncontributing, as recommended by staff.

IT IS SO ORDERED ON THIS 10th DAY of AUGUST, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



August 10, 2021

Sally A. Paez Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: August 10, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Preliminary Design Presentation for the Proposed Georgia O'Keeffe Museum at 123-135 Grant Avenue

Address: 123-135 Grant Avenue

Historic Status: Significant / non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Forms

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

____ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

BACKGROUND & SUMMARY:

The following presentation concerns two structures: A. M. Bergere House at 135 Grant Street has a historic designation of "Significant". It dates back to the 1870s and is constructed in a Territorial and Spanish Pueblo Revival Styles. It currently houses the Museum's Research Center, Library and Archives.

The adjacent former Safeway building at 123 Grant avenue has a historic designation of "Non-contributing" as confirmed by the HDRB in case 2021-003830-HDRB. It was constructed in the 1960s and has seen heavy alterations. Both are located in the Downtown and Eastside Historic District. These properties are in possession of the Georgia O'Keefe Museum.

The Georgia O'Keefe Museum plans to develop this combined site including constructing a new building at 123 Grant Avenue and making landscape improvements at both 123 Grant Avenue and 135 Grant Avenue. The new building approximately 54,000 square feet and will be 33 feet 8 inches in height. The maximum allowable height is 34 feet 8 inches.

An Early Neighborhood Notification Meeting took place on June 10, followed by a Status Review for the Safeway building by the HDRB on July 13.

Today the Museum is presenting its preliminary design to the HDRB with a request for feedback.

The Museum plans to present its development plan to the Planning Commission and apply for demolition of the Safeway Building in September 2021 and to submit a final design for approval by the HDRB in February 2022.

GLUCKMAN TANG

250 Hudson Street
New York, NY 10013
212.929.0100
gluckmantang.com

Wednesday 14 July 2021

Daniel Schwab, Senior Planner
200 Lincoln Avenue
Land Use Department
Historic Preservation Division
City of Santa Fe
Santa Fe, NM 87501

Re: PROPOSAL LETTER FOR PRELMINARY DESIGN REVIEW
123 GRANT AVENUE and 135 GRANT AVENUE

Dear Mr. Schwab –

On behalf of the Georgia O'Keeffe Museum and with the assistance of our local associate Lorn Tryk who is the sole agent for this application, we are submitting materials for Preliminary Design Review for a new building at 123 Grant Avenue and landscape improvements on both 123 Grant Avenue and 135 Grant Avenue.

The new building's site, adjacent to the museum's existing Research Center, Library and Archives at 135 Grant, will allow the museum to increase its capacity to serve the many communities of Santa Fe and the surrounding region and share more of its collection with visitors.

The new building will be approximately 54,100 gsf and will have a site footprint of 30,595 gsf. The building will be one story high, with a partial basement and a roof containing three mechanical rooms, elevator penthouse and access stair bulkhead. The building's height will be 33'-8" above the existing grade at the midpoint of the façade facing Grant Avenue. In late-Summer 2020, then Historic Preservation Division Manager Lisa Roach calculated the maximum height of the building to be 34'-8".

The building's massing is a group of solid volumes, varied in scale, with different parapet heights. The intent is to reduce the perceived scale of the building in response to the immediate context of downtown Santa Fe. Outdoor plazas in the southwest, northwest, and southeast corners of the property are defined by the setbacks of the exterior walls of the building. These outdoor spaces will provide a place of arrival and a place to gather.

The new building is finished in stucco. Openings in the volumes reveal the thickness of the wall, with doors and windows set back from the face of surrounding walls. Window walls, located on the west and north facades, are the location of the building's two public entrances. The window walls are set behind a screen of repeated vertical timber elements and both sit beneath long-span portales of timber and wood.

The staff entrance is located at the southeast corner of the building. Adjacent on the alley is the building's loading/unloading zone, which faces the rear facades of the buildings on West Palace. This dedicated zone sits completely on the property of 123 Grant and will not impede traffic moving down the alley.

There is no work proposed to the Bergere House and its 2001 addition at 135 Grant Avenue, only improvements to the landscape.

The landscape design creates a cohesive and unified landscape across the two properties. The design preserves significant trees, reduces the amount of water-intensive lawn, and introduces planting areas of native, drought-resistant plants. A series of terraces will be used for education program for school children, public programming for the community, and events. The garden space between the two buildings will be open to the community.

Like our design for the original museum at 217 Johnson Street, the design for the new building is a response to the context and history of Santa Fe. It is a building that celebrates the life and art of Georgia O'Keeffe who drew inspiration from the architecture and landscape of northern New Mexico.



Robert White, Principal
Gluckman Tang Architects

Attachments: Preliminary Design Review Submission, dated July 14, 2021

GEORGIA O'KEEFFE MUSEUM



LOOKING EAST FROM JOHNSON STREET

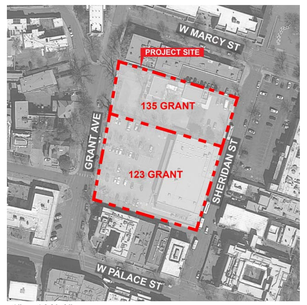
DRAWING LIST

ARCHITECTURAL DRAWINGS	
SHEET NO.	SHEET NAME
A000	COVER
A010	CONTEXT - EXISTING CONDITION
A020	PLAT OF SURVEY 123 GRANT AVENUE
A050	SITE PLAN EXISTING
A051	SITE PLAN PROPOSED
A052	SITE PLAN PROPOSED W/ CoSF DTC
A070	AERIAL VIEWS EXISTING & PROPOSED
A071	STREET VIEWS EXISTING & PROPOSED
A071.A	STREET VIEWS EXISTING
A071.B	STREET VIEWS PROPOSED
A071.C	STREET VIEWS PROPOSED
A072	STREET VIEWS EXISTING & PROPOSED
A072.A	STREET VIEWS EXISTING
A072.B	STREET VIEWS PROPOSED
A072.C	STREET VIEWS PROPOSED
A073	STREET VIEWS EXISTING & PROPOSED
A073.A	STREET VIEWS EXISTING
A073.B	STREET VIEWS PROPOSED
A073.C	STREET VIEWS PROPOSED
A074	STREET VIEWS EXISTING & PROPOSED
A074.A	STREET VIEWS EXISTING
A074.B	STREET VIEWS PROPOSED
A074.C	STREET VIEWS PROPOSED
A075	STREETSCAPE ELEVATIONS EXISTING & PROPOSED
A076	STREETSCAPE ELEVATIONS EXISTING & PROPOSED
A077	STREETSCAPE ELEVATIONS EXISTING & PROPOSED
A100	PLAN BASEMENT
A101	PLAN MAIN LEVEL
A102	PLAN MECH. PENTHOUSE
A103	PLAN ROOF
A200.A	BUILDING ELEVATIONS
A200.B	BUILDING ELEVATIONS RENDERED
A300	BUILDING SECTION
LP103	ILLUSTRATIVE LANDSCAPE PLAN

HDRB PRELIMINARY DESGIN REVIEW

JULY 14, 2021

SITE LOCATION



1" = 160'-0"

PROJECT AND SITE INFORMATION

OWNER:	GEORGIA O'KEEFFE MUSEUM
SITE LOCATION:	123 GRANT AVENUE SANTA FE, NM 87501
FLOOD ZONE:	X
ZONING:	BUSINESS CAPITAL DISTRICT (BCD)
TOWN SCAPE:	MARCY STREET
HISTORIC OVERLAY:	DOWNTOWN AND EASTSIDE HISTORIC DISTRICT
SITE AREA:	1.0660 ACRES (46,435 SF)
BUILDING AREA:	54,084 SF

OWNER:	GEORGIA O'KEEFFE MUSEUM
SITE LOCATION:	135 GRANT AVENUE SANTA FE, NM 87501
FLOOD ZONE:	X
ZONING:	BUSINESS CAPITAL DISTRICT (BCD)
TOWN SCAPE:	MARCY STREET
HISTORIC OVERLAY:	DOWNTOWN AND EASTSIDE HISTORIC DISTRICT
SITE AREA:	0.767 ACRES (33,410 SF)
BUILDING AREA:	4,969 SF

OWNER

123-135 GRANT LLC
155 GRANT AVENUE SANTA FE, NM 87501

CLIENT

GEORGIA O'KEEFFE MUSEUM
217 JOHNSON STREET, SANTA FE NM, 8750
T: 505.946.1000

ARCHITECT

GLUCKMAN TANG ARCHITECTS, LLC
250 HUDSON STREET NEW YORK NY 10013
T: 212 929 0100

ASSOCIATE ARCHITECT

LORN TRYK ARCHITECTS, P.C.
436 W. SAN FRANCISCO ST., SANTA FE, NM 87501
T: 505.982.5340

LANDSCAPE DESIGNER

REED HILDERBRAND
130 BISHOP DRIVE CAMBRIDGE, MA 02139
T: 617.923.2422

STRUCTURAL / MEP ENGINEER

ARUP
77 WATER STREET NEW YORK, NY 1005
T: 212.896.3000

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NO.	DATE	SUBMISSION

EXHIBITS:
Thinc™
110 Wall Street, 2nd Floor
New York, NY 1005
T: 212.741.3844
www.thincdesign.com

LANDSCAPE ARCHITECT:
REED HILDERBRAND
33 Whitney Avenue
New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

CIVIL ENGINEER:
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

COVER

DATE : 01/06/21
SCALE : AS NOTED
DRAWN : Author

A000

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EXTENT OF PROJECT



1 EXISTING CONDITIONS ON SITE
1" = 50'-0"

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NO.	DATE	SUBMISSION

EXHIBITS:

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110 Wall Street, 2nd Floor
New York, NY 1005
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www.thincdesign.com

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REED-HILDERBRAND
33 Whitney Avenue
New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

CIVIL ENGINEER:
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

CONTEXT -
EXISTING CONDITION

DATE : 07/06/21
SCALE : AS NOTED
DRAWN : Author

A010

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NO.	DATE	SUBMISSION

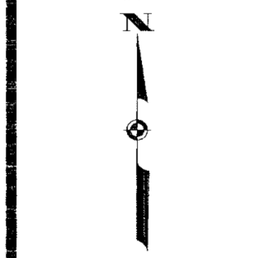
Plat of Survey for Poohbah, Inc.

On Lot 6, 7 and a portion of Lot 5, Block 2
Fort Marcy Addition to the City of Santa Fe
Santa Fe County, New Mexico.
123 Grant Avenue

355011



VICINITY MAP



SCALE: 1"=30'

0 30 60 90

LEGEND

- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

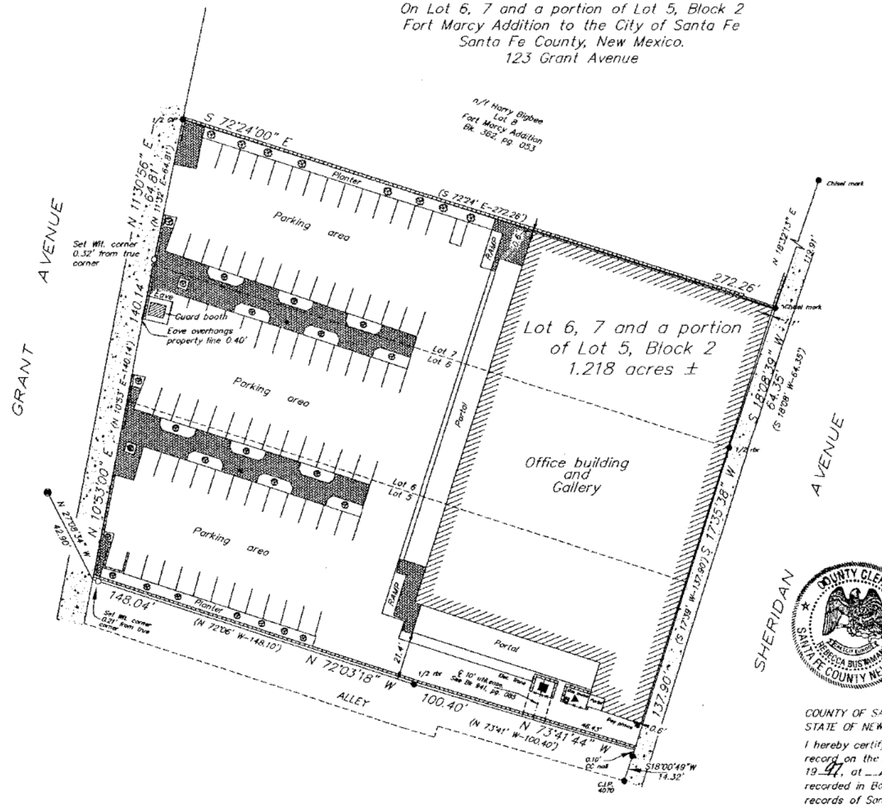
NOTES

1.) Basis of bearing for this survey was taken from north boundary of Lot 7, Block 2, Fort Marcy Addition by T.E. Scanlon and Associates dated April 12, 1966.

2.) Bearings and distances in parenthesis are from a the above noted plat.

3.) Subject to all easements, restrictions and reservations of record.

4.) FIRM Panel Number, 350070-0005-B, Zone "C" Tract does not lie within a designated 100 year flood plain area.



CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

December 31, 1996

David E. Cooper
8 Apache Ridge Road

P.S. No. 9052
Santa Fe, NM.

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY
PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO REBECCA BUSTAMANTE

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

972-576

I hereby certify that this instrument was filed for record on the 31st day of January A.D. 19 97, at 11:46 o'clock Am., and was duly recorded in Book 356, Page 071 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico
Deputy

SIERRA LAND SURVEYING			
#8 APACHE RIDGE	SANTA FE, NM		466-4932
Project No. C-0481296	Dwg. DEC	Ck. ACG	
	File: 999	Bk. 40	
INDEXING INFORMATION FOR COUNTY CLERK			
NAME	LOCATION	SUBDIVISION	
POOBAH, INC	Sec. 24 T. 17N. R. 9 E.	Fort Marcy	

1 PLAT OF SURVEY - 123 GRANT AVENUE
1" = 30'-0"

EXHIBITS:

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T: (505) 508-3374
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

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LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
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T: 505.982.5340

ARCHITECT:
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250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM
SANTA FE, NM

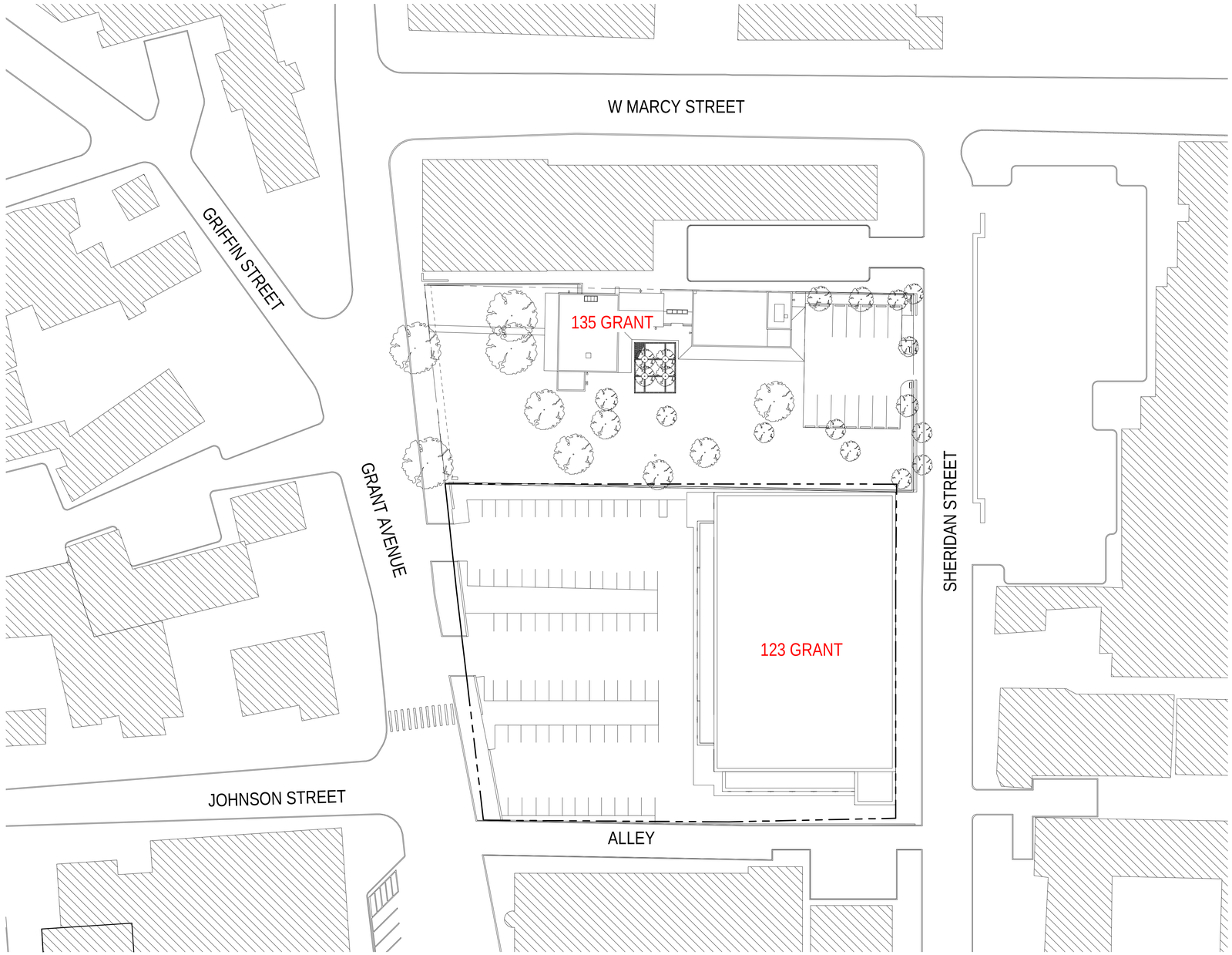
PROJECT NUMBER : 17008

PLAT OF SURVEY
123 GRANT AVENUE

DATE : 01/06/21
SCALE : AS NOTED
DRAWN : Author

A020

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1 SITE PLAN - EXISTING
1/32" = 1'-0"

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ARUP
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New York, NY 10005
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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

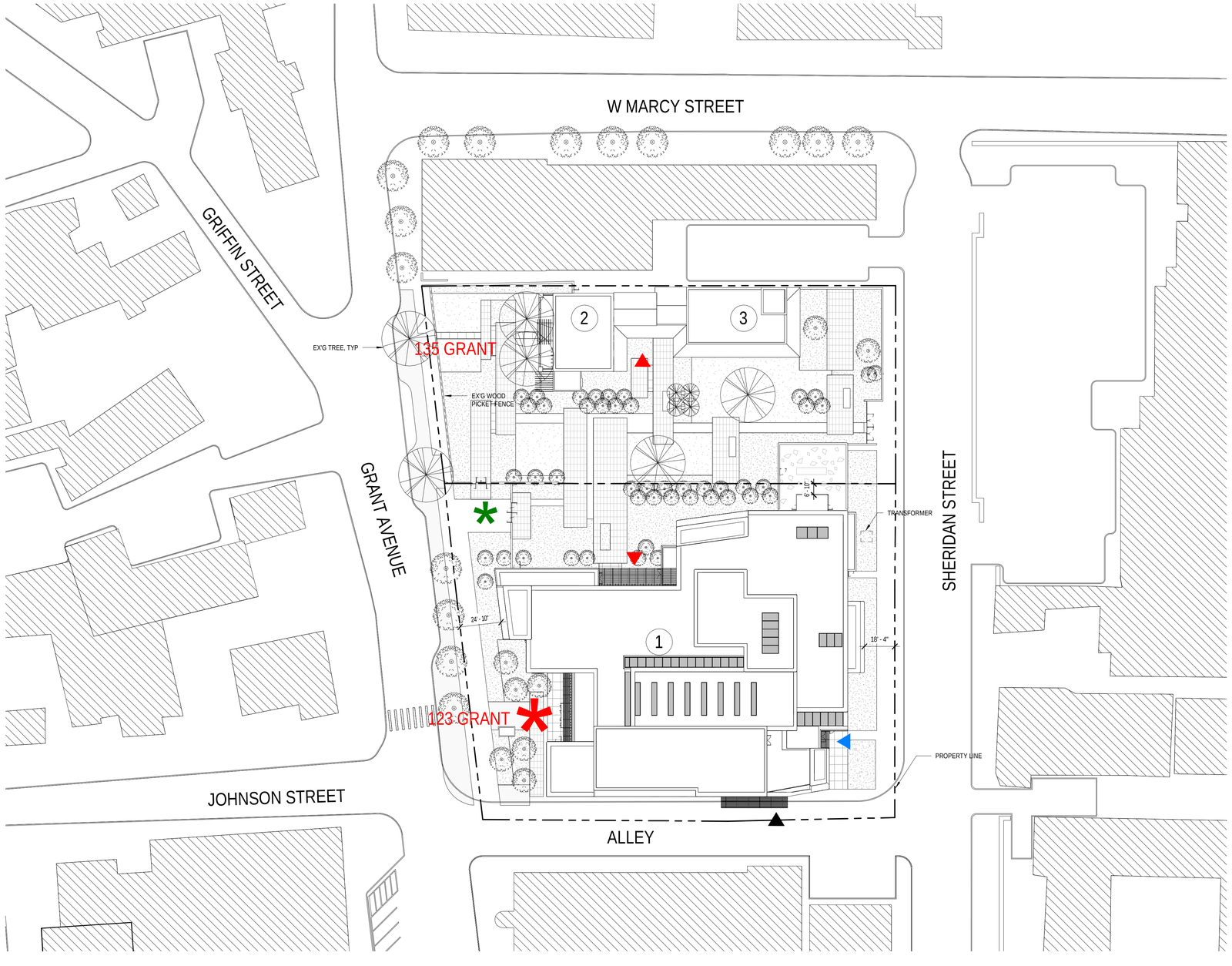
SITE PLAN
EXISTING

DATE : 07/08/21
SCALE : AS NOTED
DRAWN : Author

A050

N

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1 SITE PLAN - PROPOSED
1/32" = 1'-0"

LEGEND

123 GRANT AVENUE
(1) NEW EXHIBITION BUILDING
135 GRANT AVENUE
(2) RESEARCH CENTER
(3) LIBRARY & ARCHIVES

- PRIMARY ENTRANCE
- PRIMARY ENTRANCE TO GARDEN
- PUBLIC ENTRANCE
- STAFF ENTRANCE
- SERVICE ENTRANCE
- GARDEN ENTRANCE (EAST)

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T: (505) 508-3374
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
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T: 505.982.5340

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GEORGIA O'KEEFFE MUSEUM
SANTA FE, NM

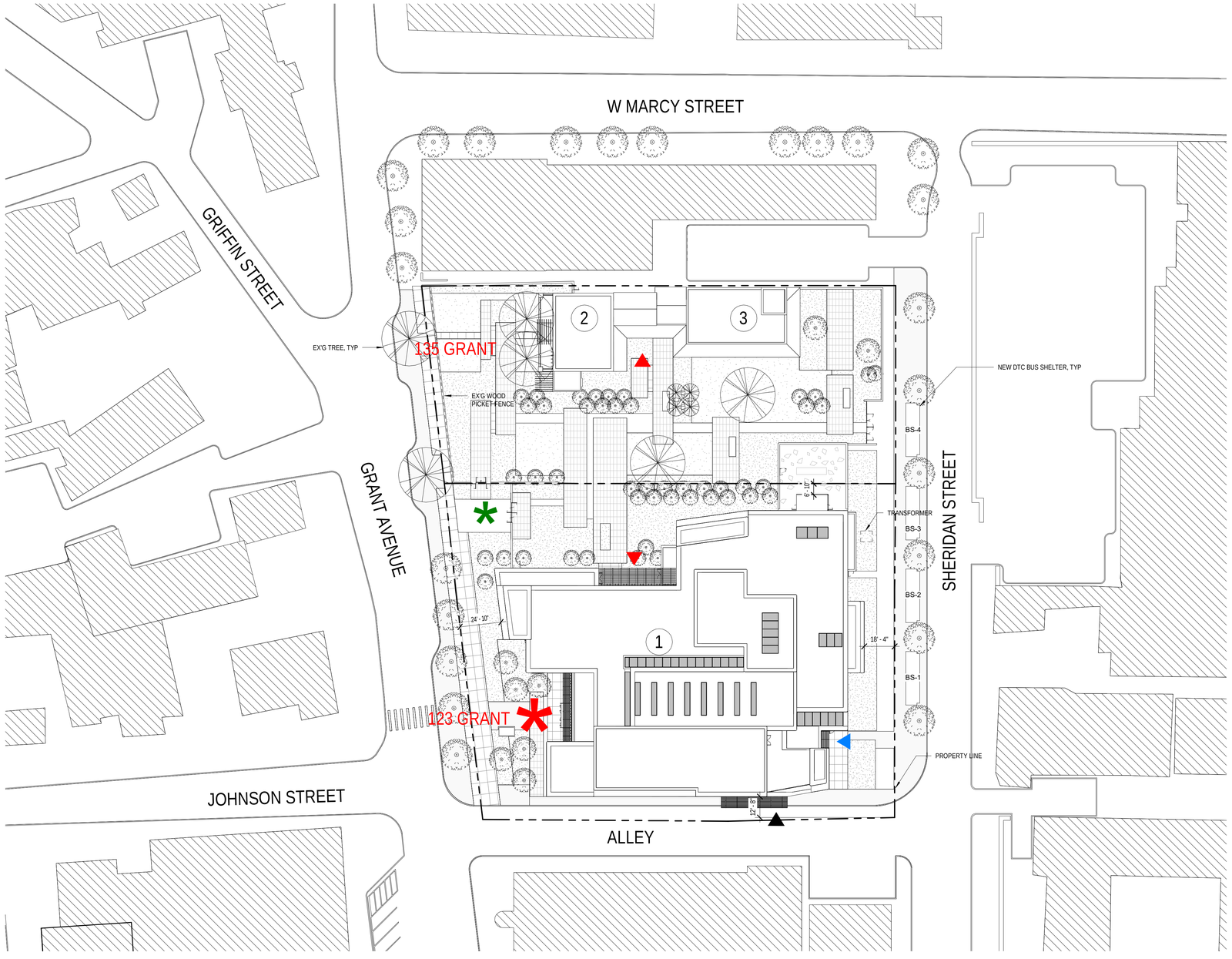
PROJECT NUMBER : 17008

SITE PLAN
PROPOSED

DATE : 07/07/21
SCALE : AS NOTED
DRAWN : Author

A051

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1 SITE PLAN - PROPOSED W/ CoSF DTC
1/32" = 1'-0"

LEGEND

123 GRANT AVENUE
(1) NEW EXHIBITION BUILDING
135 GRANT AVENUE
(2) RESEARCH CENTER
(3) LIBRARY & ARCHIVES

- PRIMARY ENTRANCE
- PRIMARY ENTRANCE TO GARDEN
- PUBLIC ENTRANCE
- STAFF ENTRANCE
- SERVICE ENTRANCE
- GARDEN ENTRANCE (EAST)

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NO.	DATE	SUBMISSION
4	12 MAY 2021	NMHPD SUBMISSION

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P 617 923 2422
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM
SANTA FE, NM

PROJECT NUMBER : 17008

SITE PLAN
PROPOSED W/ CoSF DTC

DATE : 01/09/21
SCALE : AS NOTED
DRAWN : JTY

A052

N

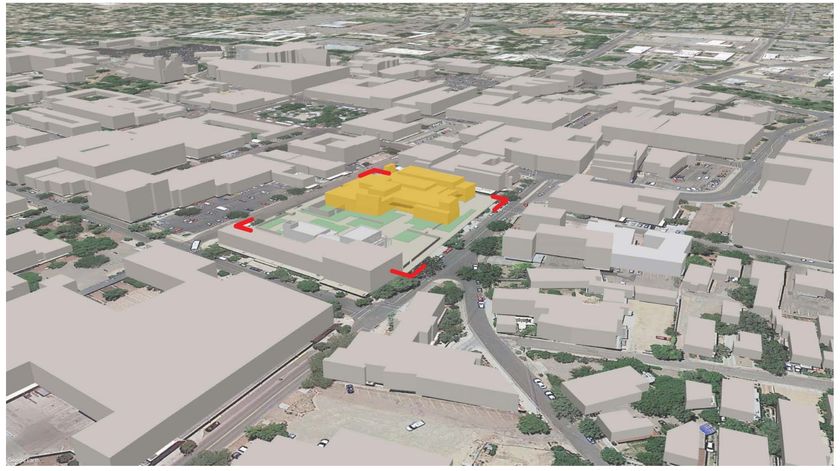
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AERIAL FROM NORTH WEST - EXISTING CONDITION



AERIAL FROM SOUTH WEST - EXISTING CONDITION



AERIAL FROM NORTH WEST - PROPOSED



AERIAL FROM SOUTH WEST - PROPOSED



AERIAL FROM NORTH WEST - PROPOSED



AERIAL FROM SOUTH WEST - PROPOSED

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STRUCTURAL / MEP ENGINEER:
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77 Water Street
New York, NY 10005
T: 212.929.0100

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436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

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GLUCKMAN TANG
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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

AERIAL VIEWS
EXISTING & PROPOSED

DATE : 07/09/21
SCALE : AS NOTED
DRAWN : Author

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VIEW FROM JOHNSON STREET - EXISTING CONDITION



VIEW FROM JOHNSON STREET - PROPOSED W/ LANDSCAPE



VIEW FROM JOHNSON STREET - PROPOSED
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T: (505) 508-3374
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

STREET VIEWS
EXISTING & PROPOSED

DATE : 07/12/21
SCALE : AS NOTED
DRAWN : Author

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P 617 923 2422
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CIVIL ENGINEER:
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2929 Coors Blvd. NW, Suite 309
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T: (505) 508-3374
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

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EXISTING

DATE : 07/12/21
SCALE : AS NOTED
DRAWN : Author

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PROJECT NUMBER : 17008

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SANTA FE, NM

PROJECT NUMBER : 17008

STREET VIEWS
PROPOSED

DATE : 07/12/21
SCALE : AS NOTED
DRAWN : Author

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LOOKING ACROSS FRONT YARD OF 135 GRANT - EXISTING CONDITION



LOOKING ACROSS FRONT YARD OF 135 GRANT - PROPOSED W/ LANDSCAPE



LOOKING ACROSS FRONT YARD OF 135 GRANT - PROPOSED
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250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

STREET VIEWS
EXISTING & PROPOSED

DATE : 07/12/21
SCALE : AS NOTED
DRAWN : Author

A072

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LOOKING ACROSS FRONT YARD OF 135 GRANT - EXISTING CONDITION

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NO.	DATE	SUBMISSION

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Thinc™
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REED-HILDERBRAND
33 Whitney Avenue
New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

CIVIL ENGINEER:
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

STREET VIEWS
EXISTING

DATE : 07/12/21
SCALE : AS NOTED
DRAWN : Author

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LOOKING ACROSS FRONT YARD OF 135 GRANT - PROPOSED W/ LANDSCAPE

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New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

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2929 Coors Blvd. NW, Suite 309
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ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
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GEORGIA O'KEEFFE MUSEUM

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LOOKING NORTH ON SHERIDAN - EXISTING CONDITION



LOOKING NORTH ON SHERIDAN - PROPOSED W/ LANDSCAPE



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T: 212.929.0100

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T: 505.982.5340

ARCHITECT:
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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

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PROJECT NUMBER : 17008

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LOOKING NORTH ON SHERIDAN - PROPOSED W/ LANDSCAPE

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P 617 923 2422
www.reedhilderbrand.com

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Albuquerque, NM 87120
T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

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T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

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LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

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PROJECT NUMBER : 17008

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PROPOSED

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LOOKING NORTH ON SHERIDAN - EXISTING CONDITION



LOOKING NORTH ON SHERIDAN WITH CoSF DTC BUS STOP - PROPOSED W/ LANDSCAPE



LOOKING NORTH ON SHERIDAN WITH CoSF DTC BUS STOP - PROPOSED
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New York, NY 1005
T: 212.741.3844
www.thincdesign.com

LANDSCAPE ARCHITECT:
REED HILDERBRAND
33 Whitney Avenue
New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

CIVIL ENGINEER:
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

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New Haven CT 06517
P 617 923 2422
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CIVIL ENGINEER:
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

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LOOKING NORTH ON SHERIDAN - PROPOSED W/ CoSF DTC, W/ LANDSCAPE

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SANTA FE, NM

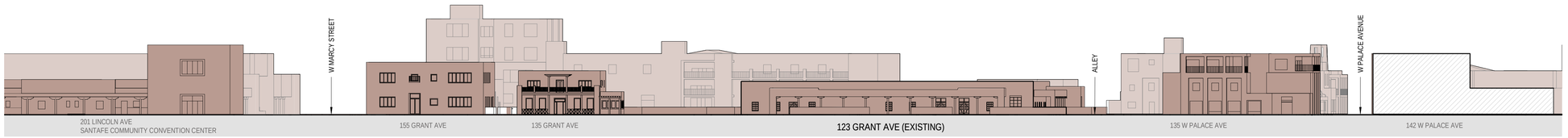
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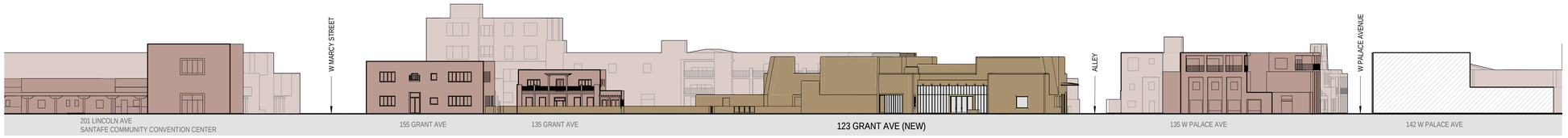
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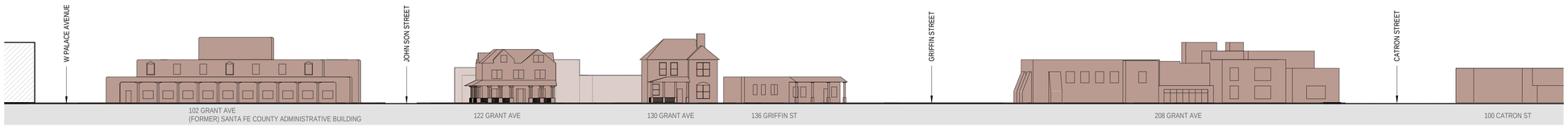
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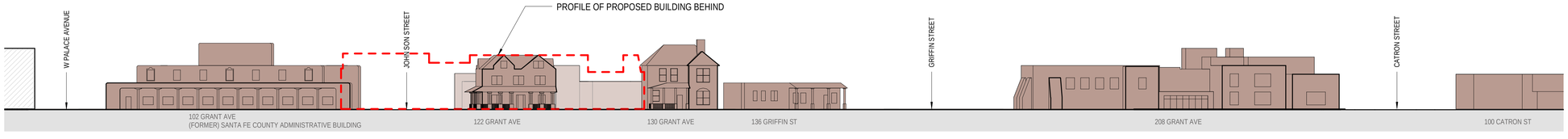
4 ELEVATION ALONG GRANT AVE LOOKING EAST - EXISTING
1/32" = 1'-0"



3 ELEVATION ALONG GRANT AVE LOOKING EAST - PROPOSED
1/32" = 1'-0"



2 ELEVATION ALONG GRANT AVE LOOKING WEST - EXISTING
1/32" = 1'-0"



1 ELEVATION ALONG GRANT AVE LOOKING WEST - PROPOSED
1/32" = 1'-0"

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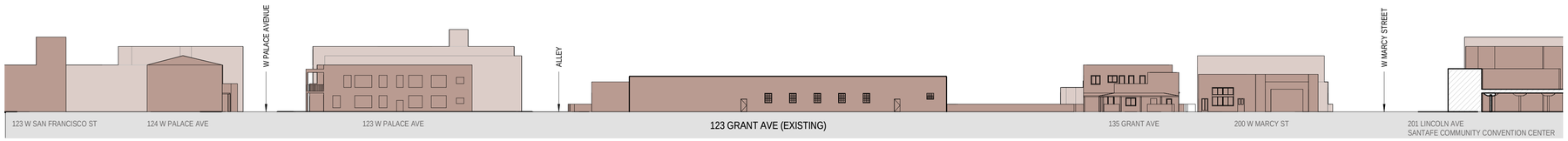
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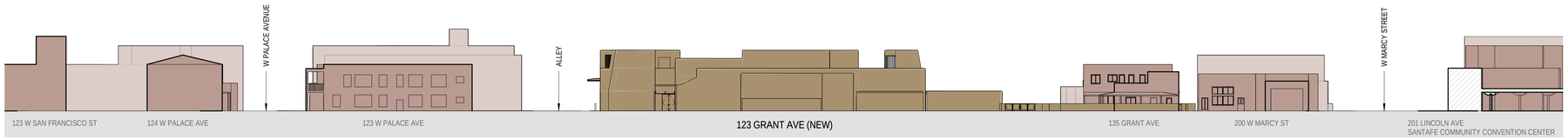
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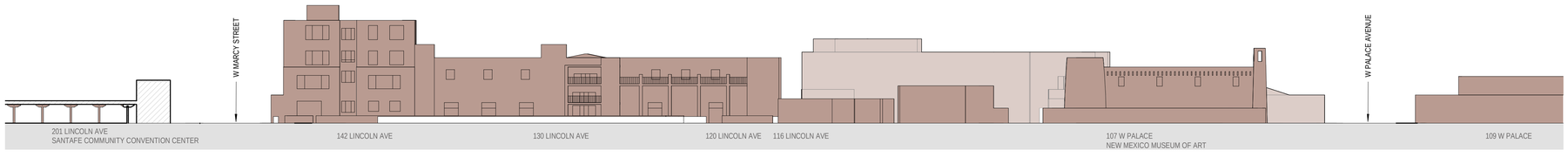
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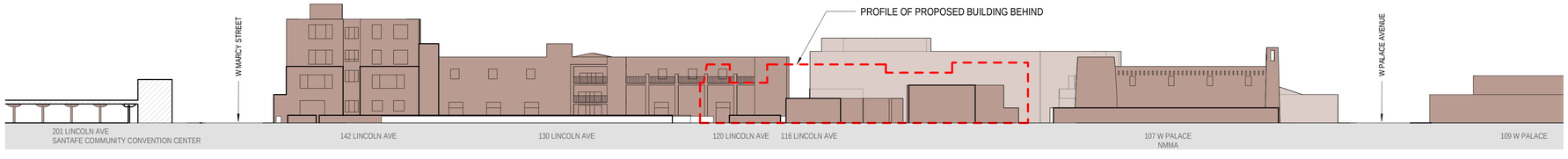
4 ELEVATION ALONG SHERIDAN STREET LOOKING WEST - EXISTING
1/32" = 1'-0"



3 ELEVATION ALONG SHERIDAN STREET LOOKING WEST - PROPOSED
1/32" = 1'-0"



2 ELEVATION ALONG SHERIDAN STREET LOOKING EAST - EXISTING
1/32" = 1'-0"



1 ELEVATION ALONG SHERIDAN STREET LOOKING EAST - PROPOSED
1/32" = 1'-0"

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Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
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STRUCTURAL / MEP ENGINEER:
ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

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250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

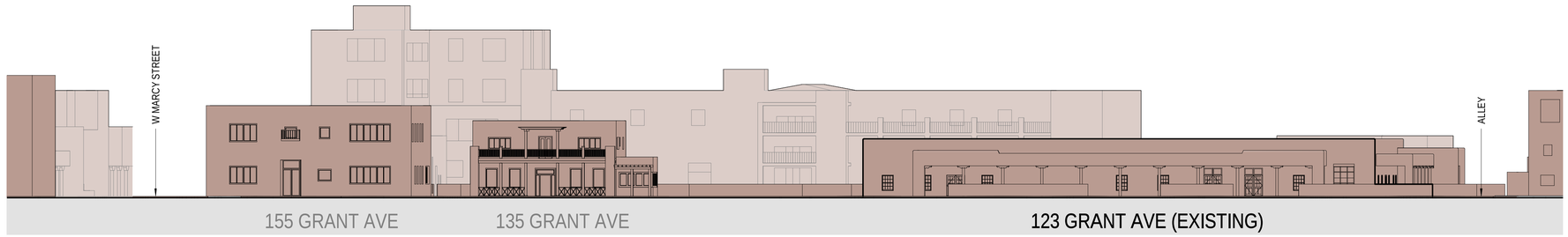
PROJECT NUMBER : 17008

STREETSCAPE ELEVATIONS
EXISTING & PROPOSED

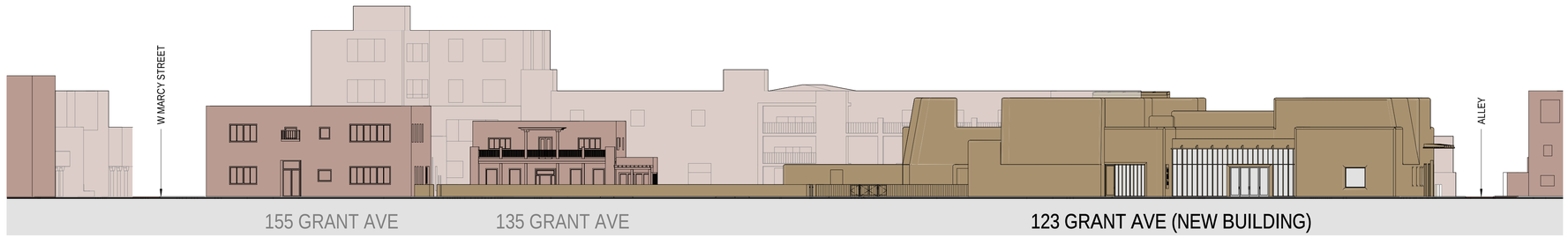
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SCALE : AS NOTED
DRAWN : Author

A076

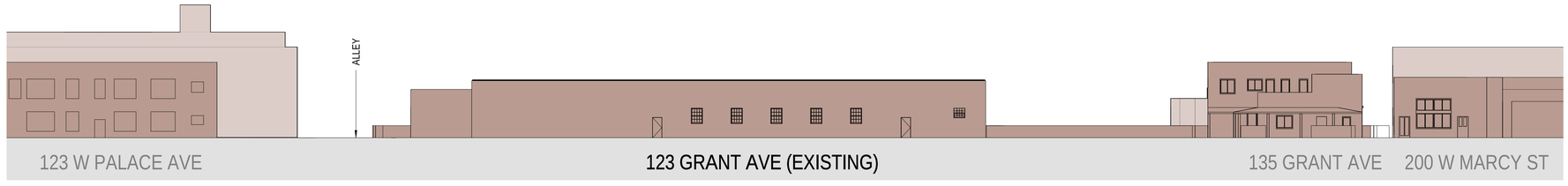
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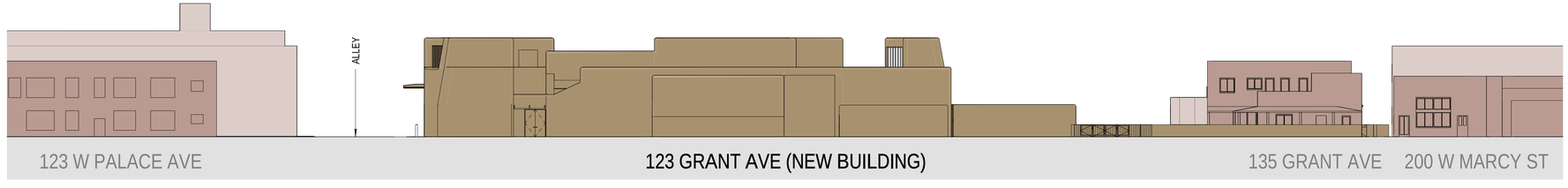
4 ELEVATION ALONG GRANT AVE LOOKING EAST - EXISTING
1" = 20'-0"



3 ELEVATION ALONG GRANT AVE LOOKING EAST - PROPOSED
1" = 20'-0"



2 ELEVATION ALONG SHERIDAN STREET LOOKING WEST - EXISTING
1" = 20'-0"



1 ELEVATION ALONG SHERIDAN STREET LOOKING WEST - PROPOSED
1" = 20'-0"

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New York, NY 10005
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LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

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New York NY 10013
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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

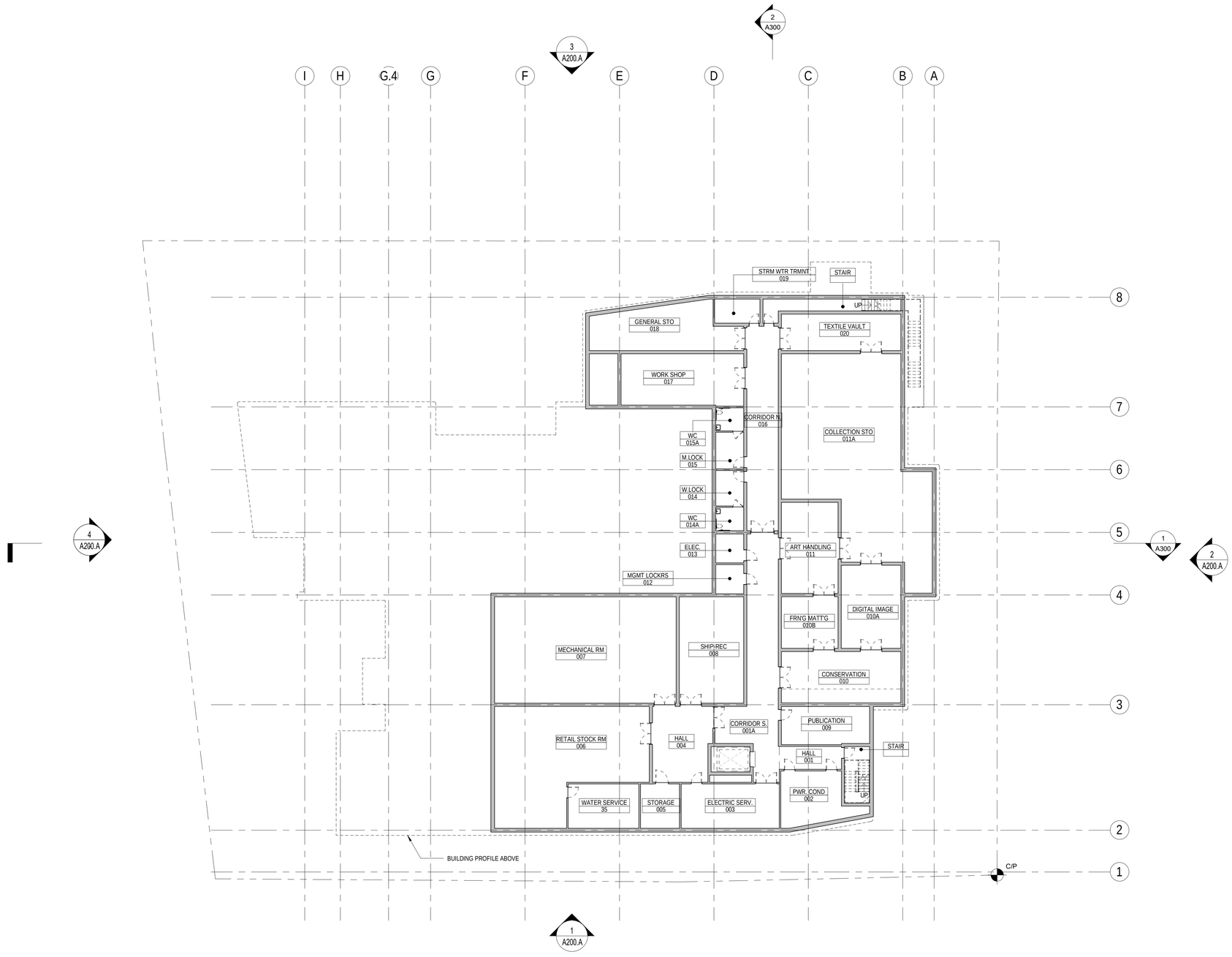
PROJECT NUMBER : 17008

STREETSCAPE ELEVATIONS
EXISTING & PROPOSED

DATE : 07/09/21
SCALE : AS NOTED
DRAWN : Author

A077

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1 PLAN - BASEMENT
1/16" = 1'-0"

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77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
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436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

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GEORGIA O'KEEFFE MUSEUM
SANTA FE, NM

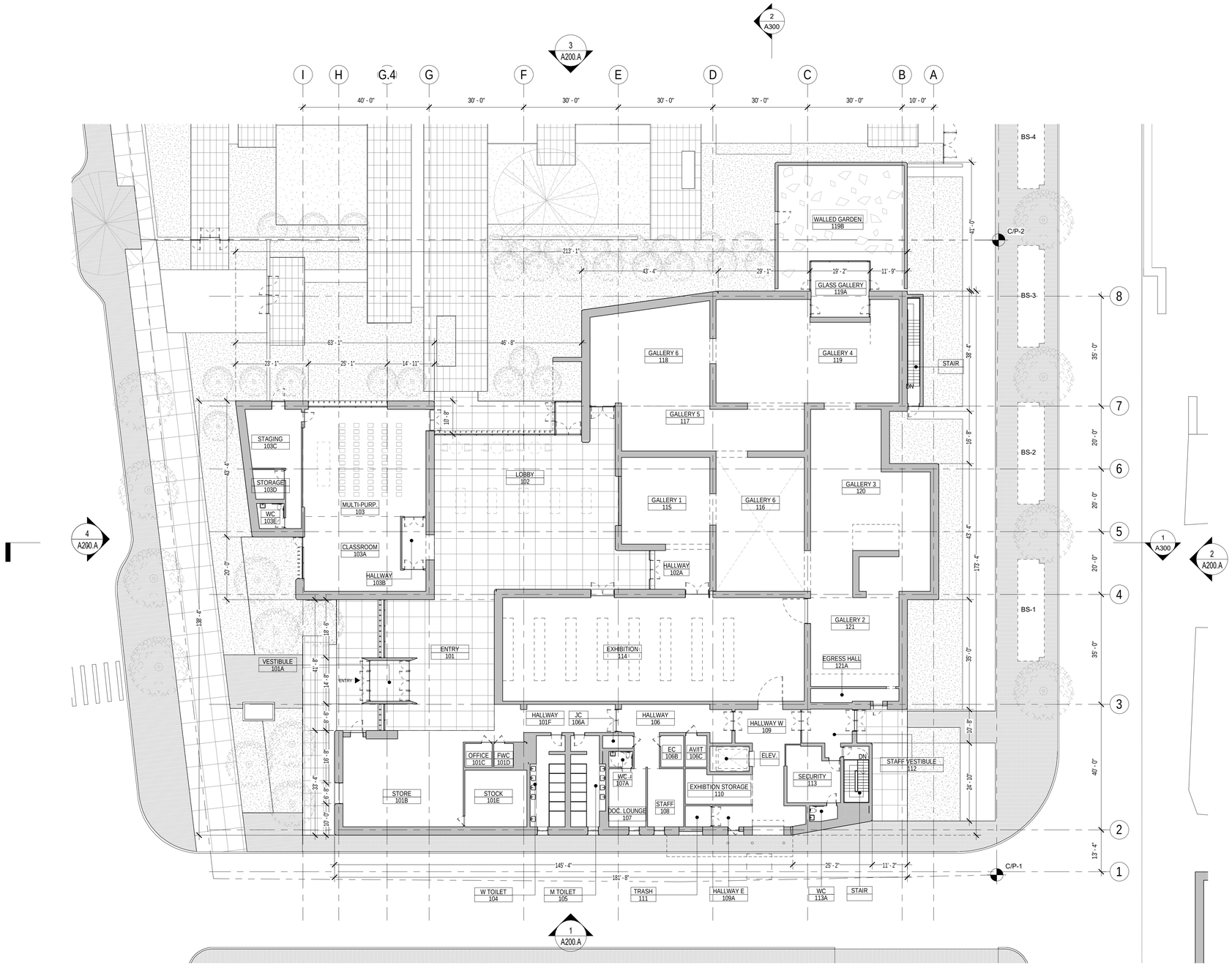
PROJECT NUMBER : 17008

PLAN
BASEMENT

DATE : 01/06/21
SCALE : AS NOTED
DRAWN : Author

A100

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1 PLAN - MAIN LEVEL
1/16" = 1'-0"

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New York, NY 10005
T: 212.929.0100

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Santa Fe, New Mexico 87501
T: 505.982.5340

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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

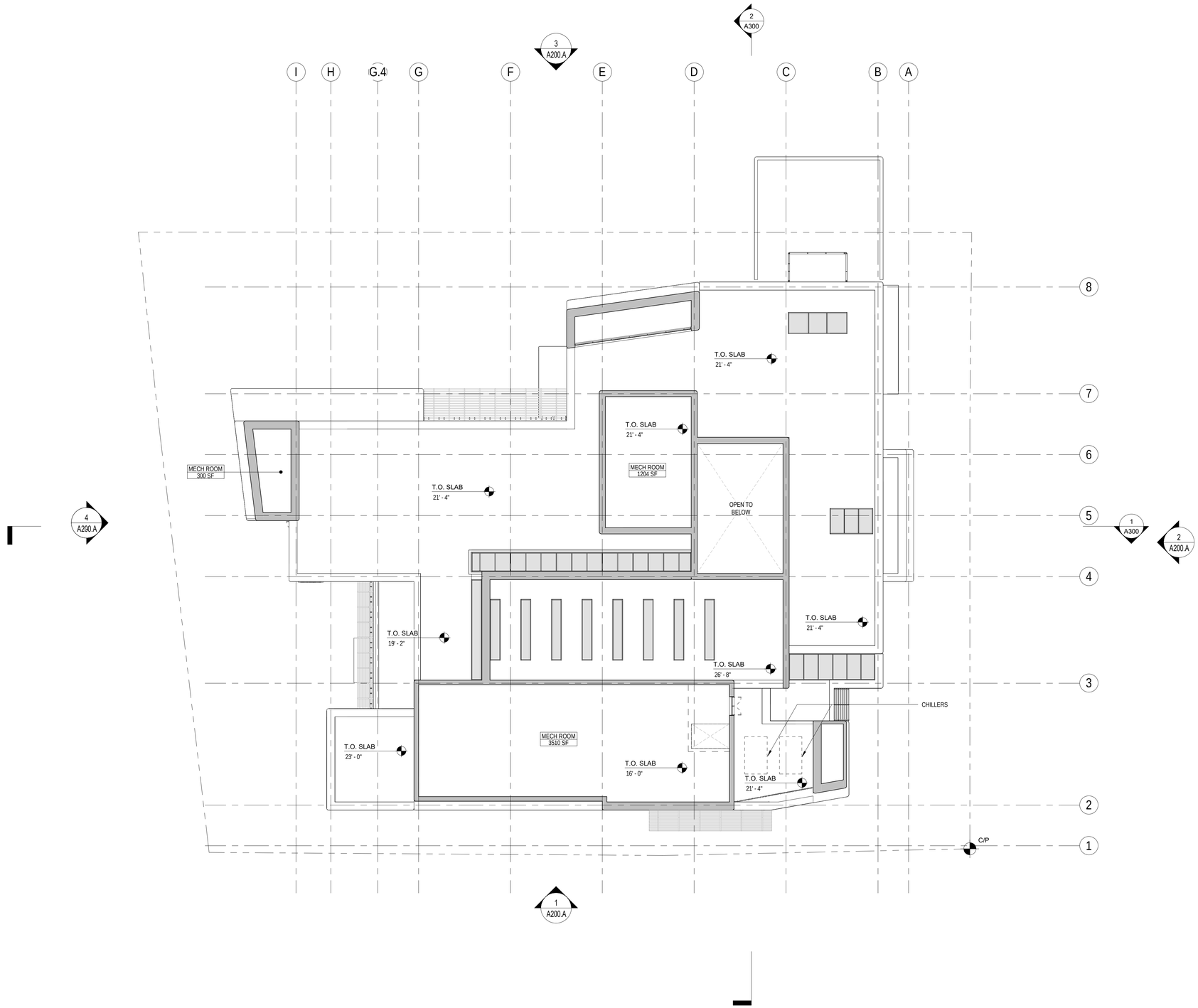
PROJECT NUMBER : 17008

PLAN
MAIN LEVEL

DATE : 01/09/21
SCALE : AS NOTED
DRAWN : Author

A101

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1 PLAN - MECH. PENTHOUSE
1/16" = 1'-0"

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New York, NY 10005
T: 212.929.0100

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Santa Fe, New Mexico 87501
T: 505.982.5340

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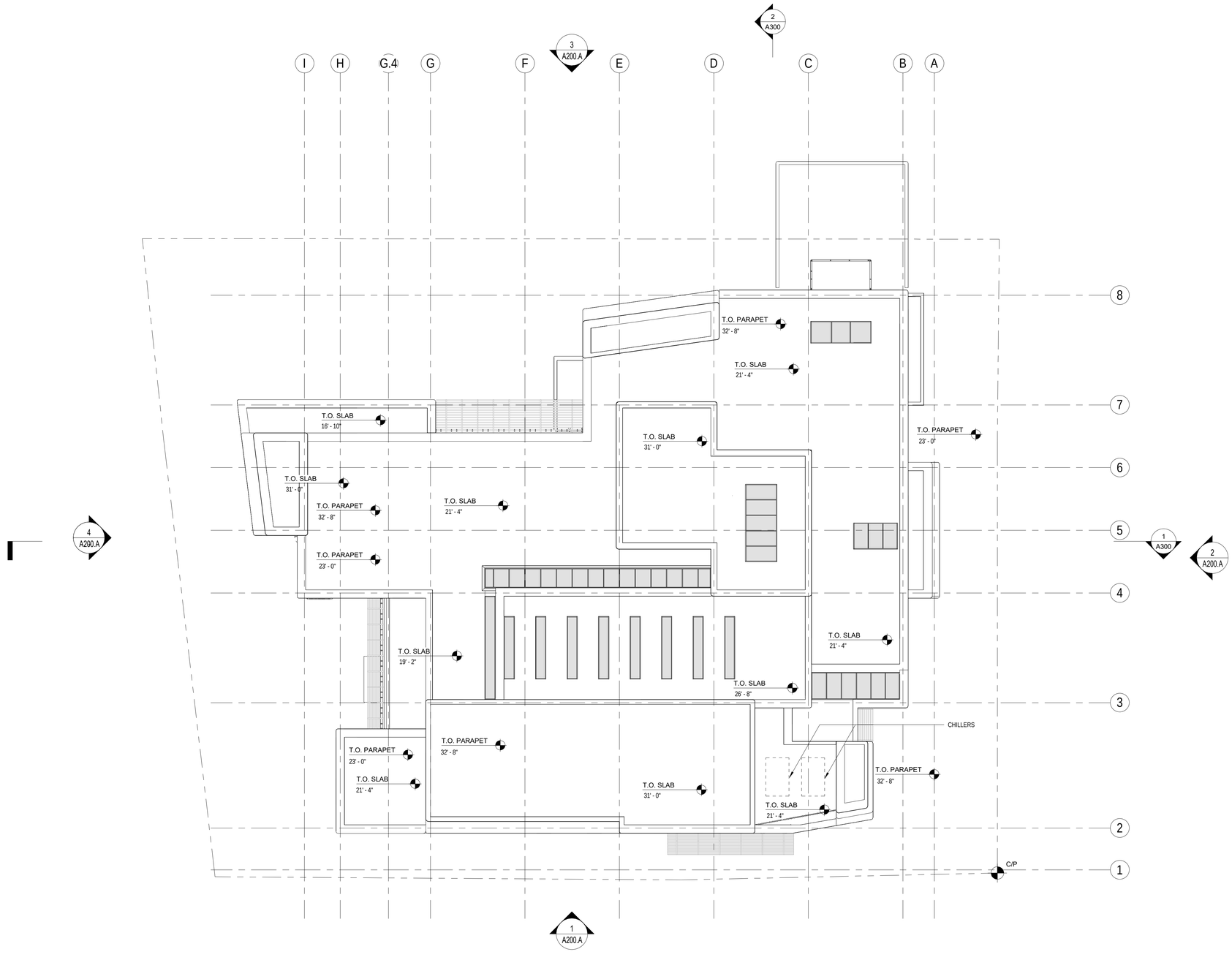
PROJECT NUMBER : 17008

PLAN
MECH. PENTHOUSE

DATE : 01/06/21
SCALE : AS NOTED
DRAWN : Author

A102

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1 PLAN - ROOF
1/16" = 1'-0"

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New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
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Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

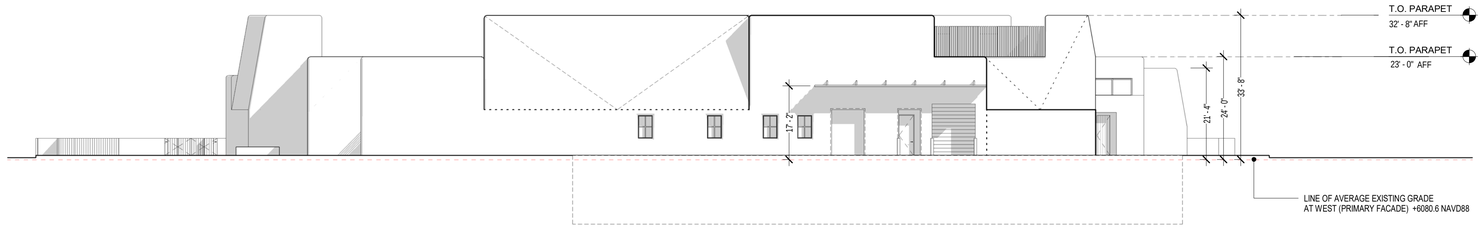
PLAN
ROOF

DATE : 07/07/21
SCALE : AS NOTED
DRAWN : Author

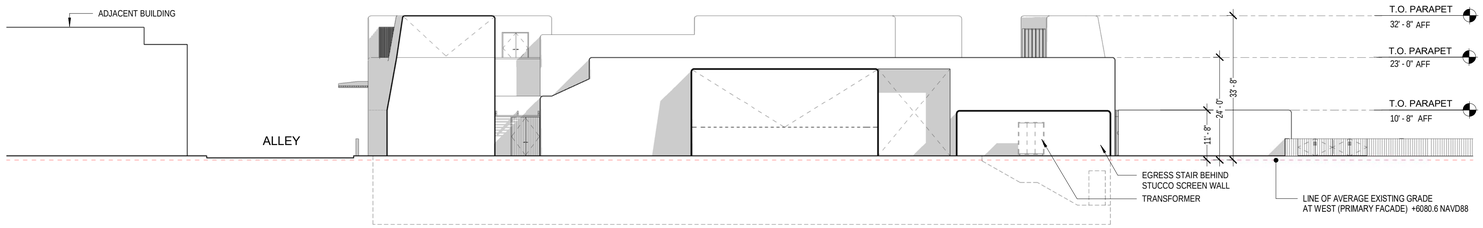
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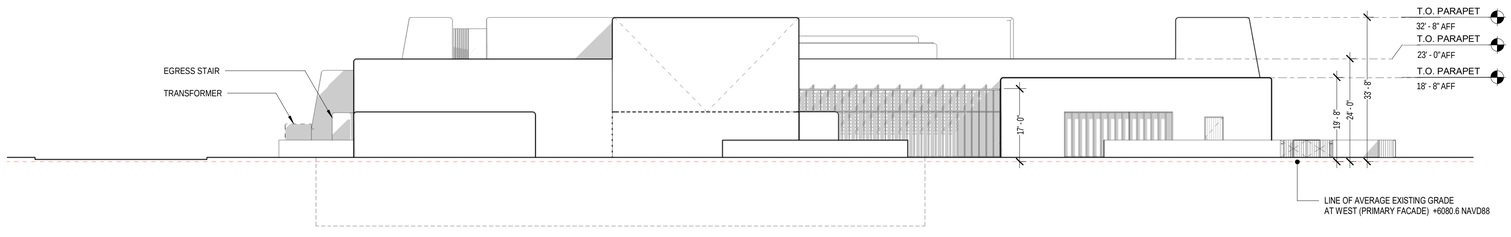
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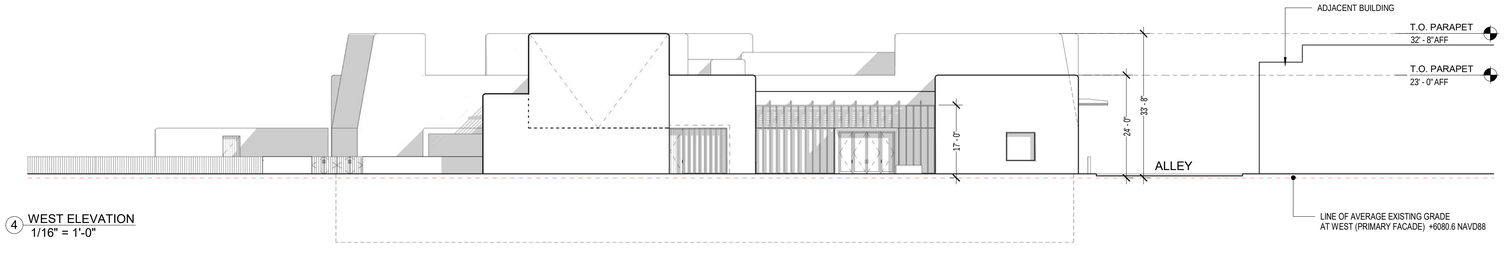
1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

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ARUP
77 Water Street
New York, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

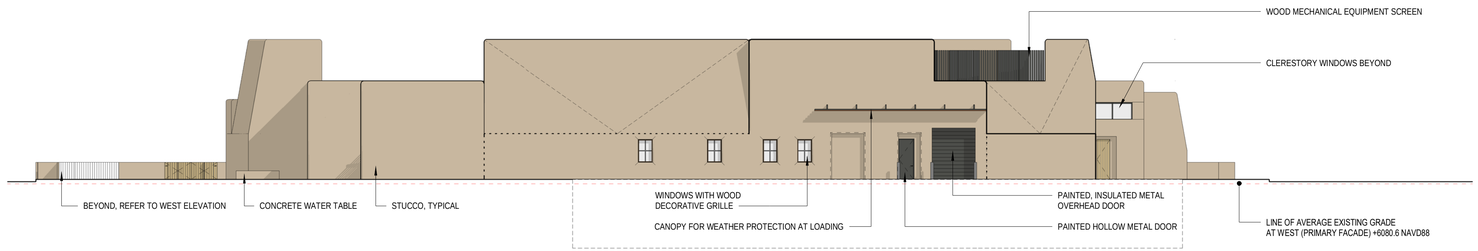
PROJECT NUMBER : 17008

BUILDING ELEVATIONS

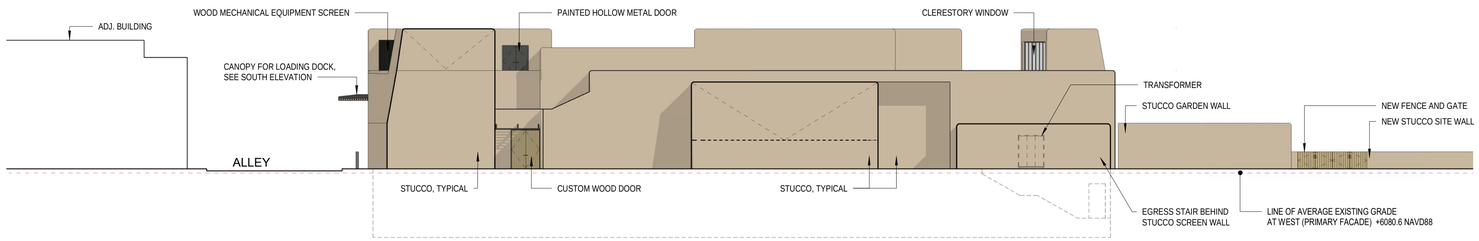
DATE : 01/09/21
SCALE : AS NOTED
DRAWN : Author

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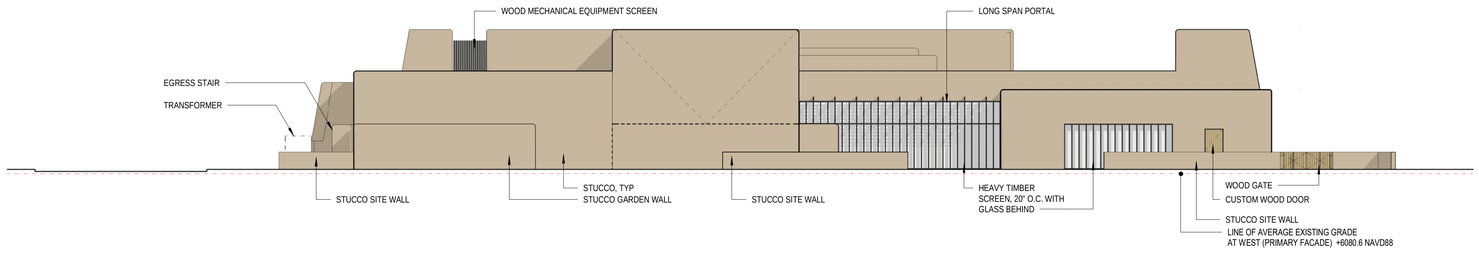
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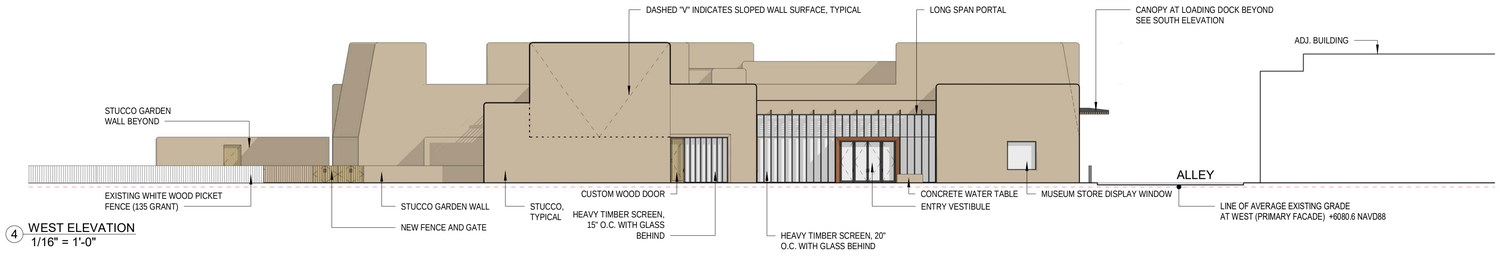
1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

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T: 212.929.0100

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LORN TRYK ARCHITECTS, P.C
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Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
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GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

BUILDING ELEVATIONS RENDERED

DATE : 07/07/21
SCALE : AS NOTED
DRAWN : Author

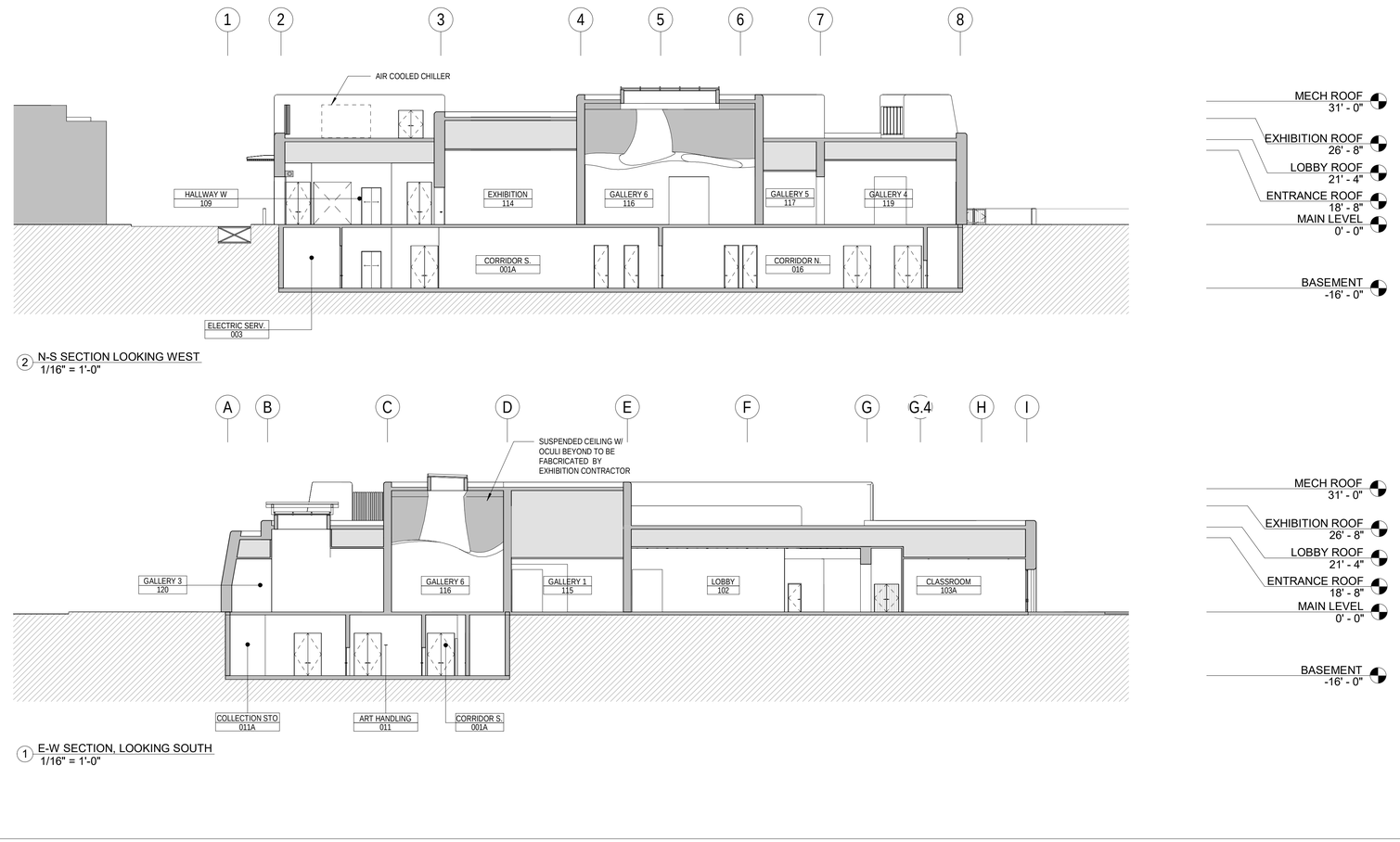
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NO.	DATE	SUBMISSION



2 N-S SECTION LOOKING WEST
1/16" = 1'-0"

1 E-W SECTION, LOOKING SOUTH
1/16" = 1'-0"

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LORN TRYK ARCHITECTS, P.C
436 W San Francisco Street,
Santa Fe, New Mexico 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

BUILDING SECTION

DATE : 01/08/21
SCALE : AS NOTED
DRAWN : Author

A300

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MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING TREE TO REMAIN
Paving	
	PROPOSED PAVING
	CURB
Walls and Fences	
	WALL
	FENCE
	GATE
Planting	
	LAWN
	PLANTING AREA
	PROPOSED TREE
Site	
	WATER FEATURE

GENERAL NOTE:

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NO.	DATE	SUBMISSION

EXHIBITS:

Thinc™
110 Wall Street, 2nd Floor
New York, NY 1005
T: 212.741.3844
www.thincdesign.com

LANDSCAPE ARCHITECT:
REED-HILDERBRAND
33 Whitney Avenue
New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

CIVIL ENGINEER:
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
T: (505) 508-3374
www.civiltransformations.com

STRUCTURAL / MEP ENGINEER:
ARUP
77 WATER STREET
NEW YORK, NY 10005
T: 212.929.0100

ASSOCIATE ARCHITECT:
LORN TRYK ARCHITECTS, P.C
436 W SANFRANCISCO ST.,
SANTA FE, NEW MEXICO 87501
T: 505.982.5340

ARCHITECT:
GLUCKMAN TANG
250 Hudson Street
New York NY 10013
Tel : 212 929 0100

GEORGIA O'KEEFFE MUSEUM

SANTA FE, NM

PROJECT NUMBER : 17008

LANDSCAPE ILLUSTRATIVE PLAN

DATE: 07/14/21
SCALE: 1" = 20'
DRAWN: AB

LP103

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123 GRANT AVENUE
SURVEY PHOTOGRAPHS
HDRB Preliminary Design Review Submission – July 14, 2021



PHOTOGRAPH 1: WEST (FRONT) ELEVATION.



PHOTO 2: WEST (FRONT) ELEVATION, COMPOSITE.

123 GRANT AVENUE
SURVEY PHOTOGRAPHS
HDRB Preliminary Design Review Submission – July 14, 2021



PHOTO 3: WEST (FRONT) ELEVATION.

123 GRANT AVENUE
SURVEY PHOTOGRAPHS
HDRB Preliminary Design Review Submission – July 14, 2021



PHOTO 4: SOUTH ELEVATION.

123 GRANT AVENUE
SURVEY PHOTOGRAPHS
HDRB Preliminary Design Review Submission – July 14, 2021



PHOTO 5: SOUTH AND EAST ELEVATIONS.

123 GRANT AVENUE
SURVEY PHOTOGRAPHS
HDRB Preliminary Design Review Submission – July 14, 2021



PHOTO 6: EAST AND NORTH ELEVATIONS.

123 GRANT AVENUE
SURVEY PHOTOGRAPHS
HDRB Preliminary Design Review Submission – July 14, 2021



PHOTO 7: NORTH ELEVATION.

City of Santa Fe, New Mexico

memo

DATE: August 10, 2021

TO: Historic Districts Review Board

FROM: Nicole A. Ramirez Thomas, Interim Historic Preservation Division Manager

---

Case # 2021-003844-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

CITY SUBMITTALS ***Available on PrimeGov***

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**:

1) Site location map and photographs from the cultural resources study (Burleson 2020)
2) Exhibit A Planning Commission Packet
3) Exhibit B City Request to be a Consulting Party
4) Exhibit C Photo Simulation
5) Exhibit D SHPO Consultation Letter
6) Planning Commission FOF and COL
7) Staff memos and minutes from June 2020, July 2020, and August 2020

APPLICANT SUBMITTALS ***Available on PrimeGov***

__x__ **Proposal Letter:**

____ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:**

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application for its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

Gravity Pad Partners, LLC proposes to construct a telecommunications facility on the St. John's College campus in an effort to improve services to the college and its students, as well as the surrounding roads and neighborhoods. The facility is proposed to be a 65-foot-tall monopole with open antennas and associated ground equipment. The location of the pole is proposed to be 72 feet south of Camino de Cruz Blanca (see Exhibit A Planning Commission Packet for application specifications). The proposed facility would provide emergency services through the AT&T/FirstNet network for first responders and would accommodate the collocation of other FCC wireless carriers in the future.

The Applicant submitted a previous application that was denied by the HDRB in August 2020. The Applicant submitted this new application on September 16, 2021. In the new application, the Applicant initially proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage." The proposed telecommunications facility would also include an equipment enclosure at ground level, with dimensions of 72" by 102".

Because St. John's College is listed on the National Register of Historic Places, the Applicant has been working with State Historic Preservation Office (SHPO) of the New Mexico Department of Cultural Affairs to complete the process required by Section 106 of the National Historic Preservation Act. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party (see Exhibit B City Request to be a Consulting Party); and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.

Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65 feet, changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed tower would look like from a variety of vantage points. On February 11, 2021, after reviewing the photo simulations (Exhibit C Photo Simulation), the SHPO formally concurred with the Applicant that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design (Exhibit D SHPO Consultation Letter). The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.

The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City. On March 19, 2021, the Applicant submitted revised plans, reflecting the reduced 65' height and revised monopole design. On July 1, 2021, the City Planning Commission approved the application and adopted written Findings of Fact and Conclusions of Law.

Provided below are the following: requirements for review of telecommunications networks, relevant definitions, a summary of Current Planning staff-recommended Conditions of Approval to the Planning Commission, and responses to the request for waiver as they apply to the Historic Districts.

The Planning Commission packet and the Commission's Findings of Fact and Conclusions of Law are attached to this memorandum for the HDRB's review.

REQUIREMENTS FOR REVIEW OF TELECOMMUNICATIONS NETWORKS (*SFCC § 14-6.2(E)*)

Telecommunications facilities (defined below) that are located in a historic district, do not meet the basic zoning requirements, and cannot be administratively approved must be reviewed by both the Planning Commission and the Historic Districts Review Board. Per the code requirements, any telecommunications antennas or towers that are located in a residentially zoned district and exceed 35 feet in height are required to request a height *waiver* from the Planning Commission. The Applicant requested a height waiver from Planning Commission because the proposed telecommunications facility would be located in a residentially zoned district and is proposed to exceed 35 feet in height.

The Planning Commission, at its July 1, 2021 hearing, determined that the application provides coverage where there is currently a gap in coverage and that there was no other or better design for the facility. The Planning Commission also granted a waiver to exceed the maximum allowable height allowed by the underlying zoning.

In addition to the height waiver granted by the Planning Commission, approval of the application requires a height waiver from the HDRB because the proposed tower would be located within the Historic Review District and would exceed the maximum allowable height allowed by the historic district overlay.

The HDRB, in its review of the proposed telecommunications facility per SFCC § 14-6.2(E), shall review the application in accordance with SFCC § 14-5.2, Historic Districts. General considerations for the HDRB include:

- Whether or not there is a need for the proposed facility to fill a gap in coverage.
- Whether or not this is the best design alternative to meet the need.
- Whether or not the application complies with applicable requirements of SFCC § 14-5.2, Historic Districts.
- Whether or not the application has demonstrated that there is no other less intrusive design for the proposed facility.
- Whether or not there are conditions to be applied to the approval if the application if approved.

Relevant Code Section

14-6.2(E)(4) Planning commission and Historic Design Districts Board Review Required
(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;
(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;
(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and
(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.
(d) The planning commission or the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .
(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i)be in writing;
(ii)cite to the administrative record; and
(iii)shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f)The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

Definitions

Telecommunications Facilities
The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics, and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunications services.

SUMMARY OF CURRENT PLANNING STAFF REPORT TO THE PLANNING COMMISION

Conditions of Approval (*Planning Commission Staff Report, II. Conditions of Approval*)

- No antennae, including co-located antennas, shall extend past the top of the City-approved height of the tower.
- Public and private property must be restored to its preconstruction state.
- A Memorandum of Agreement (MOA) mitigating adverse effects to St. John's College, a listed National Register of Historic Places property, must be created per the FCC's Nationwide Programmatic Agreement. The State Historic Preservation Office, in consultation with the City and other consulting parties, is required to concur with the MOA prior to its establishment. The MOA is created in an effort to resolve visual impacts that the monopole may have on the NRHP property.
- The applicant is responsible for monitoring the maintenance and repair of the telecommunications station and must make their contact information available onsite to ensure that the public can effectively report any issues.
- A noise analysis is required if generators are to be used.
- The construction plans shall note that they comply with the City's Certification of telecommunications facilities.
- The applicant shall seek review and approval of the HDRB.

General Requirements the HDRB May Find Relevant (*Planning Commission Staff Report, IV. General Requirements*)

Zoning
Current Planning staff found that the application did comply with the zoning requirements. While non-residential locations for telecommunications facilities if preferable, these facilities are allowed in any district and in this case the search ring submitted by the applicant was found to require the location of this facility in a residential area in order to serve the college.

Height
The Planning Commission reviewed the application to determine if the need to exceed 35 feet was necessary and they found that it was. Current Planning staff recommended to the Planning commission that conditions regarding revised construction drawings reflecting the approved height of the monopole and that the conditions of the MOA between the FCC and SHPO also be required as part of the approval. These conditions were accepted by the Planning Commission.

Aesthetics
The Planning Commission approved the above ground monopole because the City cannot require the pole to be underground. Staff recommended that there be a condition of approval that the design aesthetics of the monopole reflect the MOA between the FCC and SHPO and that the SHPO take into consideration the comments of the City in regard to aesthetics. In addition, the Planning Commission found that the monopole will not disrupt or alter natural forms or landscapes per the code.

Archaeological Requirements
The archaeological requirements were met under the Section 106 review which included a survey and inventory of the St. John's College campus and no mitigation measures are required.

Telecommunications Facilities Maintenance
Staff recommended that Gravity Pad Partners, LLC be required to timely perform maintenance and repair of the facility and provide contact information for the public to contact them if a maintenance and repair issue is identified.

Restoration of Improvements
Staff conditioned that a reclamation plan be submitted prior to application for permit.

Co-Location Requirements
The proposed tower design accommodates co-location.

Tower Setbacks and Separation Distances Between Towers
The proposed tower meets the requirement to be set back from the lot line, in this case Camino de Cruz Blanca, by being greater than 100% of the proposed tower height.

WAIVER

Per SFCC § 14-6.2(E)(8), a height waiver is required for approval of the application.

In regard to the requested waiver, the HDRB shall consider the following per SFCC § 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i-iii, v, and vi):

- Whether or not the applicant has demonstrated to the satisfaction of the board that all alternatives to the proposed site in the historic district and proposed design have been explored.
- Whether or not the proposed application damages the character of the streetscape.
- Whether or not the proposed application prevents a hardship to the applicant or an injury to the public welfare.
- Whether or not the proposed application strengthens the unique heterogenous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
- Whether or not there are special conditions and circumstances which are not a result of the actions of the applicant.
- Whether or not the application presented provides the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response

(i) Do not damage the streetscape;
a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
a. The proposed monopole would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;
a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1) (a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response

Staff, taking into consideration all of the criteria for the waiver, provides the following responses based on the current application and previous HDRB hearings for this request from Gravity Pad Partners, LLC. The exception criteria outlined in SFCC § 14-5.2(C)(5)(c)(i)-(iii), (v) and (vi) are used for the HDRB's consideration in the approving a waiver to applicable sections of SFCC § 14-5.2. Additionally, the HDRB must find that the Applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design. SFCC § 14-6.2(E)(8)(c)(i).

Streetscape
The district standards for the Historic Review District per 14-5.2(D)(9) which address the height of structure in the historic districts, do not account for structures such as large telecommunications towers. As such, there is no opportunity for the application to comply with the district standards or streetscape standards; hence the request for a height waiver from the HDRB. However, the additional measures to be considered such as public welfare, the design options considered, and the circumstances may be taken into consideration by the HDRB in their evaluation of the impact to the Camino de Cruz Blanca Streetscape.

The Applicant prepared a study to illustrate the impact of the 65-foot monopole on the streetscape. The study looks at the proposed (simulated) monopole from the streetscape as defined in14-5.2(D)(9) and is included as part of the packet materials (see Exhibit C).

Injury to the Public Welfare
The consideration of injury to the public welfare is the lack of services to the college. There is trouble with internet speeds and internet and call quality, and unreliable access to emergency services as a result.

Range of Design Options and Locations
A range of design options were considered and presented to the HDRB in June, July, and August of 2021. These included a bell tower design, a Territorial Revival "watch tower" design, and an 80-foot-tall monopine. It was decided that a 65-foot monopole was a better design option.

In addition to considerations for design options, several sites on campus were evaluated to determine if the location of the tower could be placed further from Camino de Cruz Blanca. These include three other locations on the St. John's College campus, a monopine behind the dorms, the location where a water tank exists behind the college, the roof of Santa Fe Preparatory School, and somewhere at the lower east end of the college. For reasons such as interference in signal, comments from neighbors adjacent to the property, and the determination of the College that particular locations were less favorable, the proposed location near Camino de Cruz Blanca was chosen. The details of the decision for the location of the tower is discussed in the June 23, 2020 staff report.

Special Conditions and Circumstances
Special circumstances which are not the result of the applicant were outlined in the June 2021 staff report. The telecommunications tower located at 1200 Old Pecos trail no longer has the capacity to support of the St. John's College staff and student needs. This results in slow internet speeds, trouble accessing emergency services, and poor quality in calls and internet.

Least Negative Impact per 14-5.2(A)(1)
An 80-foot tower was the preferred alternative to the design however, the applicant recognized the desire for the height of the structure to be minimized due to the impact to the Camino de Cruz Blanca streetscape. A 70-foot-tall tower is considered optimal. The applicant, taking into consideration the comments of the HDRB and others, has reduced the height of the structure to 65-feet and has proposed a monopole, which has much smaller massing than the original monopine proposal and can be painted in order to better camouflage it.

Relevant Code Citations

14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities

relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:
(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C)(5)(c), Height, Pitch, Scale, Massing, and Floor Stepbacks, (i-iii), (v), and (vi)
(i) Do not damage the character of the *streetscape* ;
(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;
(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant* ; and
(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

14-5.2(F) Historic Review District
(1) Applicability
(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.
(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.
(2) District Standards
(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:
(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and
(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.
(b)It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.
(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:
(i) Raising the parapet;
(ii) Setting back from the edge of the roof;
(iii) Framing the collector with wood;
(iv) In pitched roofs, by integrating the collector into the pitch;
(v) In ground solar collectors by a *wall* or vegetation;
(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;
(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.
(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .
(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)
(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .
(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Sean Milks of Gravity Pad Partners, LLC, agent for St. John's College, owner, proposes to install a 75'-tall AT&T "monopine" telecommunications tower. A telecommunications waiver is requested to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c).

Case number: **2020-002194-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1160 Camino de Cruz Blanca

OW – St. John's College Attn: Michael Duran 1160 Camino de Cruz Blanca Santa Fe, NM 87505
MichaelDuran@sjc.edu

AP – Gravity Pad Partners LLC Attn: Sean Milks 205 Tierra Corrales Corrales, NM 87048 sean@thefsg.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☐ Historic Review ☑ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☐ Significant ☐ Landmark ☐ N/A ☑

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER N/A

YEAR OF CONSTRUCTION _____

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☑ Other _____

USE, EXISTING Residential ☐ Non-Residential ☑ Vacant ☐

USE, PROPOSED Residential ☐ Non-Residential ☑

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: June 23, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

---

Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-S.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

The applicant proposes to construct a 75-foot-tall "monopine" telecommunications tower on the campus of St. John's College. The proposed tower will have antennae which will be hidden by designed foliage, and ground equipment are to be screened behind a proposed 6-foot-high coyote fence to match an adjacent section of existing fencing. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.

As described in the packet, the applicant worked with the Executive Board of St. John's College and explored the entire 250-acre campus, including the rooftops of all buildings, in order determine three possible locations for the proposed tower. After meeting with surrounding neighbors, a location next to the parking lot near the trailhead to Sun Mountain Trail was selected because of the density of trees and the adjacent 6-foot-high coyote fencing in order to blend into the surroundings as much as possible. The site was also selected to maximize coverage for the campus as well as the surrounding neighborhoods while still being able to communicate with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.

- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level. Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (5246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

(i) *Do not damage the character of the district*

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the

planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first

class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

Gravity Pad Partners II, LLC.
PO Box 2755
Corrales, New Mexico 87048

RECEIVED
JUN - 1 2020
BY:

5/26/2020

City of Santa Fe
Historic Preservation Division
Historic District Review Board
P.O. Box 909
Santa Fe, NM 87501

Re HDRD/ Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Narrative Letter

Dear Mrs. Roach,

The following is a complete narrative letter that describes our proposed Monopine site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 75 'Monopine, with antennas hidden by the foliage, which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an

equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65 'of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 75 'monopine for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopine will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
   a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;
   a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack

of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**

(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

(i) The application complies with this section;

(ii) The proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

(iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;

Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**

- **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70 'will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

14-6.2(E)(4)
(b) A tower or antenna that is located I a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the historic districts review board shall determine that:
The wireless application for the 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 meets the requirements of Section 14-5.2 (Historic Districts).

(i) The application complies with applicable requirements of Section 14-5.2 and this section; and
(ii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of telecommunications facilitates on the basis of the environmental effects of radio frequency emissions where such telecommunications facilities comply with 47 C.F.R. 1.1310 et seq.
(d) The planning commission or the historic districts review board may place conditions upon its approval of an application, but the conditions shall not prohibit or have the effect of prohibiting the provisions of telecommunications services.
(e) A denial of an application or an approval of an application with conditions not approved by the applicant shall:
(i) be in writing;
(ii) cite to the administrative record; and
(iii) shall not become final until the writing is approved by the planning omission or historic districts review board, as applicable, as its next regularly scheduled meeting.
(f) The planning commission and historic districts review board shall each review applications submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

14-6.2(E)
(5) General Requirements

All towers and antennas, whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable city codes and with the following:

(a) Zoning Districts; Locations

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, telecommunications facilities shall be sites:
(i) on existing structures: There were no existing structures that could accommodate the height needed to service the area.
(ii) in nonresidential districts; The applicant exhausted attempts to secure a location other than a nonresidential area but none exist in the area.
(iii) in C-2, I-1 and I-2 districts. The applicant exhausted attempts to secure a location other than a C-2, I-1 and I-2 districts area but none exist in the area.

(b) Maximum Height

Telecommunications height requirements in this section????

(c) Aesthetic Requirements

Subject to applicable federal standards and design ad safety codes, the following criteria must be met:

(i) Telecommunications facilities shall be installed underground to the maximum extent technically feasible;

The equipment used by AT&T/FirstNet is meant for outdoor use only. An underground vault would not allow adequate ventilation since the climate controls for the telco equipment work on ambient air. The ventilation would not allow removal of the built-up heat inside the underground vault, causing the equipment to overheat and fail. Additionally, due to Sant Fe's monsoon season and snow falls, flooding is a real possibility, which could endanger the workers 9cell technicians) and equipment, potentially causing electrical failure. Furthermore, underground equipment vaults must be large enough for two cell technicians, and be

ventilated and water tight. This would make the underground equipment vault larger than what is needed for the site. In this application AT&T/FirstNet and the property owner feel that a smaller, above ground equipment compound is safer, and least obtrusive solution.

(ii) If above ground, the telecommunications facilities shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, public rights of way and residentially zoned property. Acceptable methods to minimize visual impact include concealment, screening, camouflaging, color, materials, texture, shape, size and location.
Much consideration has been involved in the design of the equipment cabinet. We purposely went with a smaller, shorter cabinet and took the location of the trees and existing coyote fencing to place the equipment area away from the general public. By using the same coyote fencing both in height and design in an effort to match the existing area as to blend as much as possible. The placement of the equipment is installed as to minimize the impact to adjacent lands, public rights of way and residentially zoned property.

(iii) Consideration shall be given to minimize disruption to or alteration of the natural land forms and landscape;
Installation of the equipment cabinet will cause minimum disruption or alternation to the existing land as it will be located in an unused area east of existing parking spaces on the Northern portion of the campus.

(iv) Permanent lighting of telecommunications facilities shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the application. Permanent lighting hall not include equipment status indicator lights exceeding fifteen watts of power.
Proposed in the application and shown on the plans are small light fixtures to only be used by the technicians working within the equipment shelter in case of emergency at night. The proposed lights are to be installed lower that the height of the coyote fence of the equipment cabinet. The proposed lights are to be installed in a fashion that will only direct light into the equipment cabinet and not toward the sky or onto adjacent properties or streets. There will be no lights installed on the proposed Monopine.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the City's archaeological review districts is required.

This proposal is in compliance with Section 14-5.3, approximately 1,000 square feet of land will be disturbed. Any land disturbance above 2,500 square feet would require an archaeological clearance.

(e) Signs

Signs are not allowed unless required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city.

Signs required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city are the only signs that may possibly be required.

(f) Telecommunications facilities Maintenance

All telecommunications facilities shall be maintained so as to be safe, orderly, attractive and in conformity with all applicable federal, state and city laws, ordinances, regulation and codes. Weeds, trash and graffiti shall be promptly removed. All lockable telecommunications facilities shall be kept locked when not being actively serviced. All telecommunications facilities shall be kept free of graffiti.

This proposal will maintain compliance with Section 14-6.2E(5)(f) Telecommunications facilities Maintenance. AT&T/FirstNet equipment compound will be locked and monitored 24 hours a day, 7 days a week by the National Network Operation Center (NNOC). Any issues with either security or maintenance may be addressed by calling the NNOC.

(g) Noise

All telecommunications facilities shall be designed, constructed and installed in such a manner as to minimize noise to the maximum extent feasible, but in no event shall noise exceed the standards set forth in Article 10-2-SFCC 1987.

Chapter 10-2.5 Zone District Noise levels; maximum;

The wireless communications facility at 1160 Camino de Cruz Blanca will maintain and not exceed the maximum noise levels. The generator proposed will be at or lower than the 50 db.

(h) Restoration of Improvements

Promptly upon completion of a tower or antenna construction, all public and private property improvements, landscaping, fixtures, and facilities damaged in the course of construction or as otherwise agreed to by the applicant.

AT&T/FirstNet acknowledges and will comply with this request.

(i) Airport

Telecommunications facilities within the Class D airspace surrounding the Santa Fe airport shall be constructed in conformity with all applicable FAA regulations. A copy of any submittals required to be made to the FAA shall be provided to the city's airport manager at the time the submittal is made to the FAA. **Not applicable 1160 Camino de Cruz Blanca is not in Class D airspace. And the carrier will comply with all FAA regulations.**

(j) Co-location Requirement

A tower or tower alternative shall not be approved unless the applicant and the telecommunications owner agree to allow on a nondiscriminatory basis, to the maximum extent technically feasible, the co-location of other antennas on commercially reasonable terms on the approved tower or tower alternative.

The proposed 75' monopine is being structurally design to accommodate all wireless carriers and we will do everything possible to ensure collocation occurs.

(k) Tower setbacks and Separation Distances Between Towers

All towers shall be set back a distance equal to at least one hundred percent of the height of the tower from any adjoining lot line, measured from the base of the tower. A tower shall not be sited closer than one thousand (1,000) linear feet to another tower, measured from the base of the towers, unless co-location on the existing tower is not technically feasible or would have a significant adverse visual impact. (ord. NO. 2014-31 13)

The proposed monopine will have a 100% separation from any adjoining lot line, measured from the base of the monopine.

(i) Certification

On or before one year after the date of any final action approving an application and annually thereafter, the applicant shall provide to the land use director the certification or qualified independent parties that based on an inspection of the approved telecommunications facilities

their structural integrity remains intact and they remain in compliance with the radio frequency exposure limits set out in 47 C.F.R. 1.310 Table 1(A) and (B).

AT&T/FirstNet acknowledges and will comply with this request.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____

Name: Kevin Winner

Title: Agent, Gravity Pad Partners II, LLC, on behalf of AT&T/FirstNet

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 27 day of May, 2020, by Kevin Winner as the Agent of Gravity Pad Partners II, LLC, a New Mexico Limited Liability Company on behalf of said company.

_____

Notary Public: Linda T. Anaya

My Commission Expires: 3-15-22

OFFICIAL SEAL
Linda T. Anaya
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-15-22

RECEIVED
JUN - 1 2020
BY:

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

5/29/2020

City of Santa Fe
Historic Preservation Division
Historic District Review Board
P.O. Box 909
Santa Fe, NM 87501

Re Exception to the allowable height under SFCC Section 14-5.2. Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Exception Letter

Dear Mrs. Roach,

The following is a complete exception letter to the allowable height under SFCC Section 14-5.2.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

May 29, 2020

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 75' Monopine, with antennas hidden by the foliage, which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 75' monopine for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopine will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
   a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Thank you,

Sean Milks

Sean Milks

PROJECT DESCRIPTION

SHEET INDEX		
SHEET #	DESCRIPTION	REV #
T-1	SITE LOCATION	A
V-1	V-1 EXISTING	A
V-2	V-1 PROPOSED	A
V-3	V-2 EXISTING	A
V-4	V-2 PROPOSED	A
V-5	V-3 EXISTING	A
V-6	V-3 PROPOSED	A

AT&T

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT



SITE LOCATION
SCALE (11" X 17"): 1/32" = 1'-0"
0 16'-0" 32'-0" 64'-0" 96'-0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-869-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
-105.9118060°

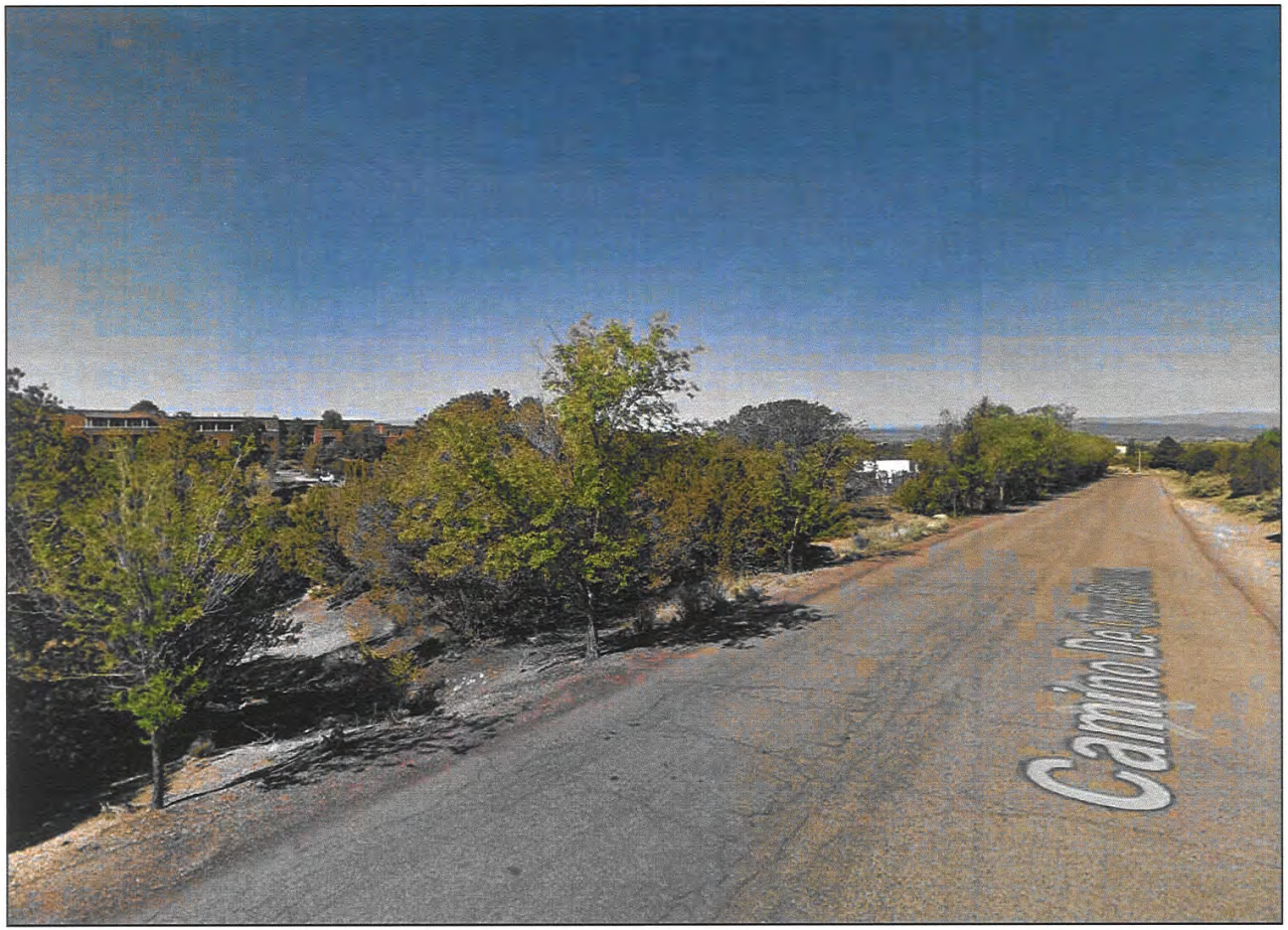
SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

SITE LOCATION

SHEET NO.

T-1



VIEW 1–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
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1–855–869–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

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NML00255

SITE NAME
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35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
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SHEET DESCRIPTION

V1–EXISTING

SHEET NO.

V–1



1 VIEW 1–PROPOSED
NTS

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1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V1–PROPOSED

SHEET NO.

V–2



VIEW 2–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE, SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

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A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

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35.6685320°

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-105.9118060°

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1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V2–EXISTING

SHEET NO.

V-3



VIEW 2–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–689–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
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PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

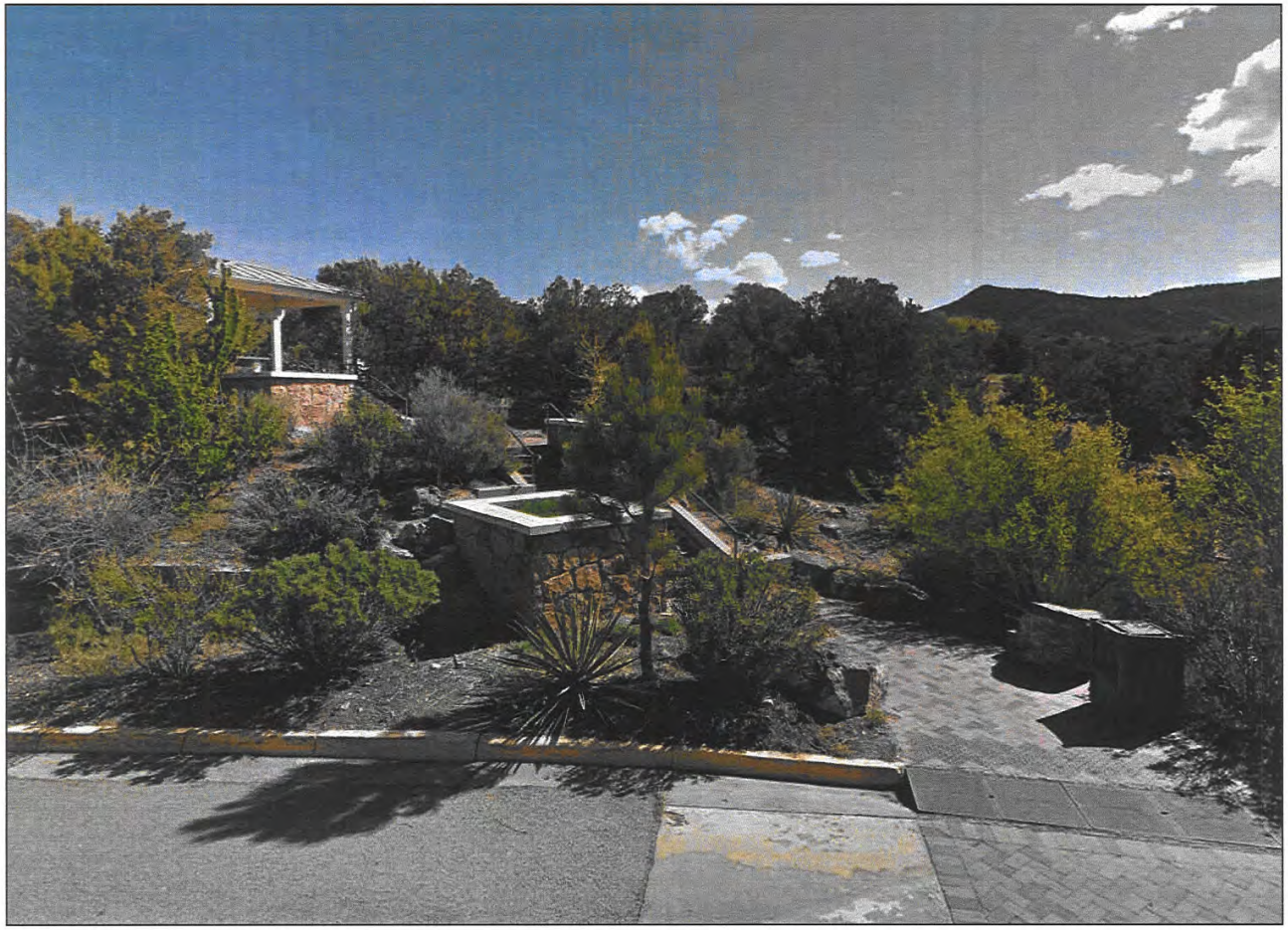
SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V2–PROPOSED

SHEET NO.

V–4



VIEW 3–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–689–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

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SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V3–EXISTING

SHEET NO.

V–5



VIEW 3–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

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SAN DIEGO, CA 92130

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1825 W. WALNUT HILL LANE, SUITE 120
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SUBMITTALS

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LONGITUDE
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SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V3–PROPOSED

SHEET NO.

V-6

PROJECT INFORMATION

PROJECT MANAGER	
COMPANY:	MD7
ADDRESS:	10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130
CONTACT:	RYAN LARSON
PHONE:	(858) 964-7441
E-MAIL:	RLARSON@MD7.COM
PROJECT OWNER	
COMPANY:	AT&T
ADDRESS:	1355 WEST UNIVERSITY DRIVE MESA, AZ 85201-5419
PROFESSIONAL OF RECORD	
COMPANY:	TRYLON TSF
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038
CONTACT:	KATYA SERAVALLE
PHONE:	1-855-669-5421
E-MAIL:	KATYA.SERAVALLE@TRYLON.COM
PROPERTY OWNER	
NAME:	ST JOHNS COLLEGE
ADDRESS:	CAMINO DE LA CRUZ BLANCA SANTA FE, NM 87501
TOWER OWNER	
NAME:	GRAVITY PAD PARTNERS, LLC
ADDRESS:	PO BOX 2755 CORRALES, NM 87048

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED.

SITE INFORMATION

SITE ADDRESS:	1160 CAMINO DE CRUZ BLANCA SANTA FE, NM 87505
LATITUDE:	35.668550° 35° 40' 06.78" N
LONGITUDE:	-105.911781° 105° 54' 42.41" W
LAT / LONG TYPE:	NAD83
GROUND ELEVATION:	7352'± AMSL
APN:	99306814
PROPOSED LEASE AREA:	600 SQ.FT.
OCCUPANCY GROUP:	U-UMANNED WCF
CONSTRUCTION TYPE:	II-B
COUNTY:	SANTA FE COUNTY
ZONING/JURISDICTION:	CITY OF SANTA FE
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

811 Know what's below. Call before you dig.

AT&T

NML00255

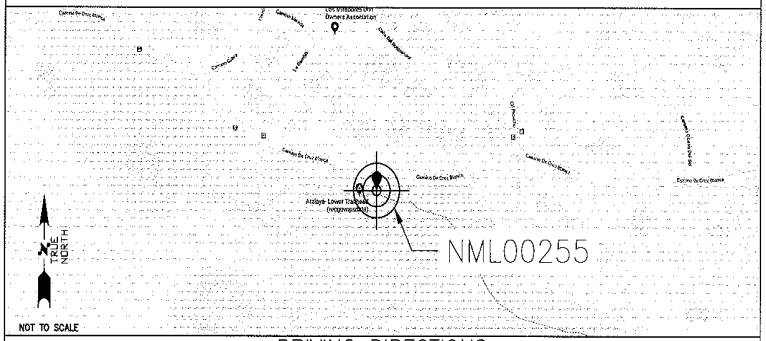
SJC PARKING LOT

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

LTE 1C PTN: 3903A0LD5C

FA: 14623999 USID: 275858

VICINITY MAP



DRIVING DIRECTIONS

FROM ALBUQUERQUE INTERNATIONAL SUNPORT, 2200 SUNPORT BLVD, ALBUQUERQUE, NM 87106:
GET ON I-25 N FROM SUNPORT BLVD, SUNPORT LOOP SE AND SUNPORT BLVD. HEAD EAST ON SUNPORT BLVD. USE THE MIDDLE LANE TO STAY ON SUNPORT BLVD. SLIGHT RIGHT TO STAY ON SUNPORT BLVD. KEEP LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO TURN SLIGHTLY LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO MERGE WITH SUNPORT LOOP SE. KEEP LEFT TO CONTINUE ON SUNPORT BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE WITH I-25 N TOWARD I-40 N/DOWNTOWN/SANTA FE. FOLLOW I-25 N TO NM-466 N/OLD PECOS TRAIL IN SANTA FE COUNTY. TAKE EXIT 284 FROM I-25 N. MERGE WITH I-25 N. TAKE EXIT 284 FOR NM-466/OLD PECOS TR. CONTINUE ON NM-466 N/OLD PECOS TRAIL. TAKE E ZIA RD AND OLD SANTA FE TRAIL TO CAMINO DE CRUZ BLANCA IN SANTA FE. TURN LEFT ONTO NM-466 N/OLD PECOS TRAIL (SIGNS FOR SANTA FE). TURN RIGHT ONTO E ZIA RD. TURN LEFT ONTO OLD SANTA FE TRAIL. TURN RIGHT ONTO CAMINO DEL MONTE SOL. TURN RIGHT ONTO CAMINO DE CRUZ BLANCA. TURN RIGHT TO STAY ON CAMINO DE CRUZ BLANCA. DESTINATION WILL BE ON THE RIGHT

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITIONS OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILING CODE: 2015 NM BUILDING CODE
2. PLUMBING CODE: 2012 NM PLUMBING CODE
3. MECHANICAL CODE: 2012 NM MECHANICAL CODE
4. ELECTRICAL CODE: 2017 NM ELECTRICAL CODE
5. LIGHTNING PROTECTION CODE: NFPA 780-2017
6. TIA-222-G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

DATE:	10/23/2019
STATUS:	FINAL/APPROVED
VERSION:	1.00
RFDS ID:	3493096
UPDATED BY:	oc7856
DATE/TIME UPDATED:	10/23/2019 03:02:51 PM
NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	3
NUMBER OF RRHs:	6
NUMBER OF FIBER/DC SQUIDS:	1
NUMBER OF FIBER TRUNK CABLES:	1
NUMBER OF DC TRUNK CABLES:	3

APPROVALS

AT&T (RF):		DATE:
AT&T (CONST):	APPROVED By Erik A. Cohen at 9:58 am, Dec 16, 2019	DATE:
AT&T (SAM):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

JURISDICTIONAL APPROVALS

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO BUILD A WIRELESS COMMUNICATION FACILITY.
THE SCOPE CONSISTS OF THE FOLLOWING:

GROUND SCOPE:

- INSTALLATION OF (1) UL LISTED WALK-IN-CABINET (WIC) ON GRAVITY MOUNT COMBO PLATFORM
- INSTALLATION OF (1) 20Kw KOHLER AC GENERATOR ON GRAVITY MOUNT COMBO PLATFORM
- INSTALLATION OF (1) GPS ANTENNA ON WIC
- INSTALLATION OF ICE BRIDGE FROM WIC TO TOWER
- INSTALLATION OF (2) NEW DC-12 ON WIC BY OEM
- INSTALLATION OF (1) METER, 200A, 120/240V, 1PH, 3 WIRE, 4 CLIP AND FIBER SERVICE ON PROPOSED H-FRAME
- INSTALLATION OF 6' HIGH WOODEN FENCE COMPOUND BY GRAVITY PAD
- INSTALLATION OF NEW GROUND RING IN AT&T LEASE AREA BY AT&T

TOWER SCOPE:

- INSTALLATION OF (1) PROPOSED 75'-0" MONOPINE TOWER BY GRAVITY PAD
- INSTALLATION OF TRIPLE T-ARM MONOPINE MOUNT WITH REINFORCEMENT
- INSTALLATION OF (1) NEW 8'-0" PANEL ANTENNAS PER SECTOR, TOTAL OF (3)
- INSTALLATION OF (2) NEW REMOTE RADIO UNITS (RRU) PER SECTOR, TOTAL OF (6)
- INSTALLATION OF (1) NEW DC/FIBER SURGE PROTECTOR ON TOWER
- INSTALLATION OF (3) NEW DC POWER CABLE TRUNKS
- INSTALLATION OF (1) NEW FIBER CABLE TRUNK

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	C
LS-1	SITE SURVEY	C
Z-1	SITE PLAN	C
Z-2	ENLARGED SITE PLAN	C
Z-3	EQUIPMENT & ANTENNA LAYOUT/ SCHEDULE	C
Z-4	SITE ELEVATIONS	C
Z-5	SITE ELEVATIONS	C

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/11/19	90% ZD	RAM
B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
JUN - 1 2020
BY:

SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NML00255

FA#: 14623999

USID: 275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

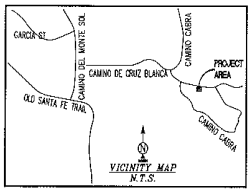
SANTA FE COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1



SURVEY DATE
11/21/2019

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS "ZONE X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #35049C0416E, DATED 12/04/2012.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

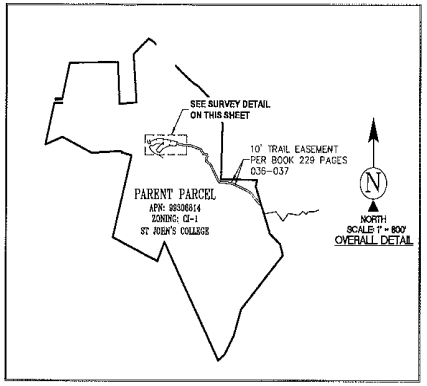
SURVEYOR'S NOTES
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. SUFFICIENT INFORMATION TO PRECISELY MAP THE SUBJECT PARCEL AND THE RIGHT-OF-WAY OF CAMINO DE CRUZ BLANCA WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

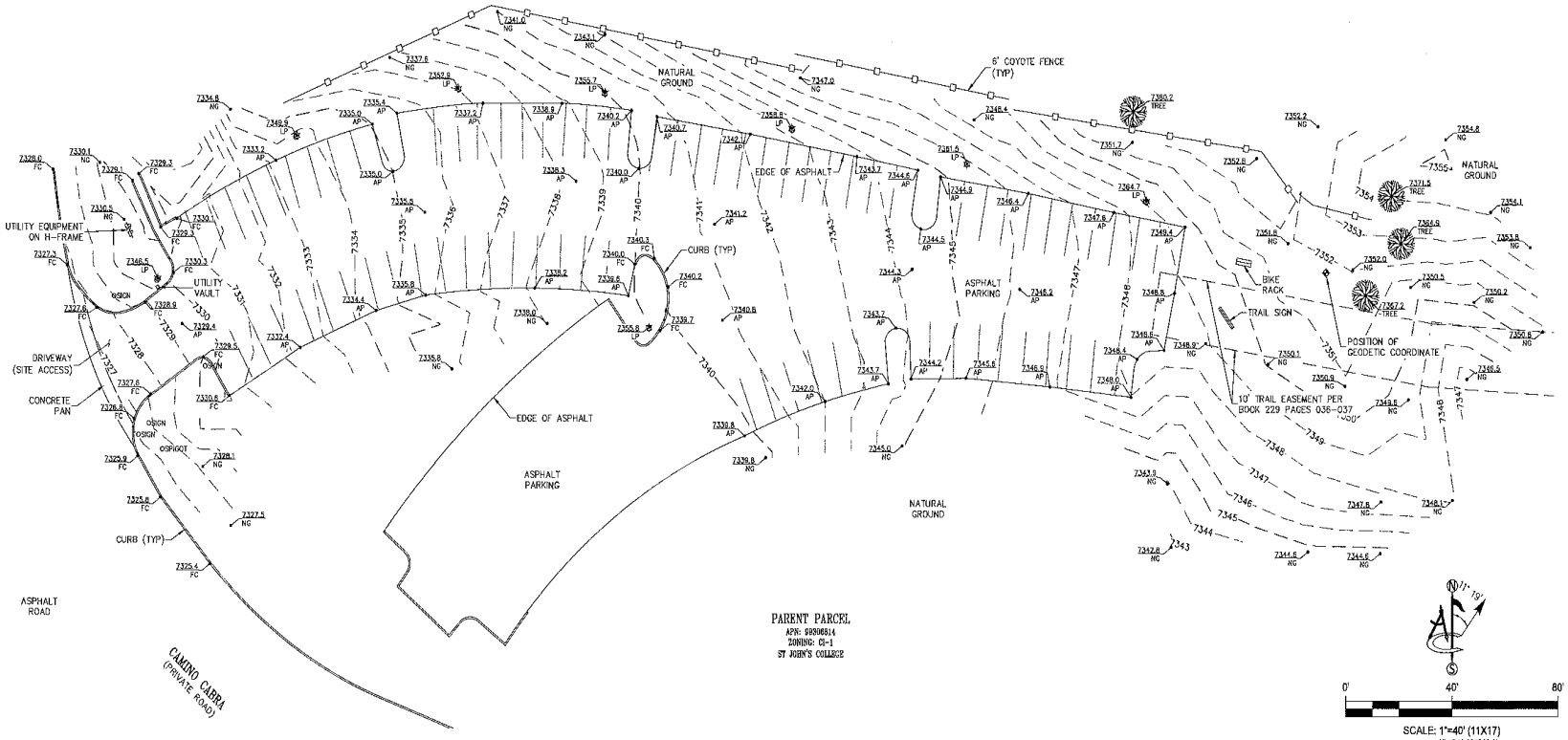
LESSOR'S LEGAL DESCRIPTION
TO BE PROVIDED WITH TITLE.



LEGEND

FC / AP	FACE OF CURB / TOP OF ASPHALT	LP / NG	TOP OF LIGHT POLE / NATURAL GROUND
	DECIDUOUS TREE		EVERGREEN TREE
	SPOT ELEVATION		POSITION OF GEODETIC COORDINATE
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATE
LATITUDE 35° 40' 06.78" (35.668550°) NORTH (NAD83)
LONGITUDE 105° 54' 42.41" (105.911781°)WEST(NAD83)
GROUND ELEVATION @ 7352.0' (NAVD88)



SCALE: 1"=40' (11X17)
1"=20' (22X34)

SITE PLAN | 1

AT&T

ambit consulting
4516 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:

Trylon
1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

NO.	DATE	DESCRIPTION	BY
1	12/03/19	PRELIMINARY	LO

SITE INFORMATION:

SITE ID: NML00255
FA#: 14623999
USID: 275858

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SANTA FE COUNTY

SEAL:

JUN - 1 2020

BY:

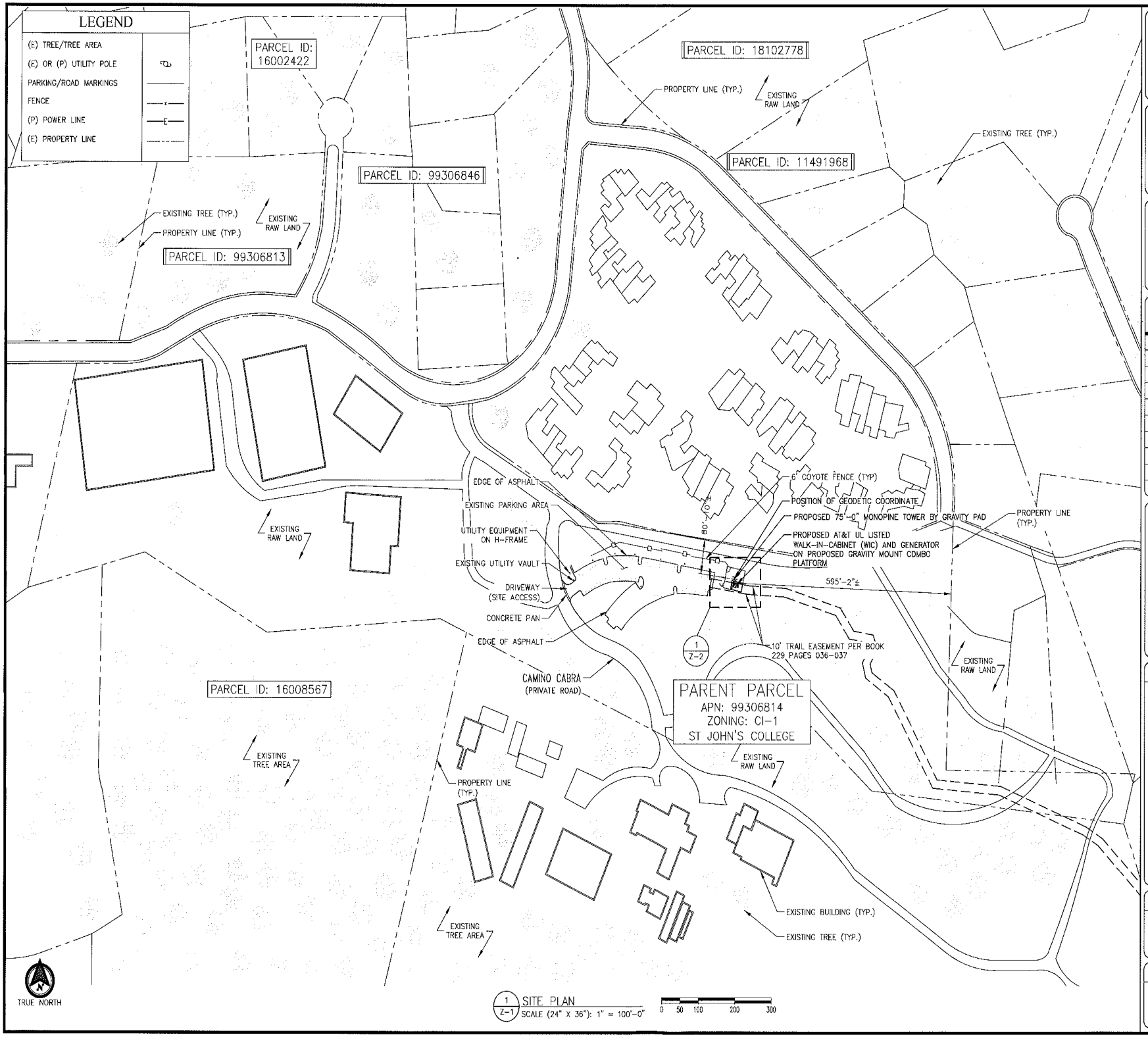
PRELIMINARY

SHEET TITLE:

SURVEY PLAN

SHEET NUMBER:

LS-1



AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1625 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/11/19	90% ZD	RAM
B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
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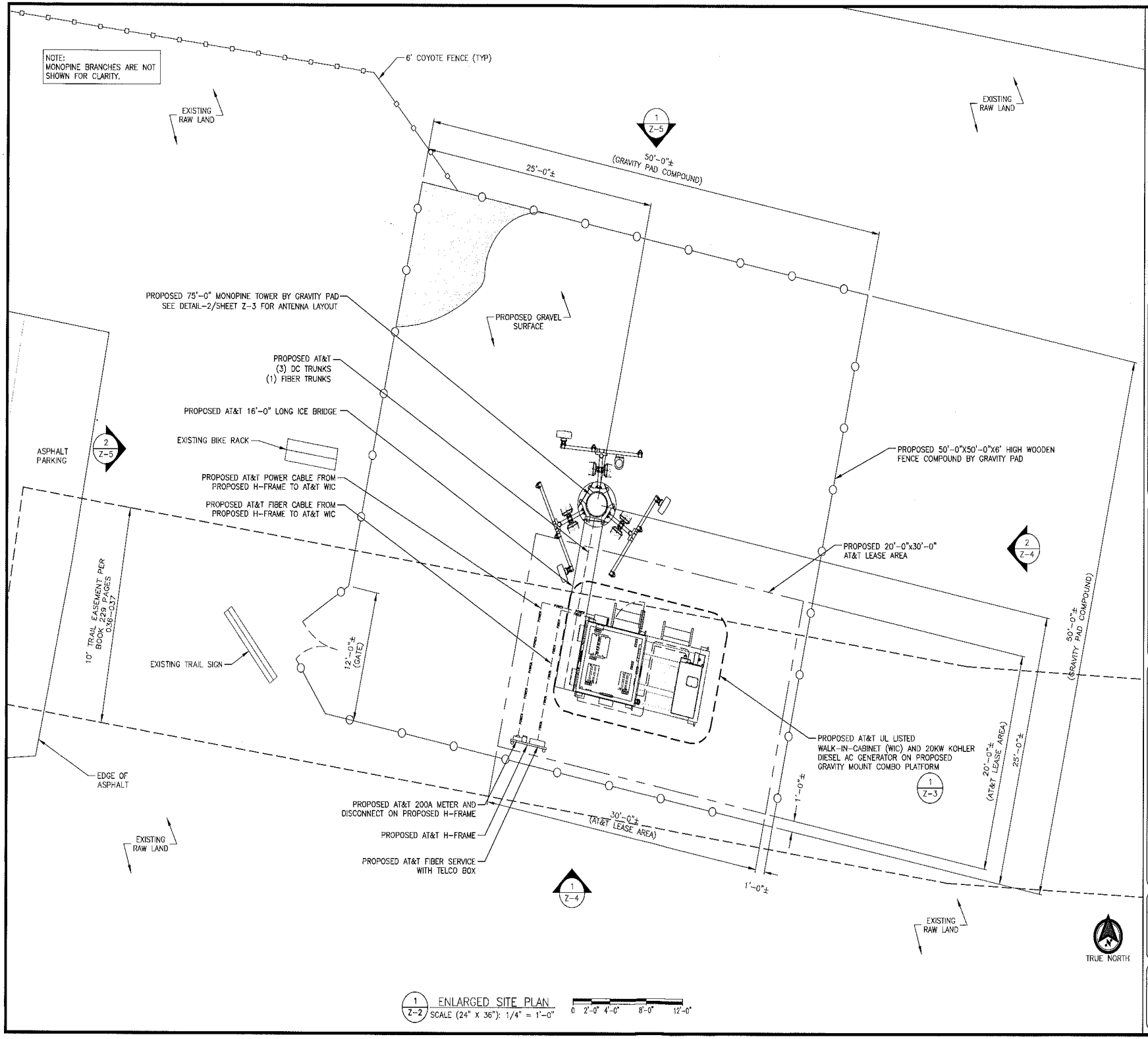
USID: 275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SANTA FE COUNTY

SHEET DESCRIPTION
SITE PLAN

SHEET NO.
Z-1



1 Z-2 ENLARGED SITE PLAN
SCALE (24" X 36"): 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0" 12'-0"

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C	12/11/19	90% ZD	RAM

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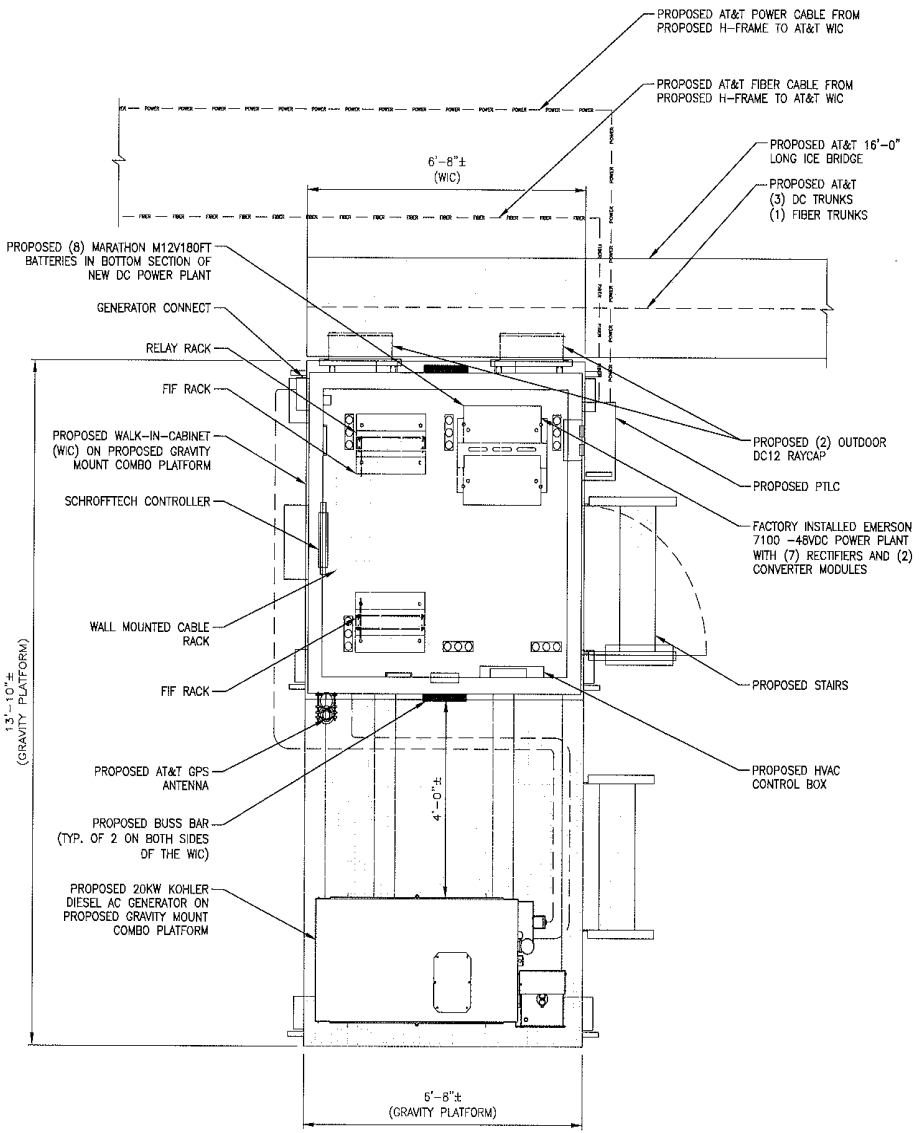
USID: 275858

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SANTA FE, NM 87505

SANTA FE COUNTY

SHEET DESCRIPTION
ENLARGED SITE PLAN

SHEET NO.
Z-2



1 Z-3 PROPOSED EQUIPMENT PLAN
SCALE (24" X 36"): 1/2" = 1'-0"

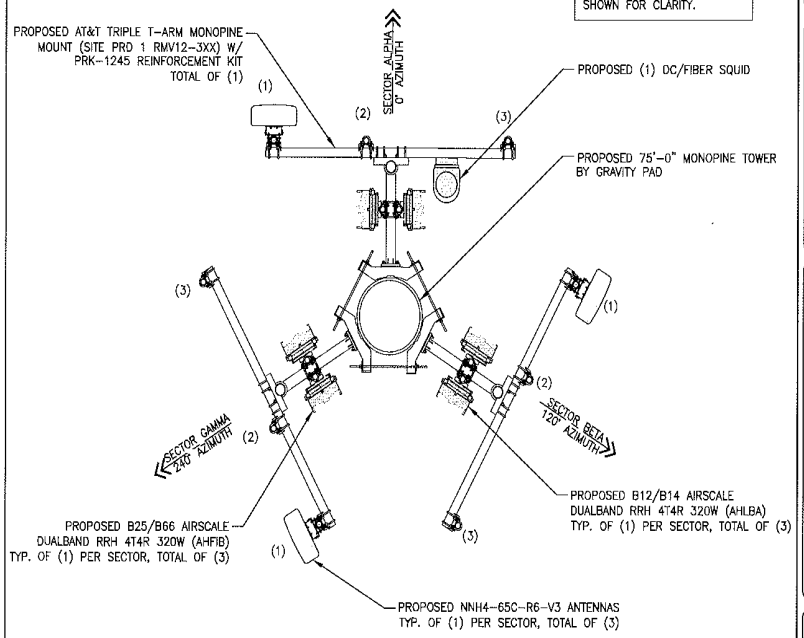
0 1'-0" 2'-0" 4'-0" 6'-0"

TRUE NORTH

PROPOSED ANTENNA / RRU SCHEDULE

SECTOR		TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	ANTENNA RAD CENTER	ANTENNA TIP HEIGHT	RRU MODEL/QTY.	SQUID	TRANSMISSION LINES FIBER/POWER (LENGTH ±5')
ALPHA SECTOR	A1	LTE 1900 / LTE AWS / LTE 700	NNH4-65C-R6-V3	0°	70'-0"	74'-0"	AIRSCALE DUAL RRH 4T4R B12/B14 320W (AHLBA) / AIRSCALE DUAL RRH 4T4R B25/B66 320W (AHFIB)	(1) DC9-48-60-24-8C-EV	±100'
	A2	–	–	–	–	–	–		–
	A3	–	–	–	–	–	–		–
BETA SECTOR	B1	LTE 1900 / LTE AWS / LTE 700	NNH4-65C-R6-V3	120°	70'-0"	74'-0"	AIRSCALE DUAL RRH 4T4R B12/B14 320W (AHLBA) / AIRSCALE DUAL RRH 4T4R B25/B66 320W (AHFIB)		±100'
	B2	–	–	–	–	–	–		–
	B3	–	–	–	–	–	–		–
GAMMA SECTOR	C1	LTE 1900 / LTE AWS / LTE 700	NNH4-65C-R6-V3	240°	70'-0"	74'-0"	AIRSCALE DUAL RRH 4T4R B12/B14 320W (AHLBA) / AIRSCALE DUAL RRH 4T4R B25/B66 320W (AHFIB)		±100'
	C2	–	–	–	–	–	–		–
	C3	–	–	–	–	–	–		–

NOTE:
MONOPINE BRANCHES ARE NOT SHOWN FOR CLARITY.



2 Z-3 PROPOSED ANTENNA PLAN
SCALE (24" X 36"): 1/2" = 1'-0"

0 1'-0" 2'-0" 4'-0" 6'-0"

TRUE NORTH

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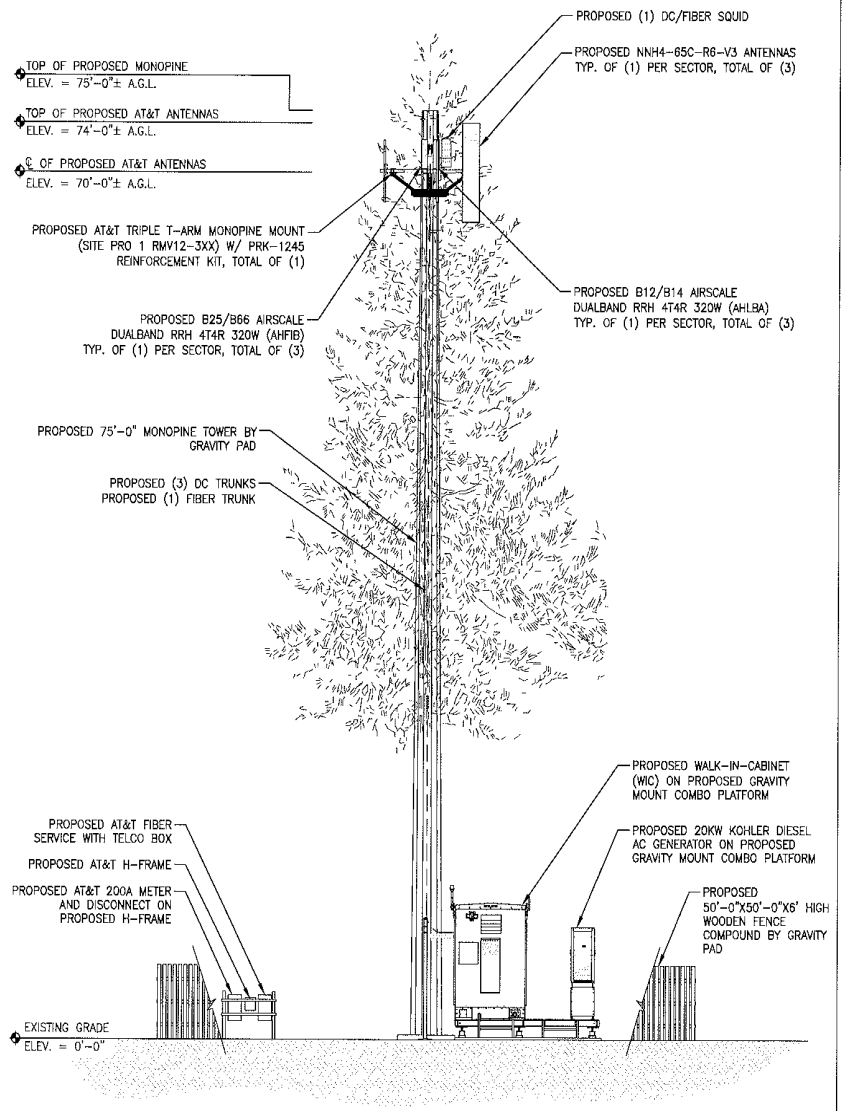
USID: 275858

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SANTA FE, NM 87505

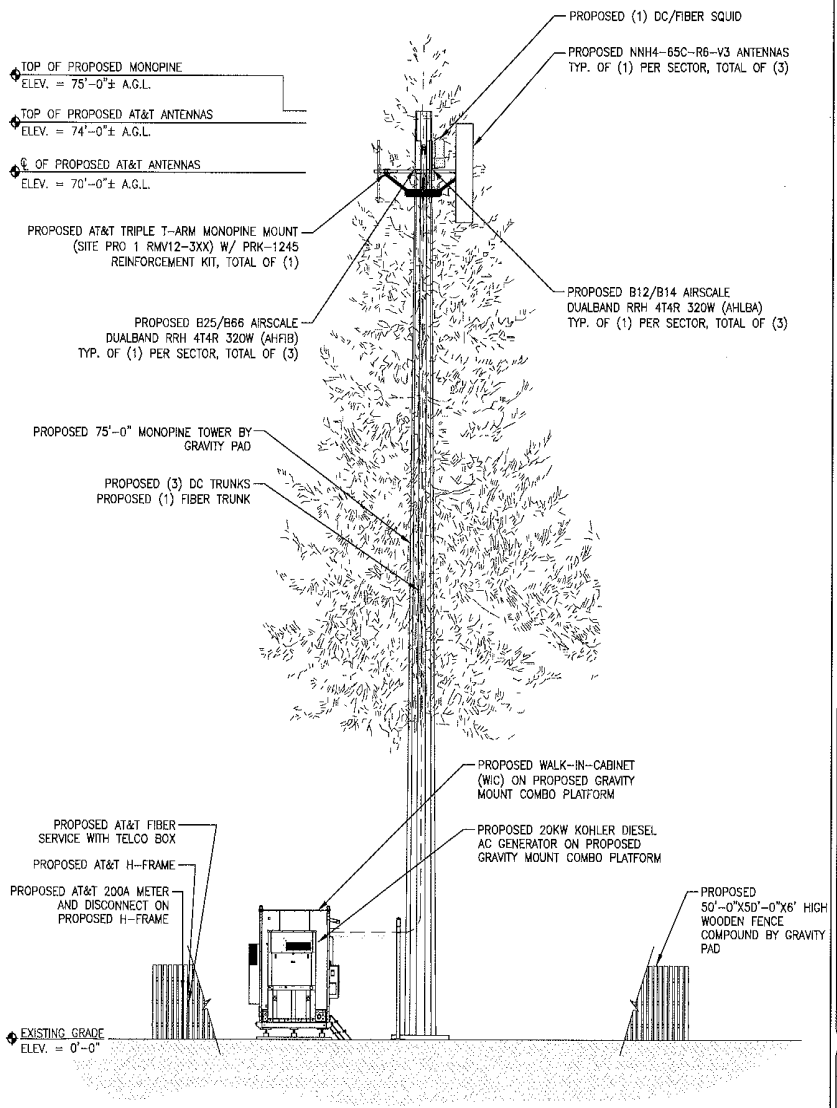
SANTA FE COUNTY

SHEET DESCRIPTION
EQUIPMENT & ANTENNA LAYOUT/ SCHEDULE

SHEET NO.
Z-3



1 / Z-4 PROPOSED SOUTH ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"



2 / Z-4 PROPOSED EAST ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"

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BY:

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SJC PARKING LOT

SITE ID: NML00255

FA#: 14623999

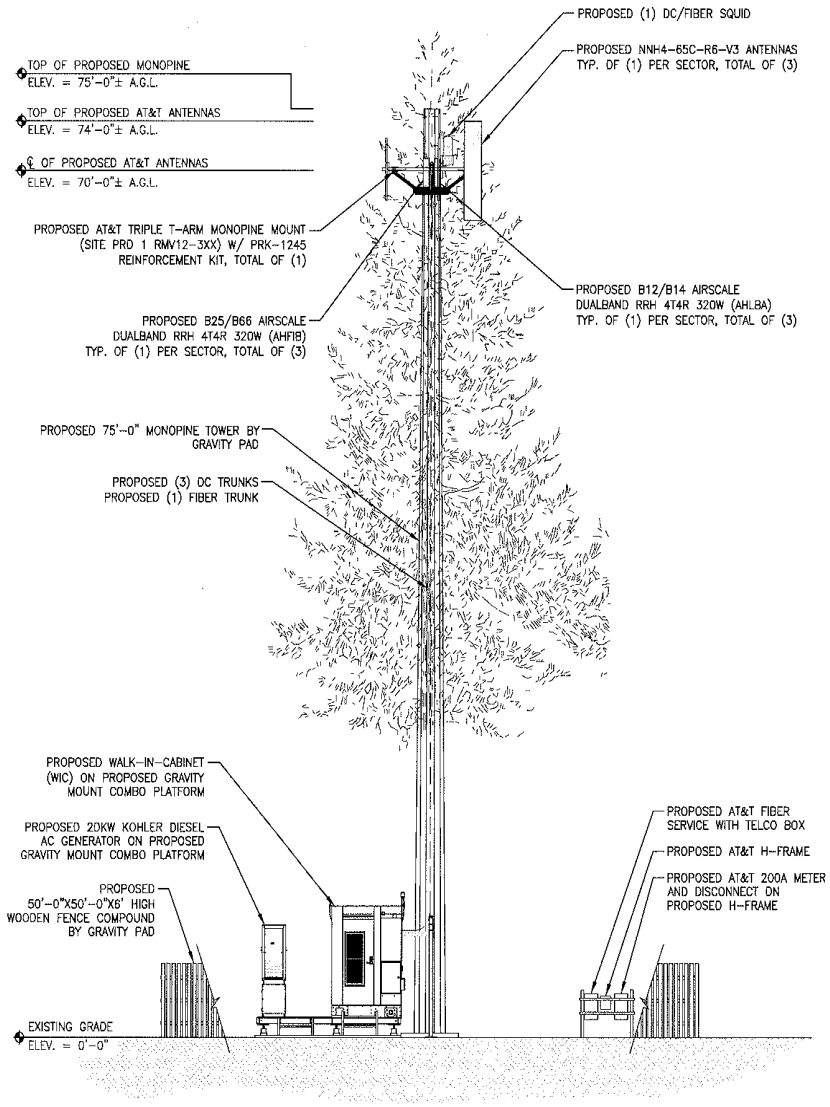
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SANTA FE, NM 87505

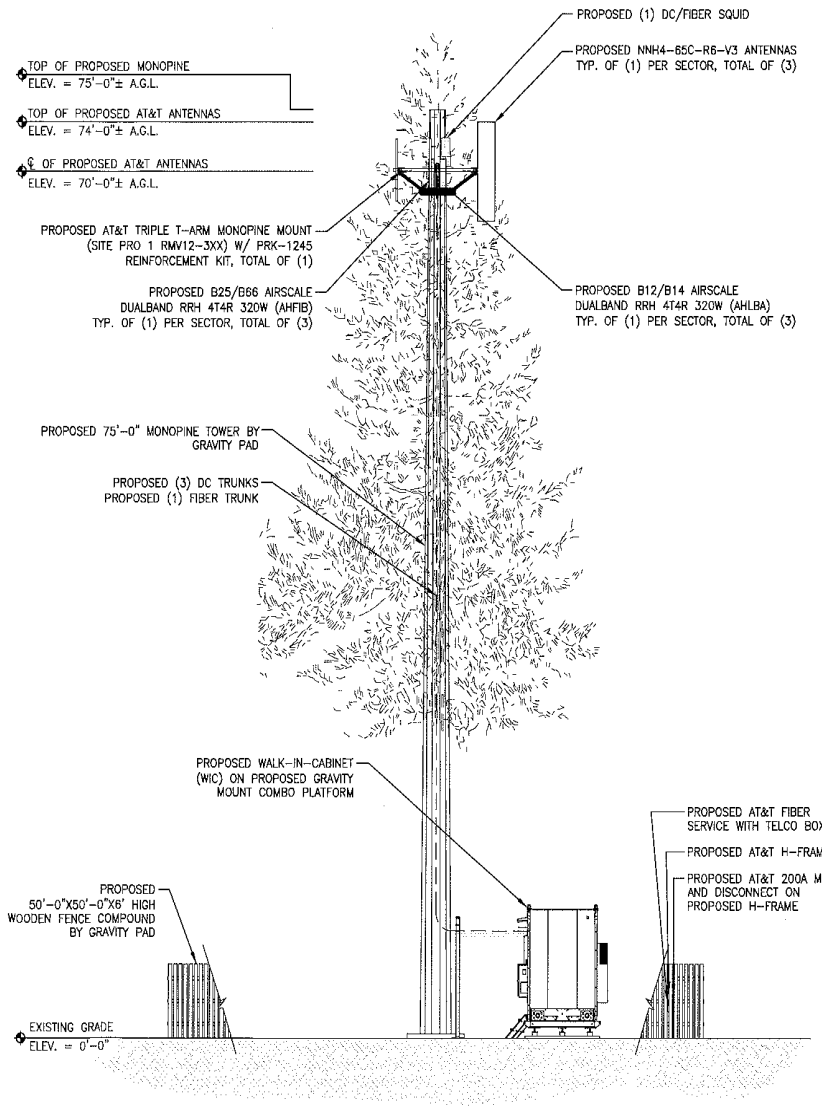
SANTA FE COUNTY

SHEET DESCRIPTION
SITE ELEVATIONS

SHEET NO.
Z-4



1 / Z-5 PROPOSED NORTH ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"



2 / Z-5 PROPOSED WEST ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"

AT&T
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C	12/11/19	90% ZD	RAM

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SITE INFORMATION

LOCATION NAME:
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CRUZ BLANCA
SANTA FE, NM 87505

SANTA FE COUNTY

SHEET DESCRIPTION

SITE ELEVATIONS

SHEET NO.

Z-5

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Sean Milks of Gravity Pad Partners, LLC, agent for St. John's College, owner, proposes to install a 75'-tall AT&T "monopine" telecommunications tower. A telecommunications waiver is requested to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c).

Case number: **2020-002194-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1160 Camino de Cruz Blanca

OW – St. John's College Attn: Michael Duran 1160 Camino de Cruz Blanca Santa Fe, NM 87505
MichaelDuran@sjc.edu

AP – Gravity Pad Partners LLC Attn: Sean Milks 205 Tierra Corrales Corrales, NM 87048 sean@thefsg.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☐ Historic Review ☑ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☐ Significant ☐ Landmark ☐ N/A ☑

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER N/A

YEAR OF CONSTRUCTION _____

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☑ Other _____

USE, EXISTING Residential ☐ Non-Residential ☑ Vacant ☐

USE, PROPOSED Residential ☐ Non-Residential ☑

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: July 14, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager LR

Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other:**

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (photosim images)

__x__ **Other:**

1) Exhibit A: Radio Frequency Propagation Study
2) Exhibit B: Google Earth map showing alternate locations considered
3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere
4) Exhibit D: Previous survey of West Dorm site
5) Exhibit E: Previous survey of Santa Fe Prep School site
6) Exhibit F: area zoning
7) Exhibit G: Specifications for the "Monopine" (drawings and calculations)

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca comprises the campus of St. John's College. On June 23, 2020, the applicant came before the HDRB to propose construction of a 75-foot-tall "monopine" telecommunications tower on the campus. After discussing the merits of the project, the Board requested additional information regarding alternative locations that were considered and to better demonstrate that the proposal represents the least obtrusive option to close the gap in cell coverage for the area. The applicant has provided extensive additional information (see Exhibits A through G) and comes before the Board again for further discussion and approval of the proposed project.

As described in the packet, the applicant worked with the Executive Board of St. John's College and explored the entire 250-acre campus, including the rooftops of all buildings, in order determine three possible locations for the proposed tower. After meeting with surrounding neighbors, a location next to the parking lot near the trailhead to Atalaya Mountain Trail was selected because of the density of trees and the adjacent 6-foot-high coyote fencing in order to blend into the surroundings as much as possible. The site was also selected to maximize coverage for the campus as well as the surrounding neighborhoods while still being able to communicate with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. The proposed tower will have antennae which will be hidden by designed foliage, and ground equipment are to be screened behind a proposed 6-foot-high coyote fence to match an adjacent section of existing fencing. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the

standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed

- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level. Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

(i) *Do not damage the character of the district*

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell

phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map

shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be

determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

6/26/2020

City of Santa Fe Historic Districts Review Board

Re Case 2020-002194-HDRB Reponse for additional information for application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Dear HDRB,

The following is a response from the HDRB video conference that was held on June 23rd, 2020.

The board requested additional radio frequency data to justify the proposed request. I have attached a before and after radio frequency propagation study (**Labeled exhibit A**) that clearly shows the absolute need for coverage in the area.

The second item that the board requested to see if the other locations that we researched and why we couldn't located it in another area. The attached (**exhibit B**) is a google earth map showing all of the other locations that we researched and ultimately why each did not work.

- Santa Fe Prep School, elevation is 7,267. We tried a monopine and also looked at the gym rooftop. The elevation was too low and line of site of our St. John's Church site (S246).
- St. John's West dorm location, elevation is 7,373. We proposed a monopine behind the dorms and the student body voted it down and the neighbors to the west requested another location.
- St. John's East dorm location, elevation is 7,396. We proposed a monopine behind the dorms and the dumpsters. This location was rejected by the St. John's college for various reasons.
- The existing Water tank, elevation 7,455. This was rejected by AT&T because the elevation was too high and the signal would interfere with other sites in the area. It was also partially block by a hill.

The third item that the board requested was a picture of another monopine. The attached (**Exhibit C**) is a picture of a recent monopine. This specific monopine is 100 ft tall but is very similar to what we are proposing.

The fourth item that the board requested proof that we actually tried to locate the site in other places. (**Exhibit D**) is an old survey from the West dorm. (**Exhibit E**) is another site plan/survey for the Santa Fe prep school.

The fifth item is in response of our applications not conforming to the City of Santa Fe Section 14-5.2 and with section 14-6.2(e). The original letter submitted to the board outlines in detail all of the other items as it relates to section 14-5.2 of the ordinance. **(Exhibit F)** demonstrates that the entire search ring area is in fact R-1 or R-1PUD. All properties within the area have the same zoning designation. No alternative locations offer preferable zoning.

The final item is **(Exhibit G)** which is the exact specifications of the proposed monopine. It will outline great detail how well made this monopine will be including showing the future use of the tower for the other FCC wireless carriers as well as any Fire/Police equipment.

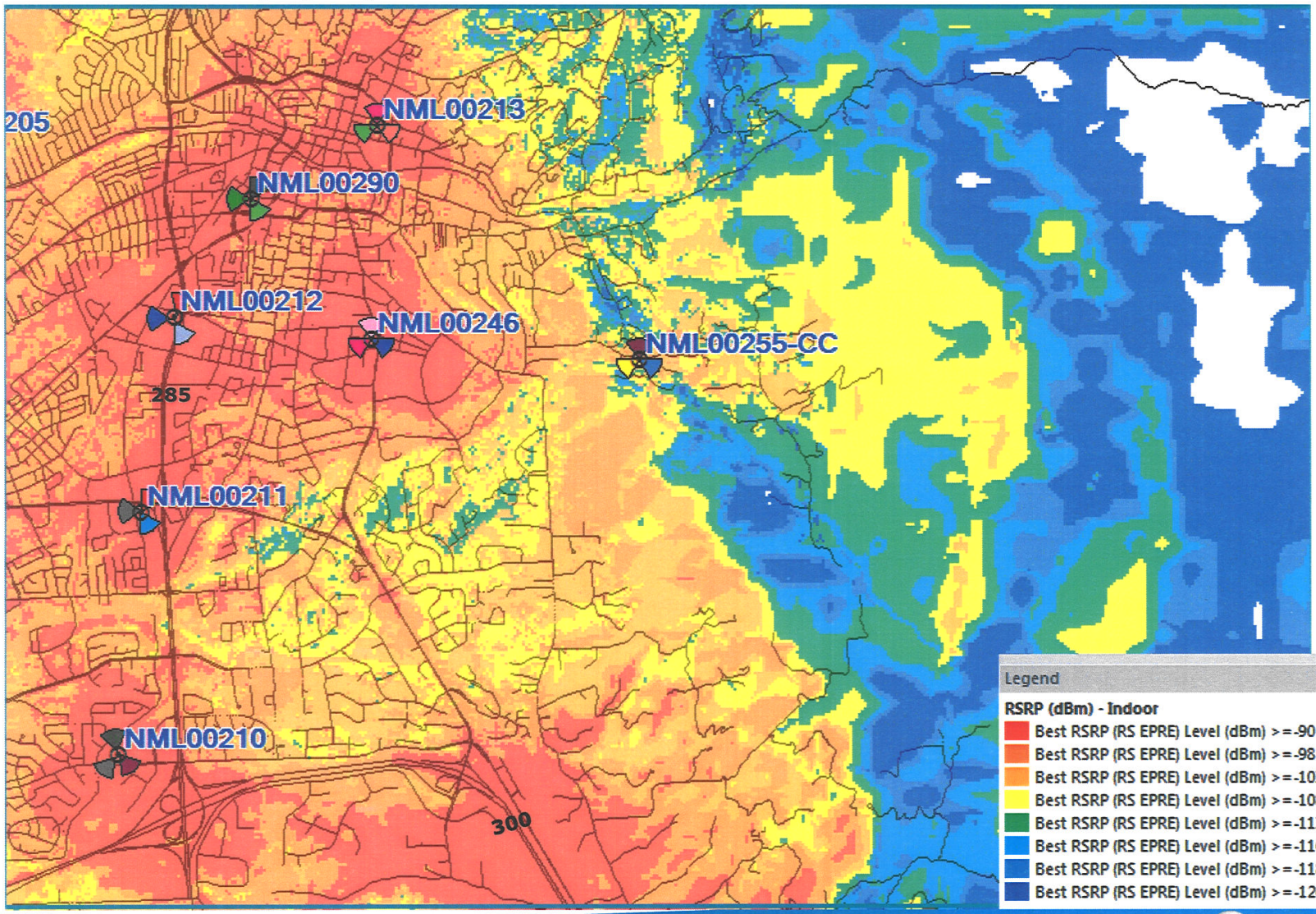
We look forward to the next meeting on July 14th and if the board requests any additional information before then please feel free to reach out via phone or e-mail.

Sincerely,

Sean Milks
Sean@TheFSG.com
602-330-5150

"EXHIBIT A"

AT&T indoor signal strength (RSRP) without NML00255

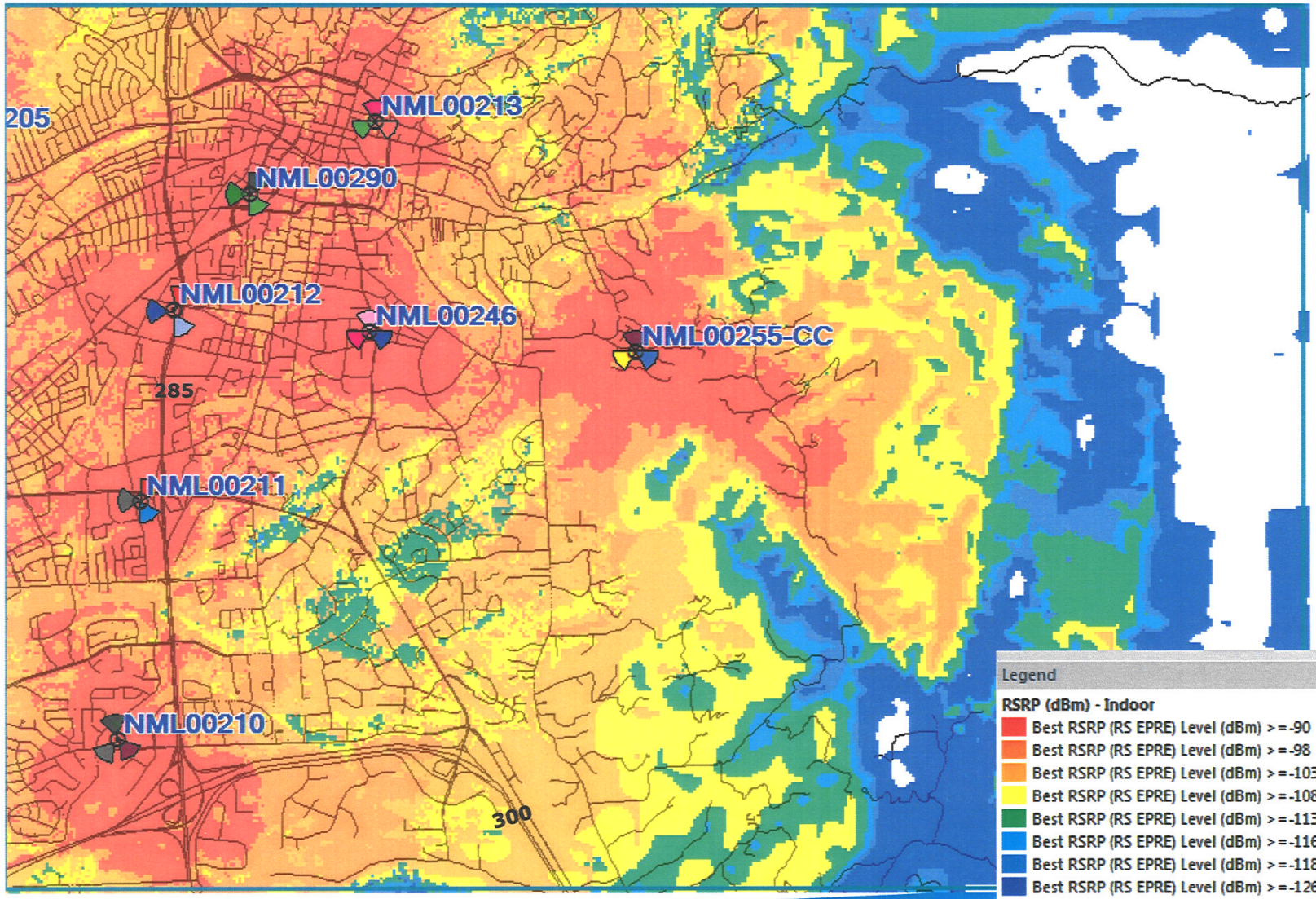


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at&t

"EXHIBIT A"

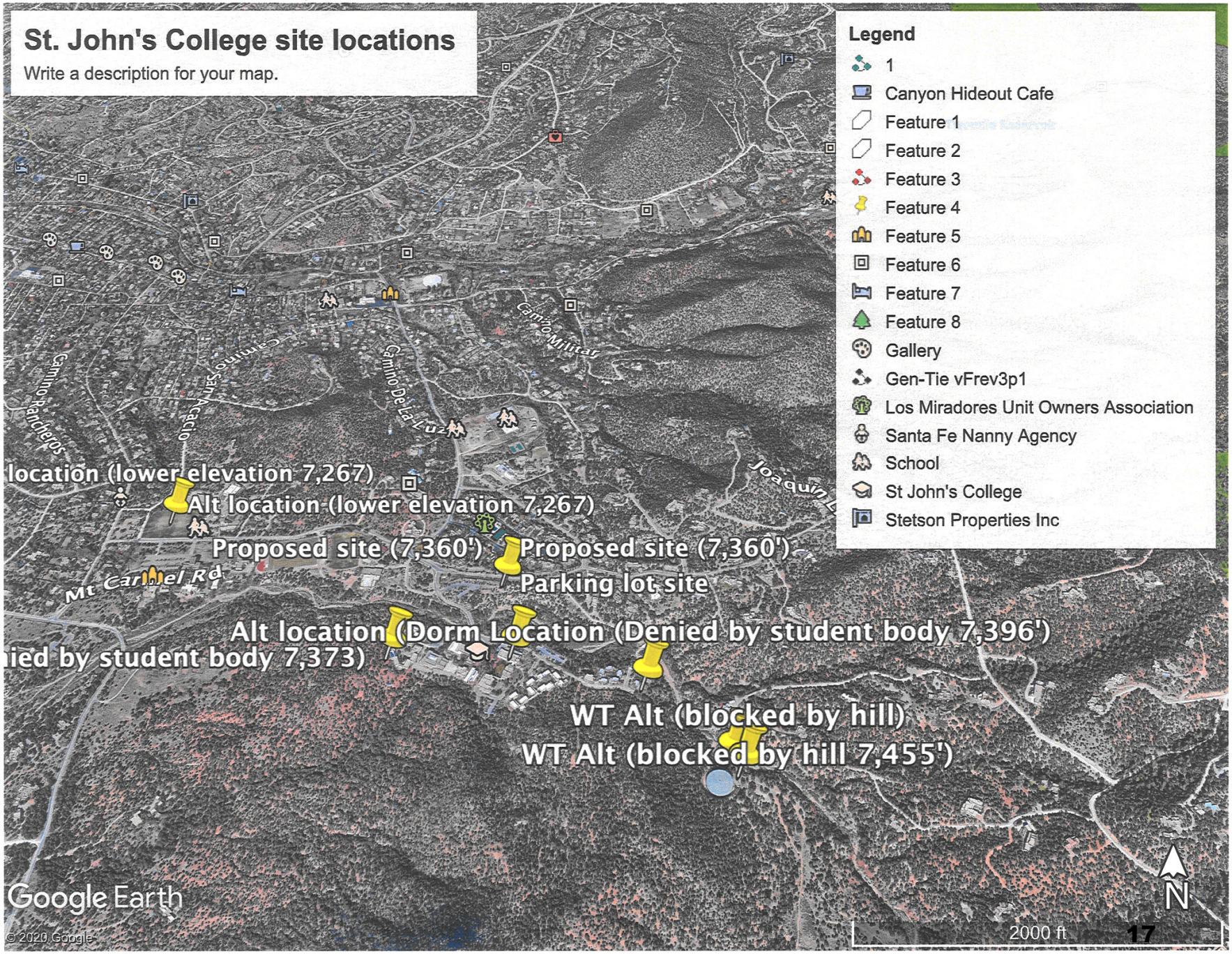
AT&T indoor signal strength (RSRP) with NML00255



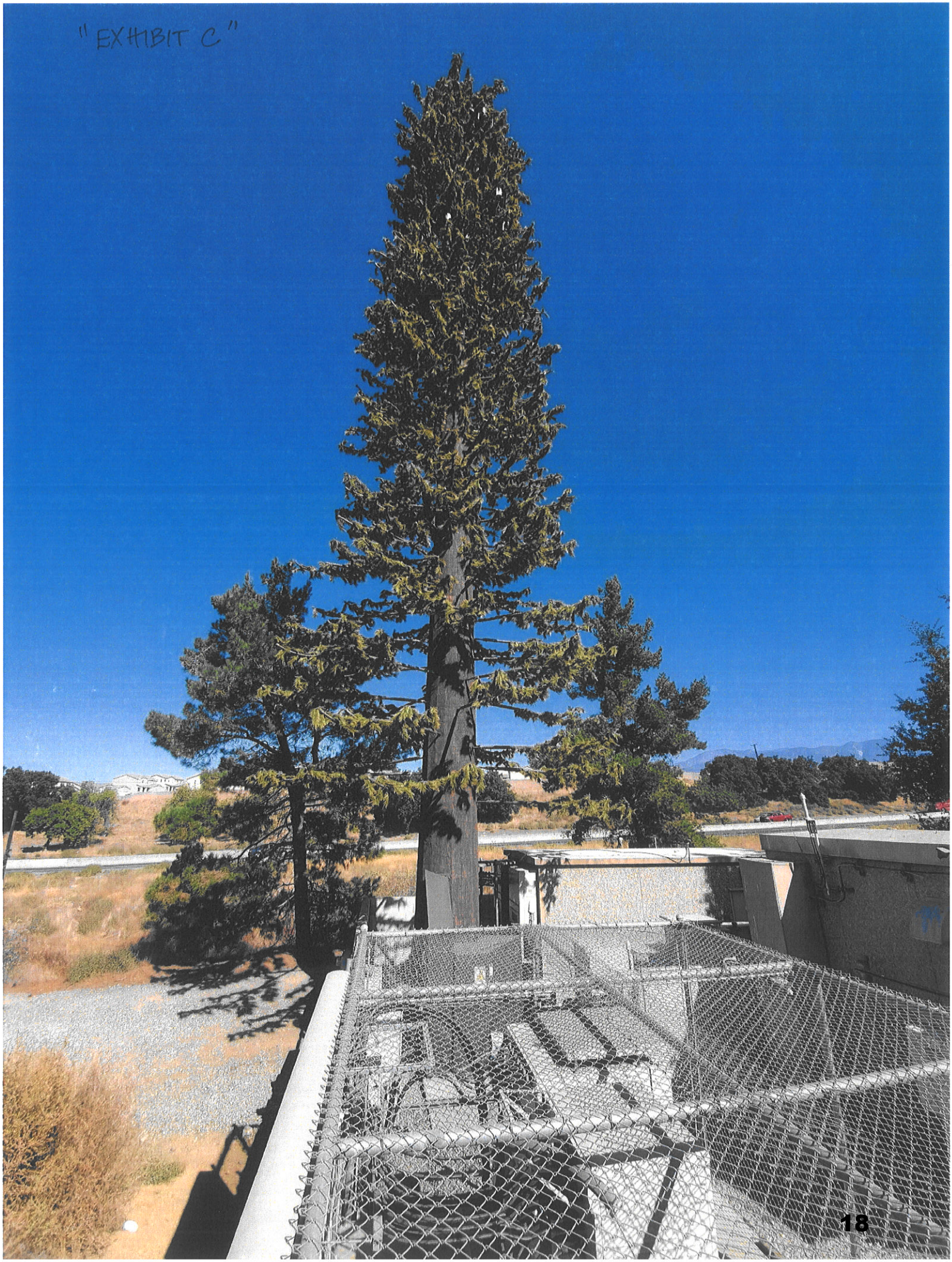
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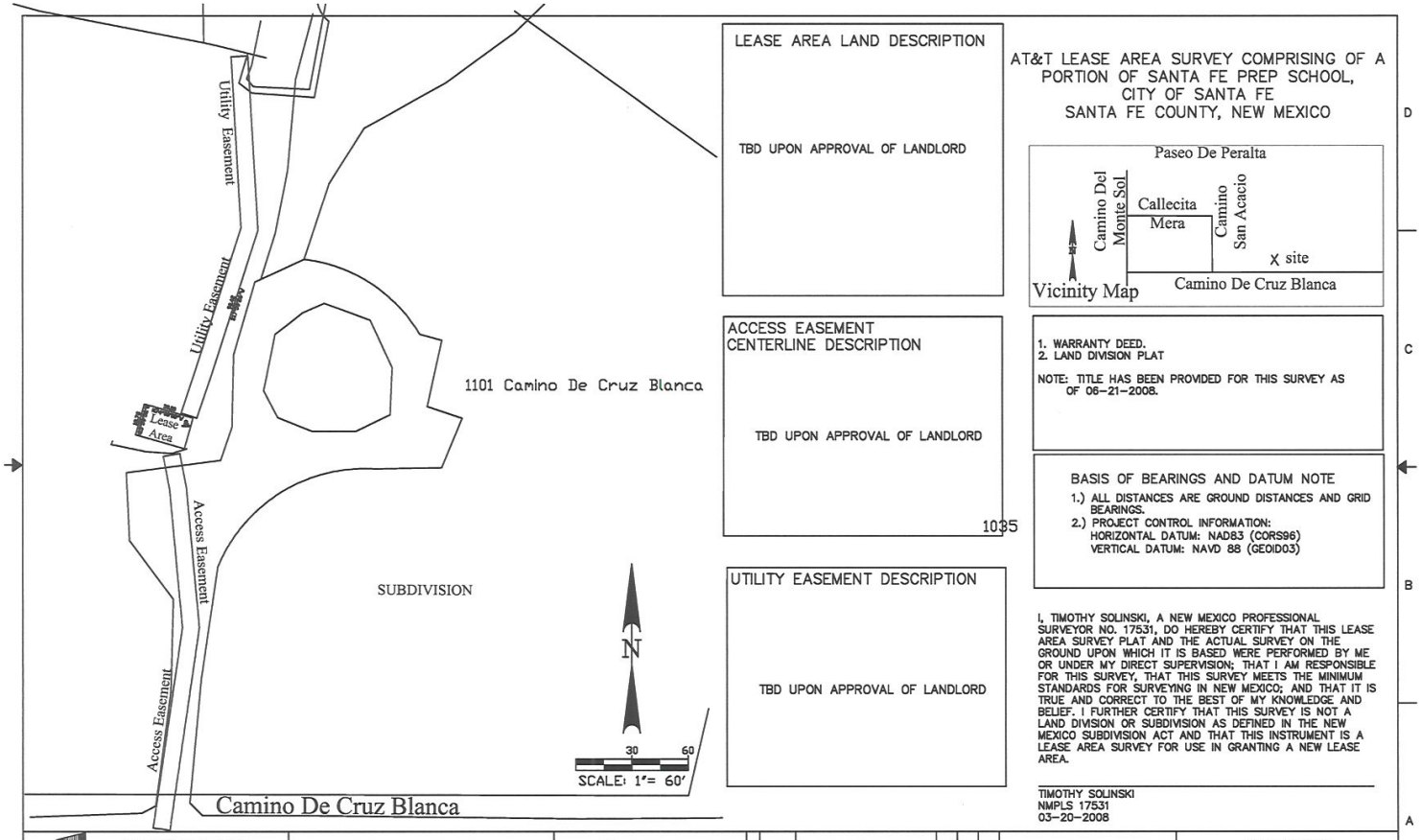
EXHIBIT B


St. John's College site locations
Write a description for your map.
Legend
1
Canyon Hideout Cafe
Feature 1
Feature 2
Feature 3
Feature 4
Feature 5
Feature 6
Feature 7
Feature 8
Gallery
Gen-Tie vFrev3p1
Los Miradores Unit Owners Association
Santa Fe Nanny Agency
School
St John's College
Stetson Properties Inc
Camino Militar
Camino De La Luz
Camino Rancheros
Camino San Acacio
location (lower elevation 7,267)
Alt location (lower elevation 7,267)
Proposed site (7,360')
Proposed site (7,360')
Parking lot site
Mt Carmel Rd
Alt location (Dorm Location (Denied by student body 7,396')
ied by student body 7,373)
WT Alt (blocked by hill)
WT Alt (blocked by hill 7,455')
Google Earth
© 2020 Google
2000 ft
N

"EXHIBIT C"



"EXHIBIT D"



LEASE AREA LAND DESCRIPTION

TBD UPON APPROVAL OF LANDLORD

ACCESS EASEMENT CENTERLINE DESCRIPTION

TBD UPON APPROVAL OF LANDLORD

1035

UTILITY EASEMENT DESCRIPTION

TBD UPON APPROVAL OF LANDLORD

AT&T LEASE AREA SURVEY COMPRISING OF A PORTION OF SANTA FE PREP SCHOOL, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO

1. WARRANTY DEED.
2. LAND DIVISION PLAT

NOTE: TITLE HAS BEEN PROVIDED FOR THIS SURVEY AS OF 06-21-2008.

BASIS OF BEARINGS AND DATUM NOTE

1.) ALL DISTANCES ARE GROUND DISTANCES AND GRID BEARINGS.
2.) PROJECT CONTROL INFORMATION:
HORIZONTAL DATUM: NAD83 (CORS96)
VERTICAL DATUM: NAVD 88 (GEOID03)

I, TIMOTHY SOLINSKI, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 17531, DO HEREBY CERTIFY THAT THIS LEASE AREA SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A LEASE AREA SURVEY FOR USE IN GRANTING A NEW LEASE AREA.

TIMOTHY SOLINSKI
NMPLS 17531
03-20-2008

CIVE
11200 WESTHEIMER
SUITE 890
HOUSTON, TEXAS 77042
PH: 281.870.8727
FAX: 281.870.8728

CIVE JOB NUMBER: TBD

SITE NUMBER: S255
SITE NAME: Santa Fe Prep School
1101 Camino De Cruz Blanca
Santa Fe, NM

at&t

NO.	DATE	REVISIONS	BY	CHK'D	APP'D
0	TBD	ISSUED FOR ZONING	RJS	SW	SW
A	TBD	ISSUED FOR ZONING REVIEW	RJS	SW	SW

SCALE: AS SHOWN | DESIGNED BY: SW | DRAWN BY: RJS

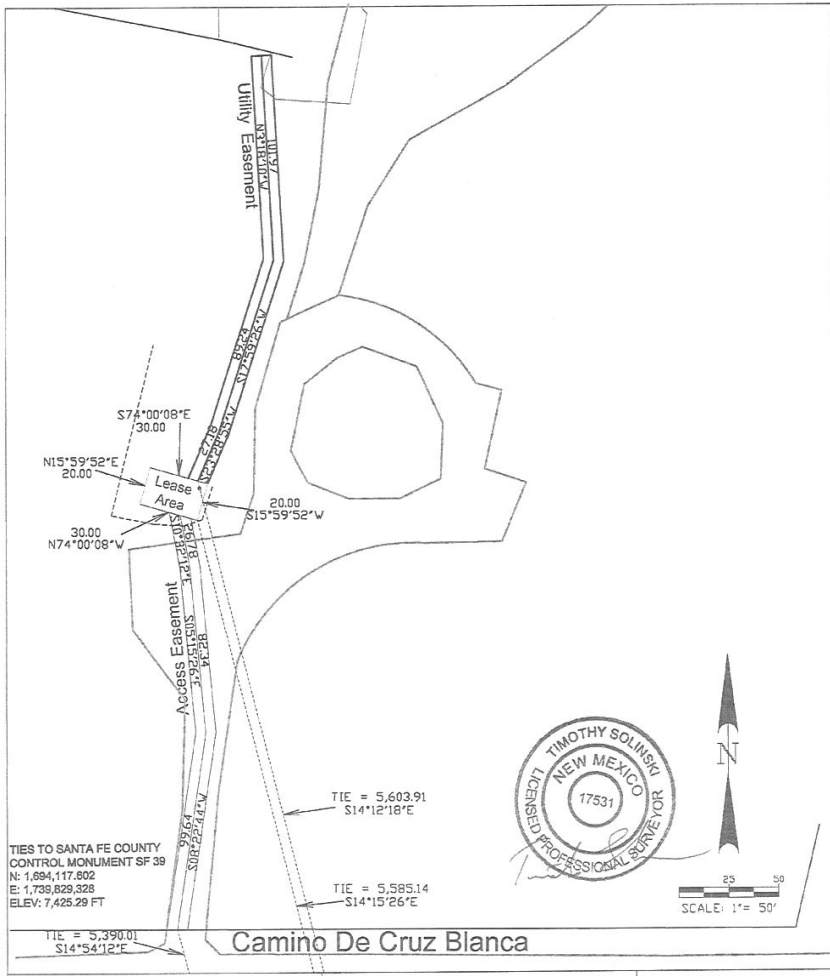
NEW MEXICO LAND SERVICES
1705 Celina Court
Rio Rancho, NM 87124
(505) 239-6506
Job Number 113

AT&T WIRELESS

SITE NO.	DRAWING NUMBER	REV
S255	NM-255--	A

SCALE IS BASED ON 11"x17" "Tabloid" SIZE

"EXHIBIT E"



LEASE AREA LAND DESCRIPTION

BEGINNING at a point whence Santa Fe County Control monument SF 39 bears, S14°15'26""E a distance of 5,585.14 feet to the Point of Beginning for lease parcel thence N74°00'08"W a distance of 30 feet to the southwest corner of lease area, thence N15°59'52"E a distance of 20 feet to the northwest corner of lease area, thence S74°00'08"E a distance of 30 feet to the northeast corner of lease area, thence S15°59'52"W a distance of 20 feet to the point of beginning, point being the southeast corner of Lease Parcel.

Said tract contains 0.01377 acres (600 sq.ft.), more or less.

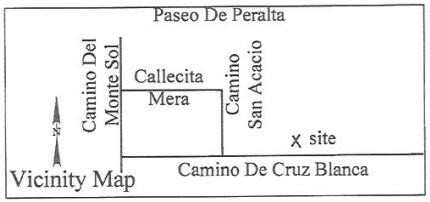
ACCESS EASEMENT CENTERLINE DESCRIPTION

A 20 foot wide strip of land being 10 feet on each side of the following described denterline:
BEGINNING at a point whence Santa Fe County Control monumnet SF 39 bears S14°54'12"E a distance of 5,390.01 feet, thence N08°22'44"E a distance of 99.64 feet, thence N05°15'26"W a distance of 82.34 feet, thence N10°32'12"W a distance of 26.78 to the point of terminus and the south line of a 20'x30' Lease Area.

UTILITY EASEMENT DESCRIPTION

A 5 foot wide strip of land being 2.5 feet on each side of the following described centerline:
Beginning at point whence Santa Fe County Control monument SF 39 bears S14°12'18"E a distance of 5,603.91 feet; thence N23°28'55"E a distance of 27.18 feet, thence N17°59'26"E a distance of 89.24 feet; thence N03°18'10"W a distance of 101.97 feet to the point of ending.

AT&T LEASE AREA SURVEY COMPRISING OF A PORTION OF SANTA FE PREP SCHOOL, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO



NOTE: NO TITLE HAS BEEN PROVIDED FOR THIS SURVEY AS OF 12-16-2008.

BASIS OF BEARINGS AND DATUM NOTE

1.) ALL DISTANCES ARE GROUND DISTANCES AND GRID BEARINGS.
2.) PROJECT CONTROL INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 88

I, TIMOTHY SOLINSKI, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 17531, DO HEREBY CERTIFY THAT THIS LEASE AREA SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A LEASE AREA SURVEY FOR USE IN GRANTING A NEW LEASE AREA.

TIMOTHY SOLINSKI
NMPLS 17531
~~03-20-2008~~ 12-17-2008

CIVE
11200 WESTHEIMER
SUITE 890
HOUSTON, TEXAS 77042
PH: 281.870.8727
FAX: 281.870.8728

CIVE JOB NUMBER: TBD

SITE NUMBER: S255
SITE NAME: Santa Fe Prep School
1101 Camino De Cruz Blanca
Santa Fe, NM

at&t

NO.	DATE	REVISIONS	BY	CHK'D	APP'D

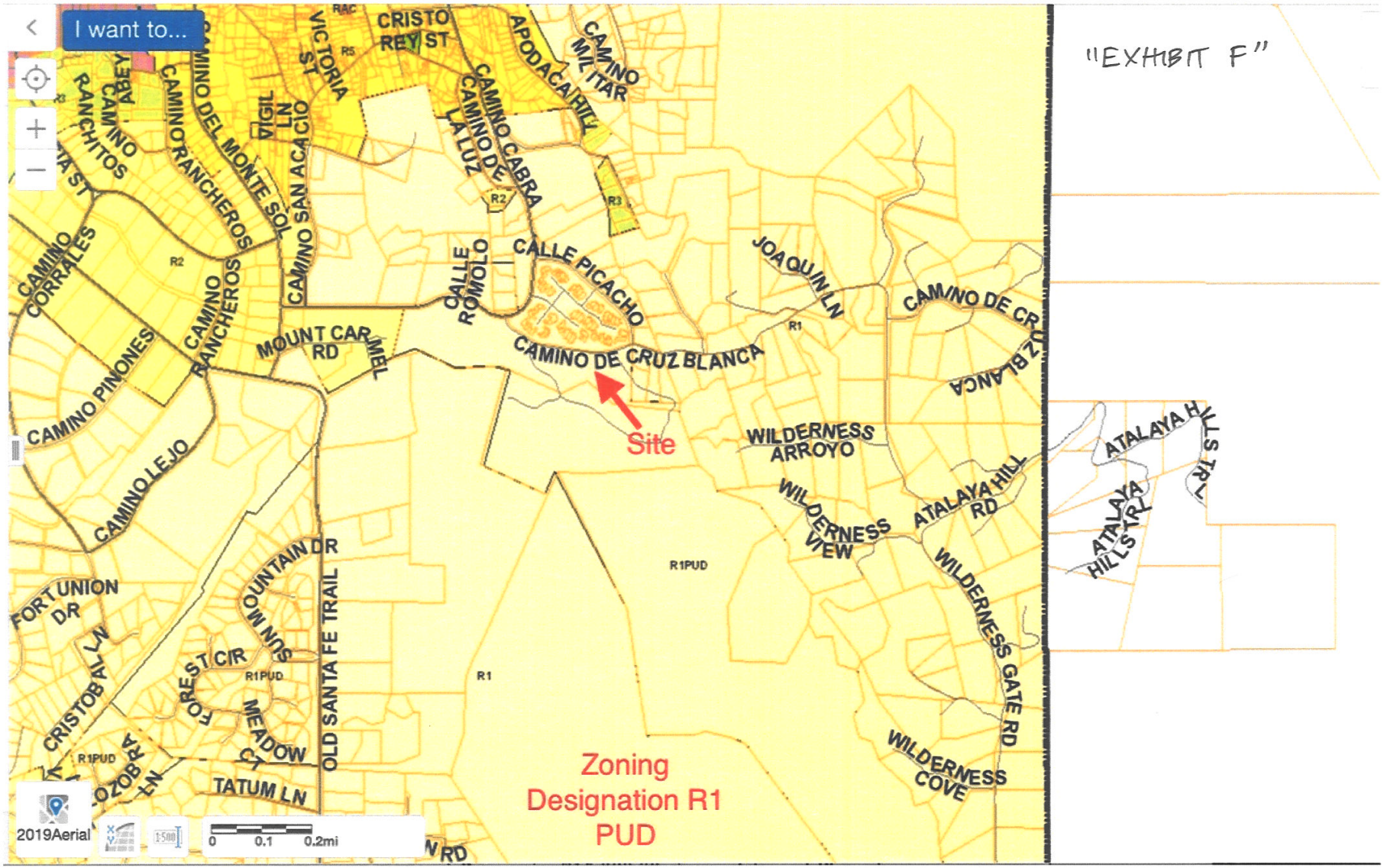
SCALE: AS SHOWN | DESIGNED BY: SW | DRAWN BY: RJS

NEW MEXICO LAND SERVICES
1705 Celina Court
Rio Rancho, NM 87124
(505) 239-6505

Job Number 113

AT&T WIRELESS

SITE NO.	DRAWING NUMBER	REV
S255	NM-255-	A


"EXHIBIT F"
I want to...
CRISTO REY ST
VICTORIA ST
CAMINO DEL MONTE SOL
CAMINO RANCHEROS
CAMINO SAN ACACIO
CAMINO DE LA LUZ
CAMINO CABRA
APODACA HILL
CAMINO MILITAR
CAMINO CORRALES
CAMINO RANCHEROS
CALLE ROMOLO
CALLE PICACHO
JOAQUIN LN
CAMINO DE CRUZ BLANCA
MOUNT CARMEL RD
CAMINO PINONES
CAMINO LEJO
Site
WILDERNESS ARROYO
WILDERNESS VIEW
ATALAYA HILL RD
ATALAYA HILLS TRL
WILDERNESS GATE RD
WILDERNESS COVE
FORT UNION DR
SUN MOUNTAIN DR
OLD SANTA FE TRAIL
FOREST CIR
MEADOW CT
TATUM LN
CRISTOBAL LN
R1
R1PUD
R2
R3
R5
Zoning
Designation R1
PUD
2019Aerial
0 0.1 0.2mi

"EXHIBIT G"

CELL TREES
Celebrating 20 Years in Business

5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

SJC PARKING LOT

SITE #: NML00255

MONOPINE

CELL TREES, INC. Job:

20-027

LOCATION:

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

DRAWING INDEX

MP-1 TITLE SHEET
MP-2 NOTES & SPECIFICATIONS
MP-3 ELEVATION VIEWS
MP-4 DETAILS
MP-5 NOT USED
MP-6 NOT USED
MP-7 BRANCH LAYOUT

AT&T

CELL TREES

JOB #: 20-027

VECTOR engineers
1535 N. Greenfield Rd., Suite 112 (480) 948-3544
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

TITLE SHEET

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-1 REV 0

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SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE - PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2015 IBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

1. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2015 IBC.
2. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
3. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2015 EDITION AND THE TIA-222-G STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 115 MPH (3-SEC GUST) PER THE ASCE 7-10 STANDARD
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT

ICE: NONE PER THE TIA-222-G STANDARD

SEISMIC:
IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_S = 0.445g, S_1 = 0.133g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 0.428g, S_{D1} = 0.201g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 4.0 K
SEISMIC RESPONSE COEFFICIENT, Cs: 0.110
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

1. POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
2. BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
3. ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
4. ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
5. REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
6. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
7. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
8. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
9. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
10. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
11. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 3,720 K-FT (1.0 WIND)
SHEAR, V = 63.0 K (1.0 WIND)
AXIAL, P = 42.9 K (1.2 DEAD)

DISCLAIMERS:

1. ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112, Mesa, AZ 85205 (480) 648-3614 www.vectorsa.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-2 REV 0

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DESIGN LOADING:
ANTENNA C.L. @ 80'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.
ANTENNA C.L. @ 70'-0" A.G.L.:
(12) 96"x20"x9", 115 lb PANEL ANTENNAS
(15) 28"x19"x11", 75 lb RRUs
(3) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
(3) 9'-6" T-ARM MOUNTS BY OTHERS
ANTENNA C.L. @ 60'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.
ANTENNA C.L. @ 50'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.

APPURTENANCES (2)
N.T.S.

MONOPOLE SECTION CHART[2]					
SECTION	LENGTH	ØTOP[4]	ØBOTTOM[4]	THICKNESS	WEIGHT[1,3]
1	40'-0"	25.60"	38.00"	1/4"	3.7 K
2	39'-3"	35.87"	48.04"	3/8"	8.5 K

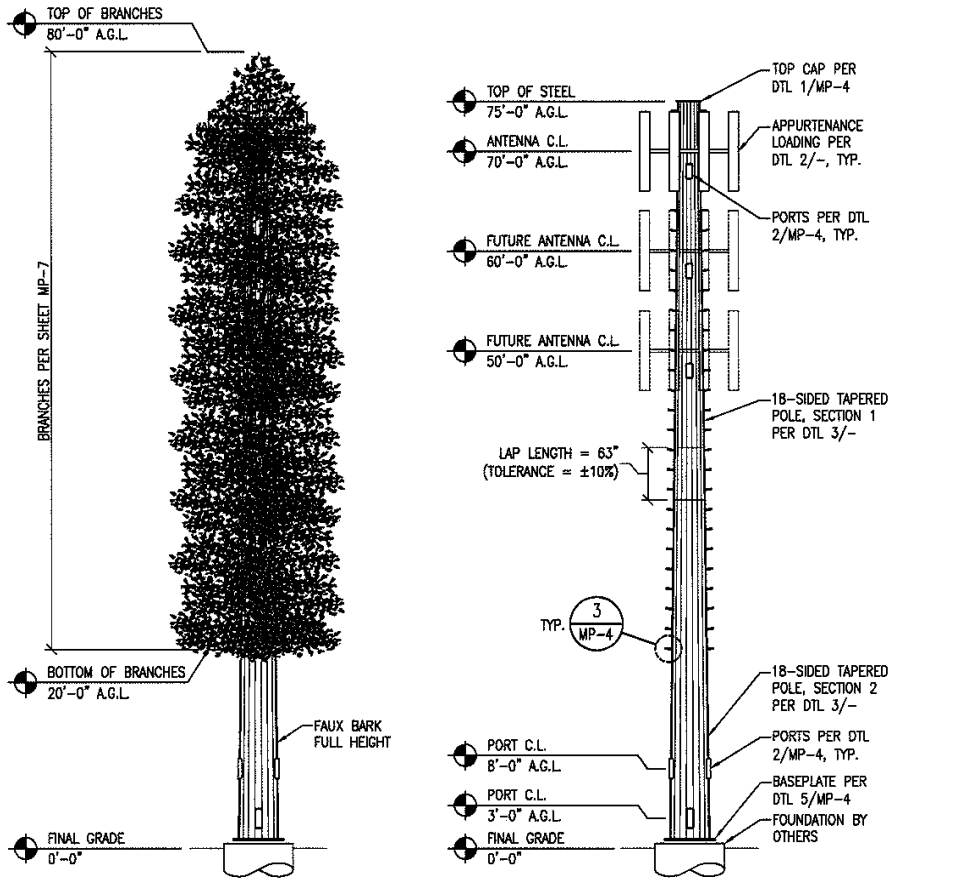
NOTES:
1. SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
2. DESIGN TAPER = 0.31 in/ft.
3. WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
4. DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS.

POLE SECTIONS (3)
N.T.S.

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.

NOTE: MONOPOLE DESIGNED FOR 10'-0" FUTURE EXTENSION

NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE



ELEVATIONS (1)
N.T.S.

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1535 N. Greenfield Rd., Suite 112 (480) 649-3514
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020	DESIGNED: ALL	DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

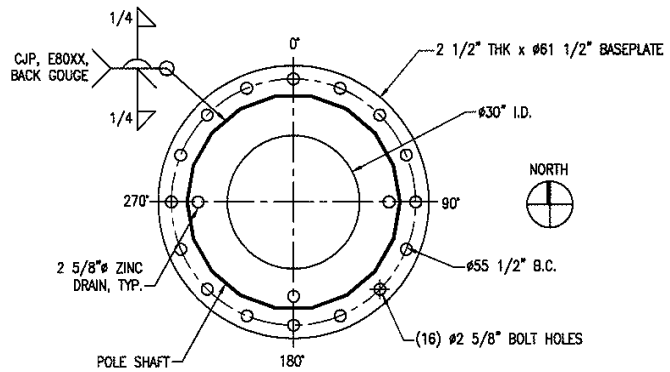
ELEVATION VIEWS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

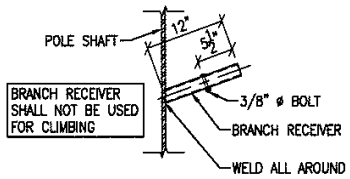
MP-3 REV 0

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BASEPLATE N.T.S. (5)

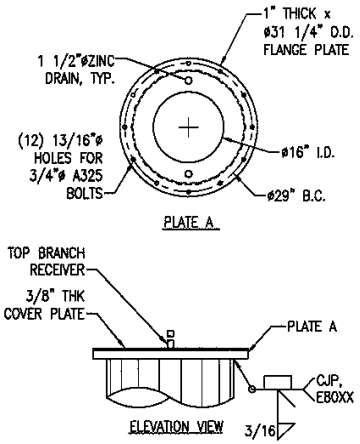
A WEEP HOLE OR OTHER MEANS OF PREVENTING WATER BUILD UP SHALL BE PROVIDED FOR BRANCH RECEIVERS



BRANCH RECEIVER SHALL NOT BE USED FOR CLIMBING

BRANCH RECEIVERS ARE BY CELL TREES AND SHOWN FOR REFERENCE ONLY. COMPONENTS ARE NOT REVIEWED BY VECTOR.

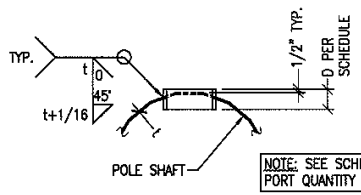
BRANCH RECEIVER N.T.S. (3)



TOP CAP N.T.S. (1)

PORT SCHEDULE					
C.L. ELEV.	PORT SIZE (B x H)	D	T	QTY	AZIMUTH(S)
68'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
58'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
48'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
8'-0"	9"x24"	6"	3/4"	2	90°/270°
3'-0"	9"x24"	6"	3/4"	2	0°/180°

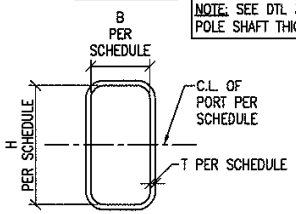
PORT SCHEDULE N.T.S. (4)



NOTE: SEE SCHEDULE FOR PORT QUANTITY & AZIMUTHS

SECTION VIEW

NOTE: SEE DTL 3/MP-3 FOR POLE SHAFT THICKNESS, t



ELEVATION VIEW

PORTS N.T.S. (2)

AT&T

CELL TREES

JOB #: 20-027

VECTOR engineers
1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 (480) 649-3514 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

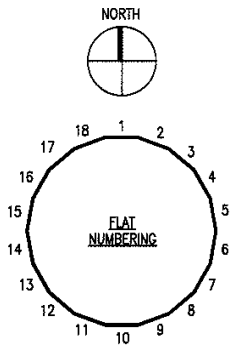
DETAILS

SJC PARKING LOT
SITE #: NM100255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-4 REV 0

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T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 199
AVERAGE = 3.06 BRANCHES PER FOOT

BRANCH LAYOUT

Elev	Ceg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
75.00	90									5									
75.00	30		3						3						3				
74.25	30			X	6					X	6					X	6		
73.50	15					6							6						6
72.50	15		8						8						8				
71.50	15					8						8						8	
70.50	15			E						6						6			
70.00			BB		BB				BB		BB				BB		BB		
69.00	0	6						6						6					
68.00	0				8						8						8		
67.00	15					6							6						6
66.00	15		6						6						6				
65.00	15					8						8						8	
64.00	15			E						6						6			
63.00	15	6						6						6					
62.00	15				8						8						8		
60.75	15					6							6						6
60.00																			
59.25	15		6						6						6				
58.00	15				8							8						8	
57.00	15			E						6						6			
56.00	15	6						6						6					
55.00	15				8						8						8		
54.00	15					6							6						6
53.00	15		6						6						6				
52.00	15				8							8						8	
50.75	15			E						6						6			
50.00																			
49.25	15	8						8						8					
48.25	15				8						8						8		
47.00	15					6							6						6
46.00	15		8						8						8				
45.00	15				8							8						8	
44.00	15			E						6						6			
43.00	15					6							6						6
42.00	15	8						8						8					
41.00	15				8						8						8		
40.00	15					6							6						6
39.00	15		8						8						8				
38.00	15				6						6						6		
37.00	15				8							8						8	
36.00	15			E						6						6			
35.00	15	8						8						8					
34.00	15				8						8						8		
33.00	15					6						6						6	
32.00	15					8							8						8
31.00	15		8						8						8				
30.00	15				8							8						8	
29.00	15			10						10						10			
28.00	15		6						6						6				
27.00	15	8						8						8					
25.75	15				10						10						10		
24.50	15					10							10						10
23.25	15		10						10						10				
22.00	15				10							10						10	
21.00	15			10						10						10			
20.00	15	10						10						10					

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
(480) 645-3614
www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

BRANCH LAYOUT

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-7 REV 0

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CELL TREES
Celebrating 20 Years in Business

5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

SJC PARKING LOT

SITE #: NML00255

MONOPINE

CELL TREES, INC. Job:
20-027

LOCATION:

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

DRAWING INDEX

MP-1 TITLE SHEET
MP-2 NOTES & SPECIFICATIONS
MP-3 ELEVATION VIEWS
MP-4 DETAILS
MP-5 NOT USED
MP-6 NOT USED
MP-7 BRANCH LAYOUT

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112 (480) 649-3514
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

TITLE SHEET

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-1 REV 0

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SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE - PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2015 IBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

1. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2015 IBC.
2. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
3. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2015 EDITION AND THE TIA-222-G STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 115 MPH (3-SEC GUST) PER THE ASCE 7-10 STANDARD
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT

ICE: NONE PER THE TIA-222-G STANDARD

SEISMIC:
IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_S = 0.445g, S_1 = 0.133g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 0.428g, S_{D1} = 0.201g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 4.0 K
SEISMIC RESPONSE COEFFICIENT, Cs: 0.110
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

1. POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
2. BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
3. ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
4. ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
5. REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
6. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
7. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
8. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
9. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
10. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
11. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 3,720 K-FT (1.0 WIND)
SHEAR, V = 63.0 K (1.0 WIND)
AXIAL, P = 42.9 K (1.2 DEAD)

DISCLAIMERS:

1. ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112, Mesa, AZ 85205 (480) 649-3514 www.vectorsa.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

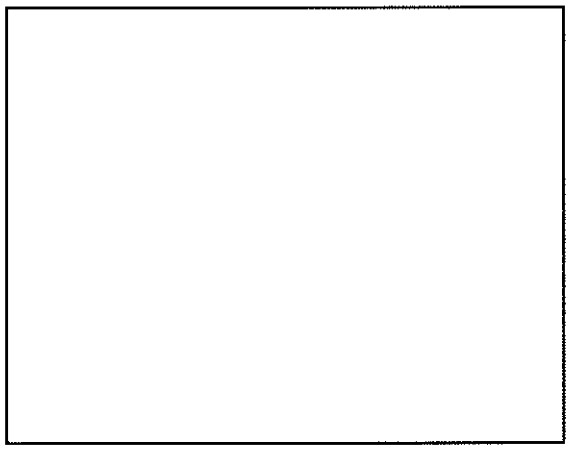
A1212-0449-201

MP-2 REV 0

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VECTOR
ENGINEERS

STRUCTURAL CALCULATIONS
for
SJC PARKING LOT (SITE # NML00255)
MONOPINE
at
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
for
AT&T
&
CELL TREES, INC. (20-027)



BY: **MICHAEL E. GIBBONS**
PROJECT ENGINEER

PROJECT #: **A1212-0449-201**

DATE: **May 6, 2020**
REVISED: **June 30, 2020**

DESIGNED BY ALL; CHECKED BY MEG

NOTE:
The calculations presented in this package are intended for a single use at the location indicated above, for the client listed above. These calculations shall not be reproduced, reused, "card filed", sold to a third party, or altered in any way without the written authorization of Vector Structural Engineering of Arizona, LLP and Cell Trees, Inc.

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JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Design Criteria:

Code: Structural design is based on the International Building Code, 2015 Edition and the TIA-222-G standard.

Wind: Basic wind speed = 115 mph (3-second gust) per the ASCE 7-10 standard
Risk Category / Structure Class: II
Wind exposure: C
Topographic category: 1
Crest height: 0 ft

Ice: None per the TIA-222-G standard

Seismic: Seismic importance factor, I = 1
Risk Category / Structure Class: II
Mapped spectral response accelerations: S_S = 0.445g S_1 = 0.133g
Site class: D
Spectral response coefficients: S_{DS} = 0.428g S_{D1} = 0.201g
Seismic design category: D
Basic seismic-force-resisting-system: Telecommunication Tower: Steel Pole
Seismic base shear, V = 4.3 k
Seismic response coefficient, Cs = 0.146
Response modification factor, R = 1.5
Analysis procedure: Equivalent Lateral Force

General Notes:

1 The contractor shall verify dimensions, conditions and elevations before starting work. The engineer shall be notified immediately if any discrepancies are found.
2 The typical notes and details shall apply in all cases unless specifically detailed elsewhere. Where no detail is shown, the construction shall be as shown for other similar work and as required by the building code.
3 These calculations are limited to the structural members shown in these calculations only. The connection of the members shown in these calculations to the existing structure shall be by others, with the exception of those explicitly shown on the drawings.
4 The contractor shall be responsible for compliance with local construction safety orders. Approval of shop drawings by the architect or structural engineer shall not be construed as accepting this responsibility.
5 All structural framing members shall be adequately shored and braced during erection and until full lateral and vertical support is provided by adjoining members.

VECTOR ENGINEERS

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PROJECT: SJC PARKING LOT

Structural Steel:

1 All structural steel code checks based on the AISC-LRFD, 3rd Edition per the TIA-222-G standard
2 All 18-sided, tapered shaft steel to be per ASTM A572 GR. 65, U.N.O.
3 The design length of slip splices is equal to 1.67 times the inside width of the base of the upper section. Slip splice length tolerance is equal to ± 10% of the design slip splice length.
4 All steel pipe to be per ASTM A53 GR. B (35 KSI), U.N.O.
5 All steel round tubes (HSS) to be per ASTM A500 GR. B (42 KSI), U.N.O.
6 All steel rectangular tubes (HSS) to be per ASTM A500 GR. B (46 KSI), U.N.O.
7 All other structural steel shapes & plates shall be per ASTM A36, U.N.O.
8 All anchor bolts shall be per ASTM A615 GR. 75, U.N.O.
9 All bolts for steel-to-steel connections shall be per ASTM F3125 GR. A325 U.N.O.
10 All bolted connections shall be tightened per the "turn-of-nut" method as defined by AISC.
11 All welding shall be performed by certified welders in accordance with the latest edition of the American Welding Society (AWS) D1.1
12 All steel surfaces shall be galvanized in accordance with ASTM A123 and ASTM F2329 standards, thoroughly coated with a zinc-rich primer, or otherwise protected as noted on the structural drawings.

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JOB NO.: A1212-0449-201

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PROJECT: SJC Parking Lot

Monopine Branch Layout

Eff. Area Factor:	0.86	
Top Crown Radius:	5	ft
C_A Factor:	0.6	
Bott. Branch Elev. (ft):	20	ft
Top of Steel Elev. (ft):	75	ft

Branch Layout Along Pole:

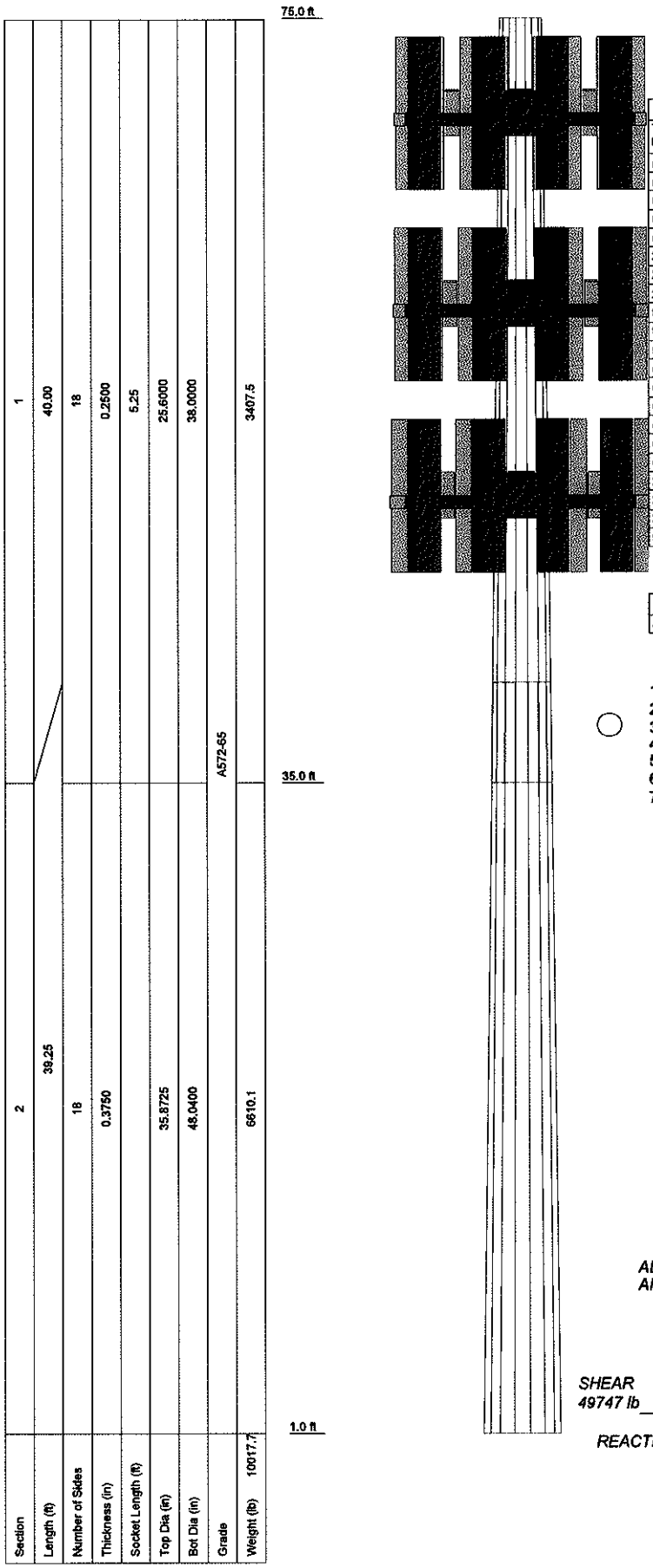
Branch Length (ft)	Qty	Elevation		Branch Wt. (lbs)	Total Wt. (lbs)	Wind Area		
		Start (ft)	Stop (ft)			Gross (ft^2)	Eff. (ft^2)	C_AA_E (ft^2)
8	22	67.2	75.0	34.0	748	141.4	122.3	73.4
6	34	55.3	67.2	25.0	850	172.5	149.2	89.5
8	22	47.5	55.3	34.0	748	143.4	124.0	74.4
6	35	35.2	47.5	25.0	875	180.8	156.3	93.8
8	22	27.4	35.2	34.0	748	145.4	125.8	75.5
10	21	20.0	27.4	42.0	882	169.1	146.3	87.8
				Total (lbs):	4851			

Antenna Branches:

Branch Length (ft)	Qty	Elev. (ft)	Weight
4	6	70	138
2	24	70	240

Top Crown:

Branch Length (ft)	Qty	Weight	Total Wt.
5	1	24	
3	3	51	75
Gross Area (ft2):	39.3		
Eff. Area (ft2):	34.0		
C_AA_E (ft^2):	20.4		



Section	1	2
Length (ft)	40.00	39.25
Number of Sides	18	18
Thickness (in)	0.2500	0.3750
Socket Length (ft)	5.25	
Top Dia (in)	25.6000	35.8725
Bot Dia (in)	38.0000	48.0400
Grade	A572-65	
Weight (lb)	3407.5	6610.1

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Top crown with (1) 5 ft and (3) 3 ft branches	77.5	9'-6" T-Arm	60
		9'-6" T-Arm	60
(22) 8 ft branches	71.1	(5) 28x19x11 RRU/H	60
(4) 96x20x9 + MP	70	(4) 96x20x9 + MP	60
(5) 28x19x11 RRU/H	70	(4) 96x20x9 + MP	60
(5) 28x19x11 RRU/H	70	(4) 96x20x9 + MP	60
(5) 28x19x11 RRU/H	70	(5) 28x19x11 RRU/H	60
29x16x11 Surge/Raycap/J-Box + MP	70	(22) 8 ft branches	51.4
29x16x11 Surge/Raycap/J-Box + MP	70	29x16x11 Surge/Raycap/J-Box + MP	50
29x16x11 Surge/Raycap/J-Box + MP	70	29x16x11 Surge/Raycap/J-Box + MP	50
9'-6" T-Arm	70	29x16x11 Surge/Raycap/J-Box + MP	50
9'-6" T-Arm	70	9'-6" T-Arm	50
9'-6" T-Arm	70	9'-6" T-Arm	50
(4) 96x20x9 + MP	70	9'-6" T-Arm	50
(4) 96x20x9 + MP	70	(5) 28x19x11 RRU/H	50
(6) 4 ft antenna branches	70	(4) 96x20x9 + MP	50
(24) 2 ft tip branches	70	(4) 96x20x9 + MP	50
(34) 6 ft branches	61.3	(4) 96x20x9 + MP	50
(5) 28x19x11 RRU/H	60	(5) 28x19x11 RRU/H	50
29x16x11 Surge/Raycap/J-Box + MP	60	(5) 28x19x11 RRU/H	50
29x16x11 Surge/Raycap/J-Box + MP	60	(35) 6 ft branches	41.3
29x16x11 Surge/Raycap/J-Box + MP	60	(22) 8 ft branches	31.3
9'-6" T-Arm	60	(21) 10 ft branches	23.7

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Santa Fe County, New Mexico.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 115 mph basic wind in accordance with the TIA-222-G Standard.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 69.3%

ALL REACTIONS ARE FACTORED

AXIAL
35201 lb

SHEAR
49747 lb

MOMENT
2631190 lb-ft

REACTIONS - 115 mph WIND

Vector Structural Engineers
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
Phone: (480) 648-3514
FAX: (801) 990-1776

Job: *SJC Parking Lot*			
Project: *A1212-0449-201*			
Client: Cell Trees, Inc.	Drawn by: ALL	App'd:	
Code: TIA-222-G	Date: 06/30/20	Scale: NTS	
Path:	33	Dwg No. E-1	

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-G standard.
The following design criteria apply:

Tower is located in Santa Fe County, New Mexico.
ASCE 7-10 Wind Data is used.
Basic wind speed of 115 mph.
Risk Category II.
Exposure Category C.
Topographic Category 1.
Crest Height 0.00 ft.
Deflections calculated using a wind speed of 60 mph.
A non-linear (P-delta) analysis was used.
Pressures are calculated at each section.
Stress ratio used in pole design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules
Consider Moments - Horizontals	Assume Legs Pinned	√ Calculate Redundant Bracing Forces
Consider Moments - Diagonals	√ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Use Moment Magnification	√ Use Clear Spans For Wind Area	SR Leg Bolts Resist Compression
√ Use Code Stress Ratios	√ Use Clear Spans For KL/r	√ All Leg Panels Have Same Allowable
√ Use Code Safety Factors - Guys	√ Retension Guys To Initial Tension	Offset Girt At Foundation
Escalate Ice	√ Bypass Mast Stability Checks	Consider Feed Line Torque
Always Use Max Kz	√ Use Azimuth Dish Coefficients	Include Angle Block Shear Check
Use Special Wind Profile	√ Project Wind Area of Appurt.	Use TIA-222-G Bracing Resist. Exemption
√ Include Bolts In Member Capacity	√ Autocalc Torque Arm Areas	Use TIA-222-G Tension Splice Exemption
√ Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	Poles
√ Secondary Horizontal Braces Leg	Sort Capacity Reports By Component	Include Shear-Torsion Interaction
Use Diamond Inner Bracing (4 Sided)	√ Triangulate Diamond Inner Bracing	Always Use Sub-Critical Flow
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Use Top Mounted Sockets
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole Without Linear Attachments
		Pole With Shroud Or No Appurtenances
		Outside and Inside Corner Radii Are Known

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	75.00-35.00	40.00	5.25	18	25.6000	38.0000	0.2500	1.0000	A572-65 (65 ksi)
L2	35.00-1.00	39.25		18	35.8725	48.0400	0.3750	1.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in²	I in⁴	r in	C in	I/C in³	J in⁴	It/Q in²	w in	w/t
L1	25.9564	20.1152	1633.1207	8.9993	13.0048	125.5783	3268.3902	10.0595	4.0656	16.262
	38.5476	29.9546	5393.0600	13.4012	19.3040	279.3753	10793.2163	14.9802	6.2480	24.992
L2	38.0206	42.2509	6726.1871	12.6016	18.2232	369.0996	13461.2247	21.1295	5.6536	15.076
	48.7232	56.7333	16284.5001	16.9211	24.4043	667.2794	32590.4279	28.3720	7.7950	20.787

Tower Elevation ft	Gusset Area (per face) ft²	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 75.00-35.00				1	1	1			
L2 35.00-1.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C_AA_A ft²/ft	Weight plf
6x12 hybrid fiber low inductance	B	No	Yes	Inside Pole	70.00 - 1.00	4	No Ice	0.00	1.85
6x12 hybrid fiber low inductance	B	No	Yes	Inside Pole	60.00 - 1.00	4	No Ice	0.00	1.85
6x12 hybrid fiber low inductance	B	No	Yes	Inside Pole	50.00 - 1.00	4	No Ice	0.00	1.85

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft²	A_F ft²	C_AA_A In Face ft²	C_AA_A Out Face ft²	Weight lb
L1	75.00-35.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	555.00
		C	0.000	0.000	0.000	0.000	0.00
L2	35.00-1.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	754.80
		C	0.000	0.000	0.000	0.000	0.00

User Defined Loads

Description	Elevation	Offset From Centroid	Azimuth Angle		Weight	F_a	F_s	Wind Force	C_AA_C
	ft	ft	°		lb	lb	lb	lb	ft²
(21) 10 ft branches	25.70	0.00	0.0000	No Ice	882.00	0.00	0.00	2903.47	87.80
				Service	882.00	0.00	0.00	707.16	87.80
(22) 8 ft branches	31.30	0.00	0.0000	No Ice	748.00	0.00	0.00	2647.28	75.50
				Service	748.00	0.00	0.00	644.77	75.50
(35) 6 ft branches	41.30	0.00	0.0000	No Ice	875.00	0.00	0.00	3486.62	93.80
				Service	875.00	0.00	0.00	849.19	93.80
(22) 8 ft branches	51.40	0.00	0.0000	No Ice	748.00	0.00	0.00	2895.86	74.40
				Service	748.00	0.00	0.00	705.31	74.40
(34) 6 ft branches	61.30	0.00	0.0000	No Ice	850.00	0.00	0.00	3615.20	89.50
				Service	850.00	0.00	0.00	880.51	89.50
(22) 8 ft branches	71.10	0.00	0.0000	No Ice	748.00	0.00	0.00	3058.90	73.40
				Service	748.00	0.00	0.00	745.02	73.40
Top crown with (1) 5 ft and (3) 3 ft branches	77.50	0.00	0.0000	No Ice	75.00	0.00	0.00	865.73	20.40
				Service	75.00	0.00	0.00	210.85	20.40
(6) 4 ft antenna branches	70.00	0.00	0.0000	No Ice	138.00	0.00	0.00	0.00	0.00
				Service	138.00	0.00	0.00	0.00	0.00
(24) 2 ft tip branches	70.00	0.00	0.0000	No Ice	240.00	0.00	0.00	0.00	0.00
				Service	240.00	0.00	0.00	0.00	0.00

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft	Vert ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft²	C_AA_A Side ft²	Weight lb
***										
(4) 96x20x9 + MP	A	From Face	3.00	0.00	0.0000	70.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	B	From Face	3.00	0.00	0.0000	70.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	C	From Face	3.00	0.00	0.0000	70.00	No Ice	17.36	11.43	161.32
(5) 28x19x11 RRU/H	A	From Face	3.00	0.00	0.0000	70.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	B	From Face	3.00	0.00	0.0000	70.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	C	From Face	3.00	0.00	0.0000	70.00	No Ice	4.43	2.57	75.00
29x16x11 Surge/Raycap/J-Box + MP	A	From Face	3.00	0.00	0.0000	70.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	B	From Face	3.00	0.00	0.0000	70.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	C	From Face	3.00	0.00	0.0000	70.00	No Ice	3.88	3.13	49.13

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft	Vert ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft²	C_AA_A Side ft²	Weight lb
9'-6" T-Arm	A	From Face	3.00	0.00	0.0000	70.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	B	From Face	3.00	0.00	0.0000	70.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	C	From Face	3.00	0.00	0.0000	70.00	No Ice	10.03	5.68	342.00
***										
(4) 96x20x9 + MP	A	From Face	3.00	0.00	0.0000	60.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	B	From Face	3.00	0.00	0.0000	60.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	C	From Face	3.00	0.00	0.0000	60.00	No Ice	17.36	11.43	161.32
(5) 28x19x11 RRU/H	A	From Face	3.00	0.00	0.0000	60.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	B	From Face	3.00	0.00	0.0000	60.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	C	From Face	3.00	0.00	0.0000	60.00	No Ice	4.43	2.57	75.00
29x16x11 Surge/Raycap/J-Box + MP	A	From Face	3.00	0.00	0.0000	60.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	B	From Face	3.00	0.00	0.0000	60.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	C	From Face	3.00	0.00	0.0000	60.00	No Ice	3.88	3.13	49.13
9'-6" T-Arm	A	From Face	3.00	0.00	0.0000	60.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	B	From Face	3.00	0.00	0.0000	60.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	C	From Face	3.00	0.00	0.0000	60.00	No Ice	10.03	5.68	342.00
***										
(4) 96x20x9 + MP	A	From Face	3.00	0.00	0.0000	50.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	B	From Face	3.00	0.00	0.0000	50.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	C	From Face	3.00	0.00	0.0000	50.00	No Ice	17.36	11.43	161.32

tnxTower	Job: SJC Parking Lot	Page: 5 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft Vert ft ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight lb
(5) 28x19x11 RRU/H	A	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	B	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	C	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	4.43	2.57	75.00
29x16x11 Surge/Raycap/J-Box + MP	A	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	B	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	C	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	3.88	3.13	49.13
9'-6" T-Arm	A	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	B	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	C	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	10.03	5.68	342.00

Tower Pressures - No Ice

$G_H = 1.100$

Section Elevation ft	z ft	K_z	q_z psf	A_G ft^2	Face	A_F ft^2	A_R ft^2	A_{Leg} ft^2	Leg %	C_AA_A In Face ft^2	C_AA_A Out Face ft^2
L1 75.00-35.00	54.08	1.112	36	107.507	A	0.000	107.507	107.507	100.00	0.000	0.000
					B	0.000	107.507		100.00	0.000	0.000
					C	0.000	107.507		100.00	0.000	0.000
L2 35.00-1.00	17.80	0.88	29	122.887	A	0.000	122.887	122.887	100.00	0.000	0.000
					B	0.000	122.887		100.00	0.000	0.000
					C	0.000	122.887		100.00	0.000	0.000

Tower Pressure - Service

$G_H = 1.100$

tnxTower	Job: SJC Parking Lot	Page: 6 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Section Elevation ft	z ft	K_z	q_z psf	A_G ft^2	Face	A_F ft^2	A_R ft^2	A_{Leg} ft^2	Leg %	C_AA_A In Face ft^2	C_AA_A Out Face ft^2
L1 75.00-35.00	54.08	1.112	9	107.507	A	0.000	107.507	107.507	100.00	0.000	0.000
					B	0.000	107.507		100.00	0.000	0.000
					C	0.000	107.507		100.00	0.000	0.000
L2 35.00-1.00	17.80	0.88	7	122.887	A	0.000	122.887	122.887	100.00	0.000	0.000
					B	0.000	122.887		100.00	0.000	0.000
					C	0.000	122.887		100.00	0.000	0.000

Tower Forces - No Ice - Wind Normal To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft^2	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - No Ice - Wind 45 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft^2	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - No Ice - Wind 60 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft^2	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - No Ice - Wind 90 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - Service - Wind Normal To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Tower Forces - Service - Wind 45 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Tower Forces - Service - Wind 60 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Tower Forces - Service - Wind 90 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_E ft²	F lb	w plf	Ctrl. Face
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Discrete Appurtenance Pressures - No Ice $G_H = 1.100$

Description	Aiming Azimuth °	Weight lb	Offset$_x$ ft	Offset$_z$ ft	z ft	K_z	q_z psf	C_AA_C Front ft²	C_AA_C Side ft²
96x20x9 + MP	300.0000	645.28	-3.58	-2.07	70.00	1.174	38	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.58	-2.07	70.00	1.174	38	69.45	45.73

tnxTower	Job	Page
	SJC Parking Lot	9 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project A1212-0449-201	Date 08:41:19 06/30/20
	Client Cell Trees, Inc.	Designed by ALL

Description	Aiming Azimuth °	Weight lb	Offset$_x$ ft	Offset$_z$ ft	z ft	K_z	q_z psf	C_AA_C Front ft²	C_AA_C Side ft²
96x20x9 + MP	180.0000	645.28	0.00	4.13	70.00	1.174	38	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.58	-2.07	70.00	1.174	38	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.58	-2.07	70.00	1.174	38	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.13	70.00	1.174	38	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.58	-2.07	70.00	1.174	38	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.58	-2.07	70.00	1.174	38	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.13	70.00	1.174	38	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.58	-2.07	70.00	1.174	38	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.58	-2.07	70.00	1.174	38	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.13	70.00	1.174	38	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.69	-2.13	60.00	1.137	37	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.69	-2.13	60.00	1.137	37	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.26	60.00	1.137	37	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.69	-2.13	60.00	1.137	37	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.69	-2.13	60.00	1.137	37	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.26	60.00	1.137	37	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.69	-2.13	60.00	1.137	37	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.69	-2.13	60.00	1.137	37	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.26	60.00	1.137	37	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.69	-2.13	60.00	1.137	37	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.69	-2.13	60.00	1.137	37	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.26	60.00	1.137	37	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.80	-2.19	50.00	1.094	35	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.80	-2.19	50.00	1.094	35	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.39	50.00	1.094	35	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.80	-2.19	50.00	1.094	35	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.80	-2.19	50.00	1.094	35	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.39	50.00	1.094	35	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.80	-2.19	50.00	1.094	35	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.80	-2.19	50.00	1.094	35	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.39	50.00	1.094	35	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.80	-2.19	50.00	1.094	35	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.80	-2.19	50.00	1.094	35	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.39	50.00	1.094	35	10.03	5.68
	Sum Weight:	12702.69							

Discrete Appurtenance Pressures - Service $G_H = 1.100$

tnxTower	Job	Page
	SJC Parking Lot	10 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project A1212-0449-201	Date 08:41:19 06/30/20
	Client Cell Trees, Inc.	Designed by ALL

Description	Aiming Azimuth °	Weight lb	Offset$_x$ ft	Offset$_z$ ft	z ft	K_z	q_z psf	C_AA_C Front ft²	C_AA_C Side ft²
96x20x9 + MP	300.0000	645.28	-3.58	-2.07	70.00	1.174	9	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.58	-2.07	70.00	1.174	9	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.13	70.00	1.174	9	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.58	-2.07	70.00	1.174	9	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.58	-2.07	70.00	1.174	9	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.13	70.00	1.174	9	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.58	-2.07	70.00	1.174	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.58	-2.07	70.00	1.174	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.13	70.00	1.174	9	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.58	-2.07	70.00	1.174	9	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.58	-2.07	70.00	1.174	9	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.13	70.00	1.174	9	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.69	-2.13	60.00	1.137	9	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.69	-2.13	60.00	1.137	9	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.26	60.00	1.137	9	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.69	-2.13	60.00	1.137	9	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.69	-2.13	60.00	1.137	9	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.26	60.00	1.137	9	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.69	-2.13	60.00	1.137	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.69	-2.13	60.00	1.137	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.26	60.00	1.137	9	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.69	-2.13	60.00	1.137	9	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.69	-2.13	60.00	1.137	9	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.26	60.00	1.137	9	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.80	-2.19	50.00	1.094	9	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.80	-2.19	50.00	1.094	9	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.39	50.00	1.094	9	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.80	-2.19	50.00	1.094	9	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.80	-2.19	50.00	1.094	9	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.39	50.00	1.094	9	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.80	-2.19	50.00	1.094	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.80	-2.19	50.00	1.094	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.39	50.00	1.094	9	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.80	-2.19	50.00	1.094	9	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.80	-2.19	50.00	1.094	9	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.39	50.00	1.094	9	10.03	5.68
	Sum Weight:	12702.69							

Force Totals

Load Case	Vertical Forces lb	Sum of Forces X lb	Sum of Forces Z lb	Sum of Overturning Moments, M_x lb-ft	Sum of Overturning Moments, M_z lb-ft	Sum of Torques lb-ft
Leg Weight	10017.69					
Bracing Weight	0.00					
Total Member Self-Weight	10017.69			0.00	0.00	
Total Weight	29334.18			0.00	0.00	
Wind 0 deg - No Ice		0.00	-49746.73	-2599801.96	0.00	0.00
Wind 30 deg - No Ice		24873.37	-43081.94	-2251494.55	-1299900.98	0.00
Wind 45 deg - No Ice		35176.25	-35176.25	-1838337.60	-1838337.60	0.00
Wind 60 deg - No Ice		43081.94	-24873.37	-1299900.98	-2251494.55	0.00
Wind 90 deg - No Ice		49746.73	0.00	0.00	-2599801.96	0.00
Wind 120 deg - No Ice		43081.94	24873.37	1299900.98	-2251494.55	0.00
Wind 135 deg - No Ice		35176.25	35176.25	1838337.60	-1838337.60	0.00
Wind 150 deg - No Ice		24873.37	43081.94	2251494.55	-1299900.98	0.00
Wind 180 deg - No Ice		0.00	49746.73	2599801.96	0.00	0.00
Wind 210 deg - No Ice		-24873.37	43081.94	2251494.55	1299900.98	0.00
Wind 225 deg - No Ice		-35176.25	35176.25	1838337.60	1838337.60	0.00
Wind 240 deg - No Ice		-43081.94	24873.37	1299900.98	2251494.55	0.00
Wind 270 deg - No Ice		-49746.73	0.00	0.00	2599801.96	0.00
Wind 300 deg - No Ice		-43081.94	-24873.37	-1299900.98	2251494.55	0.00
Wind 315 deg - No Ice		-35176.25	-35176.25	-1838337.60	1838337.60	0.00
Wind 330 deg - No Ice		-24873.37	-43081.94	-2251494.55	1299900.98	0.00
Total Weight	29334.18			0.00	0.00	
Wind 0 deg - Service		0.00	-12116.21	-633202.19	0.00	0.00
Wind 30 deg - Service		6058.10	-10492.94	-548369.18	-316601.09	0.00
Wind 45 deg - Service		8567.45	-8567.45	-447741.56	-447741.56	0.00
Wind 60 deg - Service		10492.94	-6058.10	-316601.09	-548369.18	0.00
Wind 90 deg - Service		12116.21	0.00	0.00	-633202.19	0.00
Wind 120 deg - Service		10492.94	6058.10	316601.09	-548369.18	0.00
Wind 135 deg - Service		8567.45	8567.45	447741.56	-447741.56	0.00
Wind 150 deg - Service		6058.10	10492.94	548369.18	-316601.09	0.00
Wind 180 deg - Service		0.00	12116.21	633202.19	0.00	0.00
Wind 210 deg - Service		-6058.10	10492.94	548369.18	316601.09	0.00
Wind 225 deg - Service		-8567.45	8567.45	447741.56	447741.56	0.00
Wind 240 deg - Service		-10492.94	6058.10	316601.09	548369.18	0.00
Wind 270 deg - Service		-12116.21	0.00	0.00	633202.19	0.00
Wind 300 deg - Service		-10492.94	-6058.10	-316601.09	548369.18	0.00
Wind 315 deg - Service		-8567.45	-8567.45	-447741.56	447741.56	0.00
Wind 330 deg - Service		-6058.10	-10492.94	-548369.18	316601.09	0.00

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 45 deg - No Ice
7	0.9 Dead+1.0 Wind 45 deg - No Ice
8	1.2 Dead+1.0 Wind 60 deg - No Ice
9	0.9 Dead+1.0 Wind 60 deg - No Ice
10	1.2 Dead+1.0 Wind 90 deg - No Ice
11	0.9 Dead+1.0 Wind 90 deg - No Ice
12	1.2 Dead+1.0 Wind 120 deg - No Ice
13	0.9 Dead+1.0 Wind 120 deg - No Ice

Comb. No.	Description
14	1.2 Dead+1.0 Wind 135 deg - No Ice
15	0.9 Dead+1.0 Wind 135 deg - No Ice
16	1.2 Dead+1.0 Wind 150 deg - No Ice
17	0.9 Dead+1.0 Wind 150 deg - No Ice
18	1.2 Dead+1.0 Wind 180 deg - No Ice
19	0.9 Dead+1.0 Wind 180 deg - No Ice
20	1.2 Dead+1.0 Wind 210 deg - No Ice
21	0.9 Dead+1.0 Wind 210 deg - No Ice
22	1.2 Dead+1.0 Wind 225 deg - No Ice
23	0.9 Dead+1.0 Wind 225 deg - No Ice
24	1.2 Dead+1.0 Wind 240 deg - No Ice
25	0.9 Dead+1.0 Wind 240 deg - No Ice
26	1.2 Dead+1.0 Wind 270 deg - No Ice
27	0.9 Dead+1.0 Wind 270 deg - No Ice
28	1.2 Dead+1.0 Wind 300 deg - No Ice
29	0.9 Dead+1.0 Wind 300 deg - No Ice
30	1.2 Dead+1.0 Wind 315 deg - No Ice
31	0.9 Dead+1.0 Wind 315 deg - No Ice
32	1.2 Dead+1.0 Wind 330 deg - No Ice
33	0.9 Dead+1.0 Wind 330 deg - No Ice
34	Dead+Wind 0 deg - Service
35	Dead+Wind 30 deg - Service
36	Dead+Wind 45 deg - Service
37	Dead+Wind 60 deg - Service
38	Dead+Wind 90 deg - Service
39	Dead+Wind 120 deg - Service
40	Dead+Wind 135 deg - Service
41	Dead+Wind 150 deg - Service
42	Dead+Wind 180 deg - Service
43	Dead+Wind 210 deg - Service
44	Dead+Wind 225 deg - Service
45	Dead+Wind 240 deg - Service
46	Dead+Wind 270 deg - Service
47	Dead+Wind 300 deg - Service
48	Dead+Wind 315 deg - Service
49	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
L1	75 - 35	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	10	-22505.89	-792116.43	0.00
			Max. Mx	10	-22505.89	-792116.43	0.00
			Max. My	18	-22505.89	0.00	-792116.43
			Max. Vy	10	41909.66	-792116.43	0.00
			Max. Vx	18	41909.66	0.00	-792116.43
			Max. Torque	4			-0.01
L2	35 - 1	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	6	-35165.08	-1860532.36	1860532.36
			Max. Mx	10	-35165.05	-2631101.78	0.00
			Max. My	2	-35165.05	0.00	2631101.78
			Max. Vy	10	49770.74	-2631101.78	0.00
			Max. Vx	2	-49770.74	0.00	2631101.78
			Max. Torque	4			-0.01

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical lb	Horizontal, X lb	Horizontal, Z lb
Pole	Max. Vert	6	35201.01	-35176.24	35176.24
	Max. H_x	27	26400.74	49745.72	0.00
	Max. H_z	3	26400.74	0.00	49745.72
	Max. M_x	2	2631101.78	0.00	49745.33
	Max. M_z	10	2631101.78	-49745.33	0.00
	Max. Torsion	32	0.01	24873.30	43081.82
	Min. Vert	3	26400.74	0.00	49745.72
	Min. H_x	11	26400.74	-49745.72	0.00
	Min. H_z	19	26400.74	0.00	-49745.72
	Min. M_x	18	-2631101.78	0.00	-49745.33
	Min. M_z	26	-2631101.78	49745.33	0.00
	Min. Torsion	4	-0.01	-24873.30	43081.82

Tower Mast Reaction Summary

Load Combination	Vertical lb	$Shear_x$ lb	$Shear_z$ lb	Overturning Moment, M_x lb-ft	Overturning Moment, M_z lb-ft	Torque lb-ft
Dead Only	29334.18	0.00	0.00	0.00	0.00	0.00
1.2 Dead+1.0 Wind 0 deg - No Ice	35200.98	0.00	-49745.33	-2631101.78	0.00	0.00
0.9 Dead+1.0 Wind 0 deg - No Ice	26400.74	0.00	-49745.72	-2623006.88	0.00	0.00
1.2 Dead+1.0 Wind 30 deg - No Ice	35201.01	24873.30	-43081.82	-2278670.23	-1315590.94	0.01
0.9 Dead+1.0 Wind 30 deg - No Ice	26400.76	24873.32	-43081.85	-2271639.57	-1311531.78	0.01
1.2 Dead+1.0 Wind 45 deg - No Ice	35201.01	35176.24	-35176.24	-1860532.36	-1860532.36	0.00
0.9 Dead+1.0 Wind 45 deg - No Ice	26400.76	35176.18	-35176.18	-1854785.98	-1854785.98	0.00
1.2 Dead+1.0 Wind 60 deg - No Ice	35201.01	43081.82	-24873.30	-1315590.94	-2278670.23	-0.01
0.9 Dead+1.0 Wind 60 deg - No Ice	26400.76	43081.85	-24873.32	-1311531.78	-2271639.57	-0.01
1.2 Dead+1.0 Wind 90 deg - No Ice	35200.98	49745.33	0.00	0.00	-2631101.78	0.00
0.9 Dead+1.0 Wind 90 deg - No Ice	26400.74	49745.72	0.00	0.00	-2623006.88	0.00
1.2 Dead+1.0 Wind 120 deg - No Ice	35201.01	43081.82	24873.30	1315590.94	-2278670.23	0.01
0.9 Dead+1.0 Wind 120 deg - No Ice	26400.76	43081.85	24873.32	1311531.78	-2271639.57	0.01
1.2 Dead+1.0 Wind 135 deg - No Ice	35201.01	35176.24	35176.24	1860532.36	-1860532.36	0.00
0.9 Dead+1.0 Wind 135 deg - No Ice	26400.76	35176.18	35176.18	1854785.98	-1854785.98	0.00

Load Combination	Vertical lb	$Shear_x$ lb	$Shear_z$ lb	Overturning Moment, M_x lb-ft	Overturning Moment, M_z lb-ft	Torque lb-ft
1.2 Dead+1.0 Wind 150 deg - No Ice	35201.01	24873.30	43081.82	2278670.23	-1315590.94	-0.01
0.9 Dead+1.0 Wind 150 deg - No Ice	26400.76	24873.32	43081.85	2271639.57	-1311531.78	-0.01
1.2 Dead+1.0 Wind 180 deg - No Ice	35200.98	0.00	49745.33	2631101.78	0.00	0.00
0.9 Dead+1.0 Wind 180 deg - No Ice	26400.74	0.00	49745.72	2623006.88	0.00	0.00
1.2 Dead+1.0 Wind 210 deg - No Ice	35201.01	-24873.30	43081.82	2278670.23	1315590.94	0.01
0.9 Dead+1.0 Wind 210 deg - No Ice	26400.76	-24873.32	43081.85	2271639.57	1311531.78	0.01
1.2 Dead+1.0 Wind 225 deg - No Ice	35201.01	-35176.24	35176.24	1860532.36	1860532.36	0.00
0.9 Dead+1.0 Wind 225 deg - No Ice	26400.76	-35176.18	35176.18	1854785.98	1854785.98	0.00
1.2 Dead+1.0 Wind 240 deg - No Ice	35201.01	-43081.82	24873.30	1315590.94	2278670.23	-0.01
0.9 Dead+1.0 Wind 240 deg - No Ice	26400.76	-43081.85	24873.32	1311531.78	2271639.57	-0.01
1.2 Dead+1.0 Wind 270 deg - No Ice	35200.98	-49745.33	0.00	0.00	2631101.78	0.00
0.9 Dead+1.0 Wind 270 deg - No Ice	26400.74	-49745.72	0.00	0.00	2623006.88	0.00
1.2 Dead+1.0 Wind 300 deg - No Ice	35201.01	-43081.82	-24873.30	-1315590.94	2278670.23	0.01
0.9 Dead+1.0 Wind 300 deg - No Ice	26400.76	-43081.85	-24873.32	-1311531.78	2271639.57	0.01
1.2 Dead+1.0 Wind 315 deg - No Ice	35201.01	-35176.24	-35176.24	-1860532.36	1860532.36	0.00
0.9 Dead+1.0 Wind 315 deg - No Ice	26400.76	-35176.18	-35176.18	-1854785.98	1854785.98	0.00
1.2 Dead+1.0 Wind 330 deg - No Ice	35201.01	-24873.30	-43081.82	-2278670.23	1315590.94	-0.01
0.9 Dead+1.0 Wind 330 deg - No Ice	26400.76	-24873.32	-43081.85	-2271639.57	1311531.78	-0.01
Dead+Wind 0 deg - Service	29334.18	0.00	-12115.92	-639680.30	0.00	0.00
Dead+Wind 30 deg - Service	29334.18	6057.96	-10492.70	-553979.40	-319840.16	0.00
Dead+Wind 45 deg - Service	29334.18	8567.25	-8567.25	-452322.29	-452322.29	0.00
Dead+Wind 60 deg - Service	29334.18	10492.70	-6057.96	-319840.16	-553979.40	-0.00
Dead+Wind 90 deg - Service	29334.18	12115.92	0.00	0.00	-639680.30	0.00
Dead+Wind 120 deg - Service	29334.18	10492.70	6057.96	319840.16	-553979.40	0.00
Dead+Wind 135 deg - Service	29334.18	8567.25	8567.25	452322.29	-452322.29	0.00
Dead+Wind 150 deg - Service	29334.18	6057.96	10492.70	553979.40	-319840.16	-0.00
Dead+Wind 180 deg - Service	29334.18	0.00	12115.92	639680.30	0.00	0.00
Dead+Wind 210 deg - Service	29334.18	-6057.96	10492.70	553979.40	319840.16	0.00
Dead+Wind 225 deg - Service	29334.18	-8567.25	8567.25	452322.29	452322.29	0.00
Dead+Wind 240 deg - Service	29334.18	-10492.70	6057.96	319840.16	553979.40	-0.00
Dead+Wind 270 deg - Service	29334.18	-12115.92	0.00	0.00	639680.30	0.00
Dead+Wind 300 deg - Service	29334.18	-10492.70	-6057.96	-319840.16	553979.40	0.00
Dead+Wind 315 deg - Service	29334.18	-8567.25	-8567.25	-452322.29	452322.29	0.00
Dead+Wind 330 deg - Service	29334.18	-6057.96	-10492.70	-553979.40	319840.16	-0.00

Solution Summary

Load Comb.	Sum of Applied Forces PX lb	PY lb	PZ lb	Sum of Reactions PX lb	PY lb	PZ lb	% Error
1	0.00	-29334.18	0.00	0.00	29334.18	0.00	0.000%
2	0.00	-35201.01	-49746.73	0.00	35200.98	49745.33	0.002%
3	0.00	-26400.76	-49746.73	0.00	26400.74	49745.72	0.002%
4	24873.37	-35201.01	-43081.94	-24873.30	35201.01	43081.82	0.000%
5	24873.37	-26400.76	-43081.94	-24873.32	26400.76	43081.85	0.000%
6	35176.25	-35201.01	-35176.25	-35176.24	35201.01	35176.24	0.000%
7	35176.25	-26400.76	-35176.25	-35176.18	26400.76	35176.18	0.000%
8	43081.94	-35201.01	-24873.37	-43081.82	35201.01	24873.30	0.000%
9	43081.94	-26400.76	-24873.37	-43081.85	26400.76	24873.32	0.000%
10	49746.73	-35201.01	0.00	-49745.33	35200.98	0.00	0.002%
11	49746.73	-26400.76	0.00	-49745.72	26400.74	0.00	0.002%
12	43081.94	-35201.01	24873.37	-43081.82	35201.01	-24873.30	0.000%
13	43081.94	-26400.76	24873.37	-43081.85	26400.76	-24873.32	0.000%
14	35176.25	-35201.01	35176.25	-35176.24	35201.01	-35176.24	0.000%
15	35176.25	-26400.76	35176.25	-35176.18	26400.76	-35176.18	0.000%
16	24873.37	-35201.01	43081.94	-24873.30	35201.01	-43081.82	0.000%
17	24873.37	-26400.76	43081.94	-24873.32	26400.76	-43081.85	0.000%
18	0.00	-35201.01	49746.73	0.00	35200.98	-49745.33	0.002%
19	0.00	-26400.76	49746.73	0.00	26400.74	-49745.72	0.002%
20	-24873.37	-35201.01	43081.94	24873.30	35201.01	-43081.82	0.000%
21	-24873.37	-26400.76	43081.94	24873.32	26400.76	-43081.85	0.000%
22	-35176.25	-35201.01	35176.25	35176.24	35201.01	-35176.24	0.000%
23	-35176.25	-26400.76	35176.25	35176.18	26400.76	-35176.18	0.000%
24	-43081.94	-35201.01	24873.37	43081.82	35201.01	-24873.30	0.000%
25	-43081.94	-26400.76	24873.37	43081.85	26400.76	-24873.32	0.000%
26	-49746.73	-35201.01	0.00	49745.33	35200.98	0.00	0.002%
27	-49746.73	-26400.76	0.00	49745.72	26400.74	0.00	0.002%
28	-43081.94	-35201.01	-24873.37	43081.82	35201.01	24873.30	0.000%
29	-43081.94	-26400.76	-24873.37	43081.85	26400.76	24873.32	0.000%
30	-35176.25	-35201.01	-35176.25	35176.24	35201.01	35176.24	0.000%
31	-35176.25	-26400.76	-35176.25	35176.18	26400.76	35176.18	0.000%
32	-24873.37	-35201.01	-43081.94	24873.30	35201.01	43081.82	0.000%
33	-24873.37	-26400.76	-43081.94	24873.32	26400.76	43081.85	0.000%
34	0.00	-29334.18	-12116.21	0.00	29334.18	12115.92	0.001%
35	6058.10	-29334.18	-10492.94	-6057.96	29334.18	10492.70	0.001%
36	8567.45	-29334.18	-8567.45	-8567.25	29334.18	8567.25	0.001%
37	10492.94	-29334.18	-6058.10	-10492.70	29334.18	6057.96	0.001%
38	12116.21	-29334.18	0.00	-12115.92	29334.18	0.00	0.001%
39	10492.94	-29334.18	6058.10	-10492.70	29334.18	-6057.96	0.001%
40	8567.45	-29334.18	8567.45	-8567.25	29334.18	-8567.25	0.001%
41	6058.10	-29334.18	10492.94	-6057.96	29334.18	-10492.70	0.001%
42	0.00	-29334.18	12116.21	0.00	29334.18	-12115.92	0.001%
43	-6058.10	-29334.18	10492.94	6057.96	29334.18	-10492.70	0.001%
44	-8567.45	-29334.18	8567.45	8567.25	29334.18	-8567.25	0.001%
45	-10492.94	-29334.18	6058.10	10492.70	29334.18	-6057.96	0.001%
46	-12116.21	-29334.18	0.00	12115.92	29334.18	0.00	0.001%
47	-10492.94	-29334.18	-6058.10	10492.70	29334.18	6057.96	0.001%
48	-8567.45	-29334.18	-8567.45	8567.25	29334.18	8567.25	0.001%
49	-6058.10	-29334.18	-10492.94	6057.96	29334.18	10492.70	0.001%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	6	0.00000001	0.00000001
2	Yes	7	0.00000001	0.00014747

3	Yes	7	0.00000001	0.00012170
4	Yes	8	0.00000001	0.00014738
5	Yes	8	0.00000001	0.00011229
6	Yes	9	0.00000001	0.00002471
7	Yes	8	0.00000001	0.00012877
8	Yes	8	0.00000001	0.00014738
9	Yes	8	0.00000001	0.00011229
10	Yes	7	0.00000001	0.00014747
11	Yes	7	0.00000001	0.00012170
12	Yes	8	0.00000001	0.00014738
13	Yes	8	0.00000001	0.00011229
14	Yes	9	0.00000001	0.00002471
15	Yes	8	0.00000001	0.00012877
16	Yes	8	0.00000001	0.00014738
17	Yes	8	0.00000001	0.00011229
18	Yes	7	0.00000001	0.00014747
19	Yes	7	0.00000001	0.00012170
20	Yes	8	0.00000001	0.00014738
21	Yes	8	0.00000001	0.00011229
22	Yes	9	0.00000001	0.00002471
23	Yes	8	0.00000001	0.00012877
24	Yes	8	0.00000001	0.00014738
25	Yes	8	0.00000001	0.00011229
26	Yes	7	0.00000001	0.00014747
27	Yes	7	0.00000001	0.00012170
28	Yes	8	0.00000001	0.00014738
29	Yes	8	0.00000001	0.00011229
30	Yes	9	0.00000001	0.00002471
31	Yes	8	0.00000001	0.00012877
32	Yes	8	0.00000001	0.00014738
33	Yes	8	0.00000001	0.00011229
34	Yes	7	0.00000001	0.00006238
35	Yes	7	0.00000001	0.00005443
36	Yes	7	0.00000001	0.00005150
37	Yes	7	0.00000001	0.00005443
38	Yes	7	0.00000001	0.00006238
39	Yes	7	0.00000001	0.00005443
40	Yes	7	0.00000001	0.00005150
41	Yes	7	0.00000001	0.00005443
42	Yes	7	0.00000001	0.00006238
43	Yes	7	0.00000001	0.00005443
44	Yes	7	0.00000001	0.00005150
45	Yes	7	0.00000001	0.00005443
46	Yes	7	0.00000001	0.00006238
47	Yes	7	0.00000001	0.00005443
48	Yes	7	0.00000001	0.00005150
49	Yes	7	0.00000001	0.00005443

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	75 - 35	5.472	34	0.5671	0.0000
L2	40.25 - 1	1.733	34	0.3865	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
77.50	Top crown with (1) 5 ft and (3) 3 ft branches	34	5.472	0.5671	0.0000	32440
71.10	(22) 8 ft branches	34	4.995	0.5511	0.0000	32440
70.00	(4) 96x20x9 + MP	34	4.861	0.5465	0.0000	32440
61.30	(34) 6 ft branches	34	3.826	0.5085	0.0000	11839
60.00	(4) 96x20x9 + MP	34	3.676	0.5025	0.0000	10813
51.40	(22) 8 ft branches	34	2.743	0.4583	0.0000	6875
50.00	(4) 96x20x9 + MP	34	2.603	0.4504	0.0000	6488
41.30	(35) 6 ft branches	34	1.816	0.3942	0.0000	4926
31.30	(22) 8 ft branches	34	1.132	0.3135	0.0000	6046
23.70	(21) 10 ft branches	40	0.748	0.2422	0.0000	8070

Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
L1	75 - 35	22.514	10	2.3342	0.0000
L2	40.25 - 1	7.131	10	1.5906	0.0000

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
77.50	Top crown with (1) 5 ft and (3) 3 ft branches	10	22.514	2.3342	0.0000	7902
71.10	(22) 8 ft branches	10	20.552	2.2680	0.0000	7902
70.00	(4) 96x20x9 + MP	10	20.001	2.2492	0.0000	7902
61.30	(34) 6 ft branches	10	15.741	2.0930	0.0000	2883
60.00	(4) 96x20x9 + MP	10	15.126	2.0680	0.0000	2633
51.40	(22) 8 ft branches	10	11.288	1.8863	0.0000	1673
50.00	(4) 96x20x9 + MP	10	10.708	1.8534	0.0000	1579
41.30	(35) 6 ft branches	10	7.473	1.6220	0.0000	1198
31.30	(22) 8 ft branches	10	4.658	1.2900	0.0000	1470
23.70	(21) 10 ft branches	30	3.079	0.9965	0.0000	1962

Compression Checks

Pole Design Data

Section No.	Elevation	Size	L	L_u	KIr	A	P_u	ϕP_n	Ratio $\frac{P_u}{\phi P_n}$
	ft		ft	ft		in^2	lb	lb	
L1	75 - 73.1711	TP38x25.6x0.25	40.00	0.00	0.0	20.5651	-232.46	1514070.00	0.000
	73.1711 - 71.3421					21.0150	-413.55	1538310.00	0.000
	71.3421 - 69.5132					21.4649	-6549.95	1562180.00	0.004
	69.5132 - 67.6842					21.9148	-6738.72	1585660.00	0.004
	67.6842 - 65.8553					22.3647	-6932.05	1608760.00	0.004
	65.8553 - 64.0263					22.8146	-7129.91	1631490.00	0.004
	64.0263 - 62.1974					23.2645	-7332.21	1653830.00	0.004
	62.1974 - 60.3684					23.7144	-8415.65	1675790.00	0.005
	60.3684 - 58.5395					24.1643	-13381.20	1697370.00	0.008
	58.5395 - 56.7105					24.6142	-13604.70	1718580.00	0.008
	56.7105 - 54.8816					25.0641	-13834.50	1739400.00	0.008
	54.8816 - 53.0526					25.5139	-14070.40	1759840.00	0.008
	53.0526 - 51.2237					25.9638	-15105.50	1779900.00	0.008
	51.2237 - 49.3947					26.4137	-20153.80	1799580.00	0.011
	49.3947 - 47.5658					26.8636	-20419.60	1818880.00	0.011
	47.5658 - 45.7368					27.3135	-20692.90	1837800.00	0.011
	45.7368 - 43.9079					27.7634	-20973.60	1856350.00	0.011
	43.9079 - 42.0789					28.2133	-21261.20	1874510.00	0.011
	42.0789 - 40.25					28.6632	-22505.60	1892290.00	0.012
	40.25 - 35					29.9546	-9804.72	1941210.00	0.005
L2	40.25 - 35	TP48.04x35.8725x0.375	39.25	0.00	0.0	44.1880	-14401.90	3282950.00	0.004
	35 - 33.2105					44.8483	-24643.20	3328520.00	0.007
	33.2105 - 31.4211					45.5086	-25068.70	3364980.00	0.007
	31.4211 - 29.6316					46.1689	-26337.60	3401080.00	0.008
	29.6316 - 27.8421					46.8291	-26779.20	3436810.00	0.008
	27.8421 - 26.0526					47.4894	-27227.20	3472180.00	0.008
	26.0526 - 24.2632					48.1497	-27681.30	3507190.00	0.008
	24.2632 - 22.4737					48.8100	-29148.40	3541830.00	0.008
	22.4737 - 20.6842					49.4702	-29618.50	3576110.00	0.008
	20.6842 - 18.8947					50.1305	-30094.70	3610020.00	0.008
	18.8947 - 17.1053					50.7908	-30576.80	3643570.00	0.008
	17.1053 - 15.3158					51.4511	-31064.60	3676760.00	0.008

tnxTower	Job: SJC Parking Lot	Page: 19 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u lb	ϕP_n lb	Ratio $\frac{P_u}{\phi P_n}$
	15.3158 - 15.5263					52.1113	-31558.20	3709580.00	0.009
	13.5263 - 11.7368					52.7716	-32057.30	3742040.00	0.009
	11.7368 - 9.94737					53.4319	-32562.00	3774130.00	0.009
	9.94737 - 8.15789					54.0922	-33072.00	3805870.00	0.009
	8.15789 - 6.36842					54.7524	-33587.40	3837230.00	0.009
	6.36842 - 4.57895					55.4127	-34108.10	3868240.00	0.009
	4.57895 - 2.78947					56.0730	-34634.00	3898870.00	0.009
	2.78947 - 1					56.7333	-35165.10	3929150.00	0.009

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} lb-ft	ϕM_{nx} lb-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} lb-ft	ϕM_{ny} lb-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
L1	75 - 73.1711	TP38x25.6x0.25	3859.87	805477.50	0.005	0.00	805477.50	0.000
	73.1711 - 71.3421		5768.38	836450.00	0.007	0.00	836450.00	0.000
	71.3421 - 69.5132		17105.08	867783.33	0.020	0.00	867783.33	0.000
	69.5132 - 67.6842		41269.83	899458.33	0.046	0.00	899458.33	0.000
	67.6842 - 65.8553		65655.58	931458.33	0.070	0.00	931458.33	0.000
	65.8553 - 64.0263		90264.17	963791.67	0.094	0.00	963791.67	0.000
	64.0263 - 62.1974		115097.50	996416.67	0.116	0.00	996416.67	0.000
	62.1974 - 60.3684		143560.00	1029341.67	0.139	0.00	1029341.67	0.000
	60.3684 - 58.5395		187993.33	1062541.67	0.177	0.00	1062541.67	0.000
	58.5395 - 56.7105		235795.83	1096008.33	0.215	0.00	1096008.33	0.000
	56.7105 - 54.8816		283821.67	1129725.00	0.251	0.00	1129725.00	0.000
	54.8816 - 53.0526		332070.83	1163675.00	0.285	0.00	1163675.00	0.000
	53.0526 - 51.2237		381059.17	1197858.33	0.318	0.00	1197858.33	0.000
	51.2237 - 49.3947		440070.00	1232250.00	0.357	0.00	1232250.00	0.000
	49.3947 - 47.5658		509330.00	1266833.33	0.402	0.00	1266833.33	0.000
	47.5658 - 45.7368		578800.83	1301608.33	0.445	0.00	1301608.33	0.000
	45.7368 - 43.9079		648479.17	1336550.00	0.485	0.00	1336550.00	0.000
	43.9079 - 42.0789		718364.17	1371650.00	0.524	0.00	1371650.00	0.000

tnxTower	Job: SJC Parking Lot	Page: 20 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Section No.	Elevation ft	Size	M_{ux} lb-ft	ϕM_{nx} lb-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} lb-ft	ϕM_{ny} lb-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
	42.0789 - 40.25		792146.67	1406891.67	0.563	0.00	1406891.67	0.000
	40.25 - 35		417858.33	1508750.00	0.277	0.00	1508750.00	0.000
L2	40.25 - 35	TP48.04x35.8725x0.375	595284.17	2500683.33	0.238	0.00	2500683.33	0.000
	35 - 33.2105		1088925.00	2573658.33	0.423	0.00	2573658.33	0.000
	33.2105 - 31.4211		1164908.33	2640533.33	0.441	0.00	2640533.33	0.000
	31.4211 - 29.6316		1245525.00	2707958.33	0.460	0.00	2707958.33	0.000
	29.6316 - 27.8421		1326658.33	2775916.67	0.478	0.00	2775916.67	0.000
	27.8421 - 26.0526		1407983.33	2844400.00	0.495	0.00	2844400.00	0.000
	26.0526 - 24.2632		1489491.67	2913391.67	0.511	0.00	2913391.67	0.000
	24.2632 - 22.4737		1574758.33	2982891.67	0.528	0.00	2982891.67	0.000
	22.4737 - 20.6842		1661858.33	3052866.67	0.544	0.00	3052866.67	0.000
	20.6842 - 18.8947		1749133.33	3123325.00	0.560	0.00	3123325.00	0.000
	18.8947 - 17.1053		1836583.33	3194233.33	0.575	0.00	3194233.33	0.000
	17.1053 - 15.3158		1924200.00	3265600.00	0.589	0.00	3265600.00	0.000
	15.3158 - 13.5263		2012000.00	3337391.67	0.603	0.00	3337391.67	0.000
	13.5263 - 11.7368		2099958.33	3409616.67	0.616	0.00	3409616.67	0.000
	11.7368 - 9.94737		2188091.67	3482250.00	0.628	0.00	3482250.00	0.000
	9.94737 - 8.15789		2276383.33	3555275.00	0.640	0.00	3555275.00	0.000
	8.15789 - 6.36842		2364841.67	3628691.67	0.652	0.00	3628691.67	0.000
	6.36842 - 4.57895		2453466.67	3702475.00	0.663	0.00	3702475.00	0.000
	4.57895 - 2.78947		2542250.00	3776625.00	0.673	0.00	3776625.00	0.000
	2.78947 - 1		2631191.67	3851125.00	0.683	0.00	3851125.00	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u lb	ϕV_n lb	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u lb-ft	ϕT_n lb-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	75 - 73.1711	TP38x25.6x0.25	985.76	757035.00	0.001	0.00	1615266.67	0.000
	73.1711 - 71.3421		1103.59	769157.00	0.001	0.00	1677325.00	0.000
	71.3421 - 69.5132		13153.60	781088.00	0.017	0.00	1740100.00	0.000
	69.5132 - 67.6842		13274.30	792830.00	0.017	0.00	1803566.67	0.000
	67.6842 - 65.8553		13396.10	804382.00	0.017	0.00	1867700.00	0.000
	65.8553 -		13518.80	815743.00	0.017	0.00	1932466.67	0.000

tnxTower	Job: SJC Parking Lot	Page: 21 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Section No.	Elevation ft	Size	Actual V_u lb	ϕV_n lb	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u lb-ft	ϕT_n lb-ft	Ratio $\frac{T_u}{\phi T_n}$
	64.0263							
	64.0263 - 62.1974		13642.50	826914.00	0.016	0.00	1997841.67	0.000
	62.1974 - 60.3684		17419.80	837895.00	0.021	0.00	2063800.00	0.000
	60.3684 - 58.5395		26080.90	848687.00	0.031	0.00	2130316.67	0.000
	58.5395 - 56.7105		26205.80	859288.00	0.030	0.00	2197358.33	0.000
	56.7105 - 54.8816		26326.50	869699.00	0.030	0.00	2264908.33	0.000
	54.8816 - 53.0526		26448.10	879920.00	0.030	0.00	2332933.33	0.000
	53.0526 - 51.2237		29497.10	889950.00	0.033	0.00	2401408.33	0.000
	51.2237 - 49.3947		37821.70	899791.00	0.042	0.00	2470308.33	0.000
	49.3947 - 47.5658		37938.40	909442.00	0.042	0.00	2539591.67	0.000
	47.5658 - 45.7368		38053.90	918902.00	0.041	0.00	2609258.33	0.000
	45.7368 - 43.9079		38168.50	928173.00	0.041	0.00	2679258.33	0.000
	43.9079 - 42.0789		38282.40	937253.00	0.041	0.00	2749575.00	0.000
	42.0789 - 40.25		41910.60	946143.00	0.044	0.00	2820175.00	0.000
	40.25 - 35		17569.00	970607.00	0.018	0.00	3024208.33	0.000
L2	40.25 - 35	TP48.04x35.8725x0.375	24749.90	1641470.00	0.015	0.00	5015100.00	0.000
	35 - 33.2105		42419.30	1664260.00	0.025	0.00	5161333.33	0.000
	33.2105 - 31.4211		42528.40	1682490.00	0.025	0.00	5295333.33	0.000
	31.4211 - 29.6316		45303.50	1700540.00	0.027	0.00	5430433.33	0.000
	29.6316 - 27.8421		45409.30	1718410.00	0.026	0.00	5566608.33	0.000
	27.8421 - 26.0526		45514.00	1736090.00	0.026	0.00	5703824.67	0.000
	26.0526 - 24.2632		45617.60	1753590.00	0.026	0.00	5842066.67	0.000
	24.2632 - 22.4737		48641.70	1770920.00	0.027	0.00	5981308.00	0.000
	22.4737 - 20.6842		48741.70	1788050.00	0.027	0.00	6121516.67	0.000
	20.6842 - 18.8947		48840.60	1805010.00	0.027	0.00	6262674.67	0.000
	18.8947 - 17.1053		48938.30	1821790.00	0.027	0.00	6404758.00	0.000
	17.1053 - 15.3158		49035.00	1838380.00	0.027	0.00	6547733.33	0.000
	15.3158 - 13.5263		49150.50	1854790.00	0.026	0.00	6691583.33	0.000
	13.5263 - 11.7368		49225.10	1871020.00	0.026	0.00	6836283.33	0.000
	11.7368 - 9.94737		49318.70	1887070.00	0.026	0.00	6981800.00	0.000
	9.94737 - 8.15789		49411.20	1902930.00	0.026	0.00	7128108.00	0.000
	8.15789 - 6.36842		49502.80	1918620.00	0.026	0.00	7275191.33	0.000

tnxTower	Job: SJC Parking Lot	Page: 22 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Section No.	Elevation ft	Size	Actual V_u lb	ϕV_n lb	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u lb-ft	ϕT_n lb-ft	Ratio $\frac{T_u}{\phi T_n}$
	6.36842 - 4.57895		49593.50	1934120.00	0.026	0.00	7423024.67	0.000
	4.57895 - 2.78947		49683.30	1949440.00	0.025	0.00	7571574.67	0.000
	2.78947 - 1		49772.10	1964570.00	0.025	0.00	7720816.67	0.000

Pole Interaction Design Data

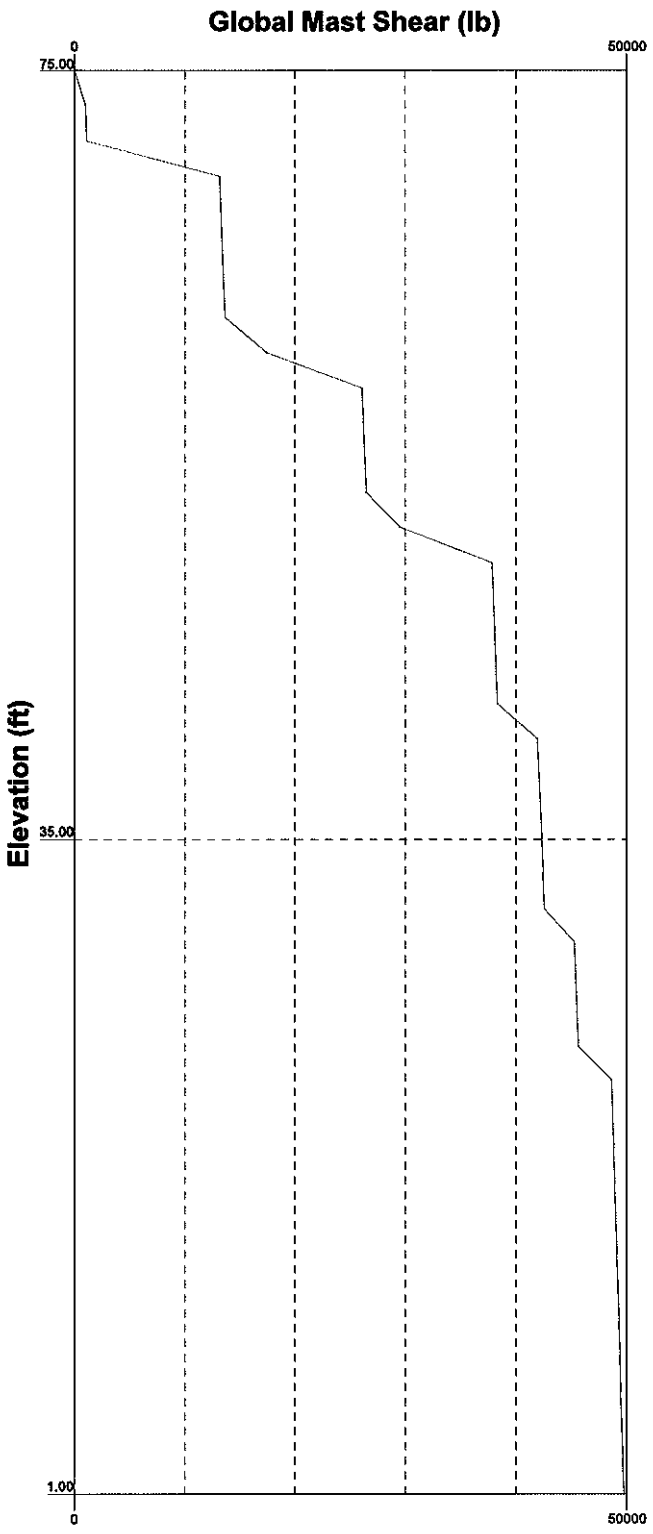
Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	75 - 73.1711	0.000	0.005	0.000	0.001	0.000	0.005 ✔	1.000	4.8.2 ✔
	73.1711 - 71.3421	0.000	0.007	0.000	0.001	0.000	0.007 ✔	1.000	4.8.2 ✔
	71.3421 - 69.5132	0.004	0.020	0.000	0.017	0.000	0.024 ✔	1.000	4.8.2 ✔
	69.5132 - 67.6842	0.004	0.046	0.000	0.017	0.000	0.050 ✔	1.000	4.8.2 ✔
	67.6842 - 65.8553	0.004	0.070	0.000	0.017	0.000	0.075 ✔	1.000	4.8.2 ✔
	65.8553 - 64.0263	0.004	0.094	0.000	0.017	0.000	0.098 ✔	1.000	4.8.2 ✔
	64.0263 - 62.1974	0.004	0.116	0.000	0.016	0.000	0.120 ✔	1.000	4.8.2 ✔
	62.1974 - 60.3684	0.005	0.139	0.000	0.021	0.000	0.145 ✔	1.000	4.8.2 ✔
	60.3684 - 58.5395	0.008	0.177	0.000	0.031	0.000	0.186 ✔	1.000	4.8.2 ✔
	58.5395 - 56.7105	0.008	0.215	0.000	0.030	0.000	0.224 ✔	1.000	4.8.2 ✔
	56.7105 - 54.8816	0.008	0.251	0.000	0.030	0.000	0.260 ✔	1.000	4.8.2 ✔
	54.8816 - 53.0526	0.008	0.285	0.000	0.030	0.000	0.294 ✔	1.000	4.8.2 ✔
	53.0526 - 51.2237	0.008	0.318	0.000	0.033	0.000	0.328 ✔	1.000	4.8.2 ✔
	51.2237 - 49.3947	0.011	0.357	0.000	0.042	0.000	0.370 ✔	1.000	4.8.2 ✔
	49.3947 - 47.5658	0.011	0.402	0.000	0.042	0.000	0.415 ✔	1.000	4.8.2 ✔
	47.5658 - 45.7368	0.011	0.445	0.000	0.041	0.000	0.458 ✔	1.000	4.8.2 ✔
	45.7368 - 43.9079	0.011	0.485	0.000	0.041	0.000	0.498 ✔	1.000	4.8.2 ✔
	43.9079 - 42.0789	0.011	0.524	0.000	0.041	0.000	0.537 ✔	1.000	4.8.2 ✔
	42.0789 - 40.25	0.012	0.563	0.000	0.044	0.000	0.577 ✔	1.000	4.8.2 ✔

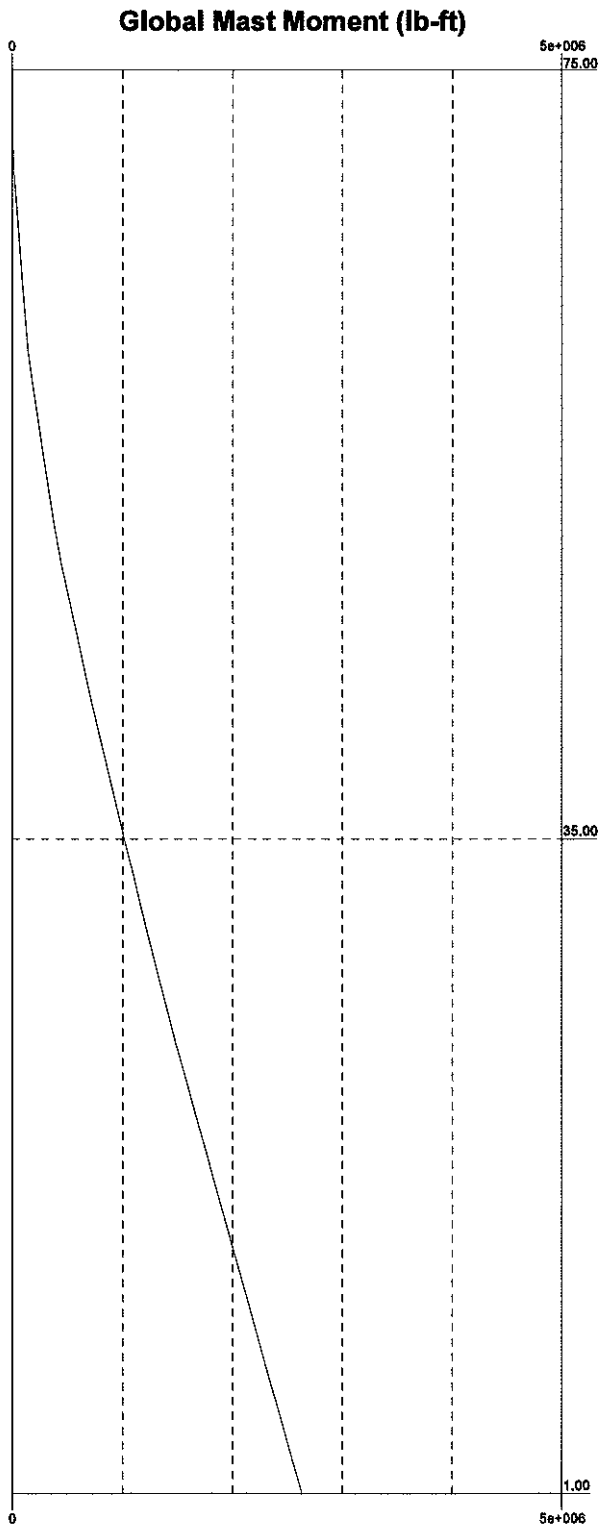
Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	40.25 - 35	0.005	0.277	0.000	0.018	0.000	0.282 ✔	1.000	4.8.2 ✔
L2	40.25 - 35	0.004	0.238	0.000	0.015	0.000	0.243 ✔	1.000	4.8.2 ✔
	35 - 33.2105	0.007	0.423	0.000	0.025	0.000	0.431 ✔	1.000	4.8.2 ✔
	33.2105 - 31.4211	0.007	0.441	0.000	0.025	0.000	0.449 ✔	1.000	4.8.2 ✔
	31.4211 - 29.6316	0.008	0.460	0.000	0.027	0.000	0.468 ✔	1.000	4.8.2 ✔
	29.6316 - 27.8421	0.008	0.478	0.000	0.026	0.000	0.486 ✔	1.000	4.8.2 ✔
	27.8421 - 26.0526	0.008	0.495	0.000	0.026	0.000	0.504 ✔	1.000	4.8.2 ✔
	26.0526 - 24.2632	0.008	0.511	0.000	0.026	0.000	0.520 ✔	1.000	4.8.2 ✔
	24.2632 - 22.4737	0.008	0.528	0.000	0.027	0.000	0.537 ✔	1.000	4.8.2 ✔
	22.4737 - 20.6842	0.008	0.544	0.000	0.027	0.000	0.553 ✔	1.000	4.8.2 ✔
	20.6842 - 18.8947	0.008	0.560	0.000	0.027	0.000	0.569 ✔	1.000	4.8.2 ✔
	18.8947 - 17.1053	0.008	0.575	0.000	0.027	0.000	0.584 ✔	1.000	4.8.2 ✔
	17.1053 - 15.3158	0.008	0.589	0.000	0.027	0.000	0.598 ✔	1.000	4.8.2 ✔
	15.3158 - 13.5263	0.009	0.603	0.000	0.026	0.000	0.612 ✔	1.000	4.8.2 ✔
	13.5263 - 11.7368	0.009	0.616	0.000	0.026	0.000	0.625 ✔	1.000	4.8.2 ✔
	11.7368 - 9.94737	0.009	0.628	0.000	0.026	0.000	0.638 ✔	1.000	4.8.2 ✔
	9.94737 - 8.15789	0.009	0.640	0.000	0.026	0.000	0.650 ✔	1.000	4.8.2 ✔
	8.15789 - 6.36842	0.009	0.652	0.000	0.026	0.000	0.661 ✔	1.000	4.8.2 ✔
	6.36842 - 4.57895	0.009	0.663	0.000	0.026	0.000	0.672 ✔	1.000	4.8.2 ✔
	4.57895 - 2.78947	0.009	0.673	0.000	0.025	0.000	0.683 ✔	1.000	4.8.2 ✔
	2.78947 - 1	0.009	0.683	0.000	0.025	0.000	0.693 ✔	1.000	4.8.2 ✔

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
L1	75 - 35	Pole	TP38x25.6x0.25	1	-22505.60	1892290.00	57.7	Pass
L2	35 - 1	Pole	TP48.04x35.8725x0.375	2	-35165.10	3929150.00	69.3	Pass
							Summary	
							Pole (L2) 69.3	Pass
							RATING = 69.3	**Pass**

Program Version 8.0.7.4 - 5/11/2020 File:P:/1.0 Projects/2020/A1212 Cell Trees/A1212-0449-201 (20-027) SJC Parking Lot (80' Monopine, Santa Fe NM)/ENG/Tower/SJC Parking Lot.eri



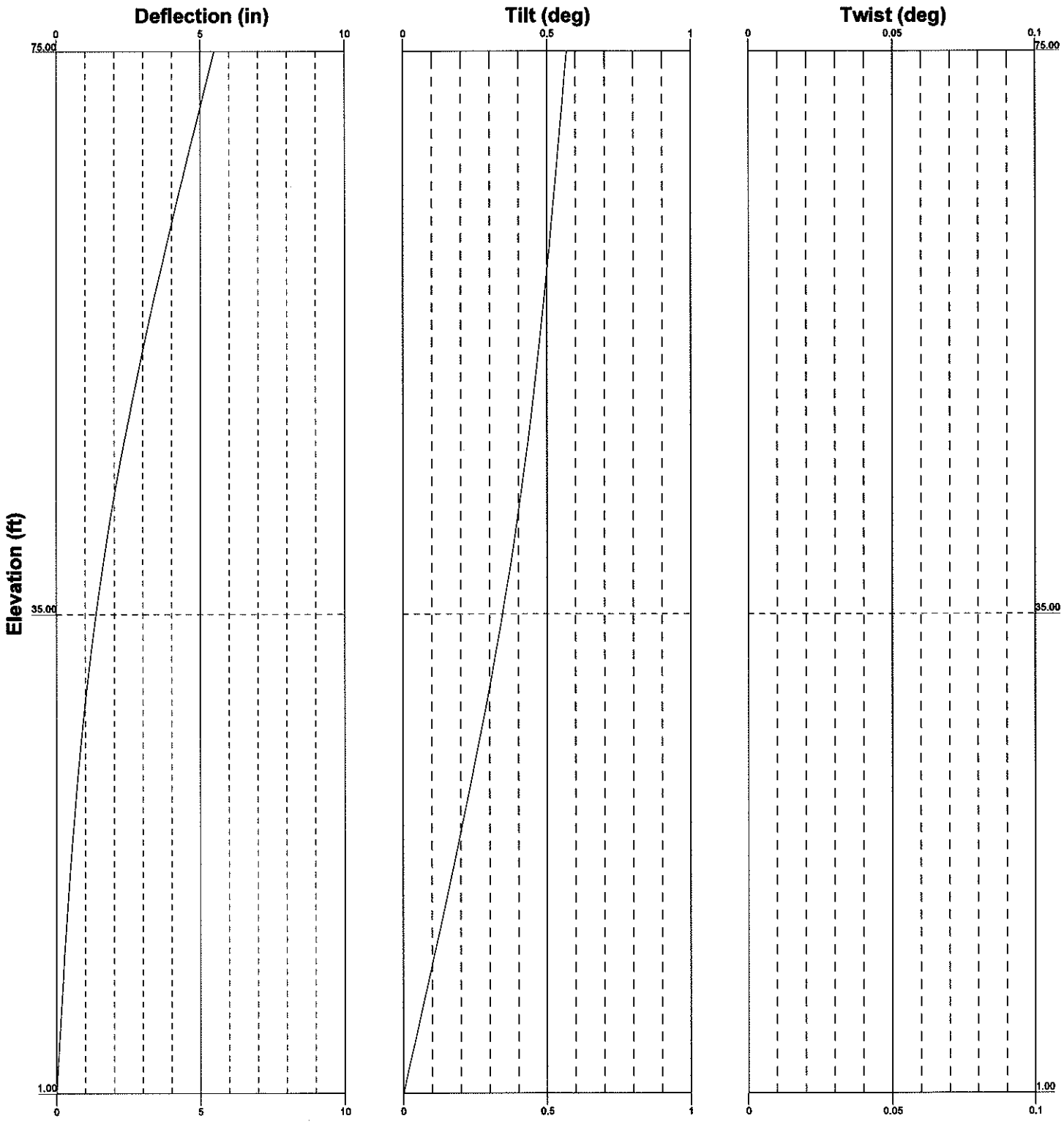


Vector Structural Engineers
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
Phone: (480) 648-3514
FAX: (801) 990-1776

Job: *SJC Parking Lot*			
Project: *A1212-0449-201*			
Client: Cell Trees, Inc.	Drawn by: ALL	App'd:	
Code: TIA-222-G	Date: 06/30/20	Scale: NTS	
Path:	46	Dwg No. E-4	

TIA-222-G - Service - 60 mph

Maximum Values



Vector Structural Engineers	Job: *SJC Parking Lot*		
1635 N. Greenfield Rd., Suite 112	Project: *A1212-0449-201*		
Mesa, AZ 85205	Client: Cell Trees, Inc.	Drawn by: ALL	App'd:
Phone: (480) 648-3514	Code: TIA-222-G	Date: 06/30/20	Scale: NTS
FAX: (801) 990-1776	Path: 47		Dwg No. E-5

JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Seismic Base Shear Calculations:

Reactions From Wind:
V_u (kips): 49.8
Wt (kips): 29.3

Structure Height
75

Seismic Parameters:

Per International Building Code, 2015 Edition, ASCE 7-10

Risk Category / Structure Class=	II	F_a=	1.44
Seismic Design Category=	D	F_v=	2.27
I_S =	1.00	S_{MS}=	0.64
Site Class=	D	S_{M1}=	0.30
R=	1.50	S_{DS}=	0.43
S_s=	0.445	S_{D1}=	0.20
S_1=	0.133		

Seismic Base Shear:

$C_{S(MIN)} = 0.03$	0.03	
$C_{S(MIN)} = 0.8 \times S_1 / (R / I_S)$ =		(if S_1 >= 0.6)
$C_{S(MAX)} = S_{D1} / (T_a \times (R / I_S))$ =	0.15	
T =	0.92	s
$C_s = S_{DS} / (R / I_S)$ =	0.146	
$V = C_s \times W$ =	4.30	kips

Total Seismic Shear (V_u):	**4.3**	**Kips**
Total Wind Shear:	**49.8**	**Kips**

Earthquake Effects May Be Ignored

Stiffened or Unstiffened, Ungrouted, Circular Base Plate - Any Rod Material

TIA Rev G

Site Data

Project #: A1212-0449-201
Site Name: SJC Parking Lot

Pole Manufacturer:	*Other*

Anchor Rod Data		
Qty:	16	
Diam:	2.25	in
Rod Material:	A615-J	
Strength (Fu):	100	ksi
Yield (Fy):	75	ksi
Bolt Circle:	55.5	in

Plate Data		
Diam:	61.5	in
Thick:	2.5	in
Grade:	50	ksi
Single-Rod B-eff:	9.53	in

Stiffener Data (Welding at both sides)		
Config:	0	*
Weld Type:	Fillet	
Groove Depth:	0.25	<-- Disregard
Groove Angle:	45	<-- Disregard
Fillet H. Weld:	0.25	in
Fillet V. Weld:	0.3125	in
Width:	5	in
Height:	18	in
Thick:	0.75	in
Notch:	0.5	in
Grade:	36	ksi
Weld str.:	70	ksi

Pole Data		
Diam:	48.04	in
Thick:	0.375	in
Grade:	65	ksi
# of Sides:	18	"0" IF Round
Fu	80	ksi
Reinf. Fillet Weld	0.25	"0" if None

Reactions		
Mu:	2631	ft-kips
Axial, Pu:	35.2	kips
Shear, Vu:	49.8	kips

If No stiffeners, Criteria: AISC LRFD <-Only Applcable to Unstiffened Cases

Anchor Rod Results

		Rigid
Max Rod (Cu+ Vu/ɳ):	150.6 Kips	AISC LRFD
Allowable Axial, Φ*Fu*Anet:	260.0 Kips	φ*Tn
Anchor Rod Stress Ratio:	57.9% Pass	

Base Plate Results

	Flexural Check	Rigid
Base Plate Stress:	22.4 ksi	AISC LRFD
Allowable Plate Stress:	45.0 ksi	φ*Fy
Base Plate Stress Ratio:	49.7% Pass	Y.L. Length: 27.79

n/a

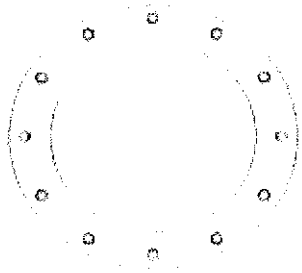
Stiffener Results

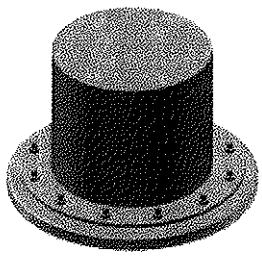
Horizontal Weld :	n/a
Vertical Weld:	n/a
Plate Flex+Shear, fb/Fb+(fv/Fv)^2:	n/a
Plate Tension+Shear, ft/Ft+(fv/Fv)^2:	n/a
Plate Comp. (AISC Bracket):	n/a

Pole Results

Pole Punching Shear Check: n/a

Note: images below are for illustration only and may not reflect actual bolt quantity, etc.





* 0 = none, 1 = every bolt, 2 = every 2 bolts, 3 = 2 per bolt

** Note: for complete joint penetration groove welds the groove depth must be exactly 1/2 the stiffener thickness for calculation purposes

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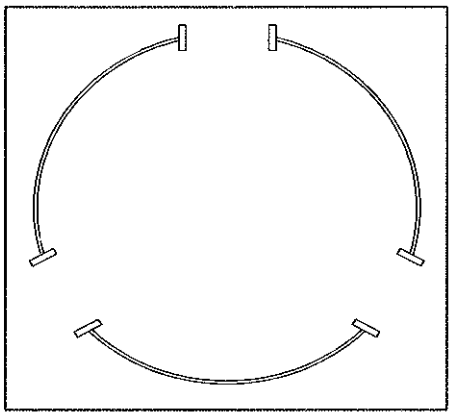
JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 68 ft A.G.L.

Geometry Input

Pole Diameter	28.00	in
Pole Thickness	0.25	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	3	

	Port 1	Port 2	Port 3
Azimuth (°)	0	120	240
Height (in)	19	19	19
Width (in)	7	7	7
Depth (in)	2	2	2
Thickness (in)	0.5	0.5	0.5
Projection (in)	0.5	0.5	0.5
Port Weight (lbs)	16		

Composite Section Properties

	Original	w/ ports	
A	22	22	in2
Ixx	2099	2163	in4
Iyy	2099	2163	in4
Smin	150	149	in3

Port Check

Pole unity at port location from tower model:	8%	(optional)
Rim Fy Reduction:	100%	
Result:	**8%**	

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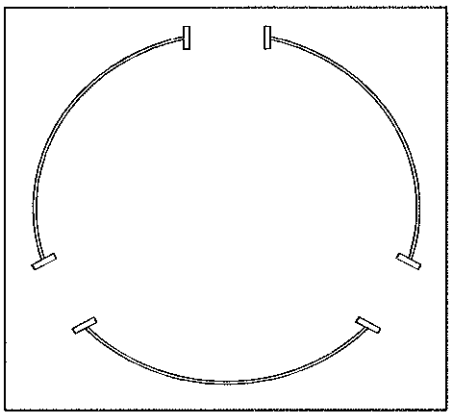
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 58 ft A.G.L.

Geometry Input

Pole Diameter	31.10	in
Pole Thickness	0.25	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	3	

	Port 1	Port 2	Port 3
Azimuth (°)	0	120	240
Height (in)	19	19	19
Width (in)	7	7	7
Depth (in)	2	2	2
Thickness (in)	0.5	0.5	0.5
Projection (in)	0.5	0.5	0.5
Port Weight (lbs)	16		

Composite Section Properties

	Original	w/ ports	
A	24	25	in2
Ixx	2883	2959	in4
Iyy	2883	2959	in4
Smin	185	184	in3

Port Check

Pole unity at port location from tower model:	22%	(optional)
Rim Fy Reduction:	100%	
Result:	**23%**	

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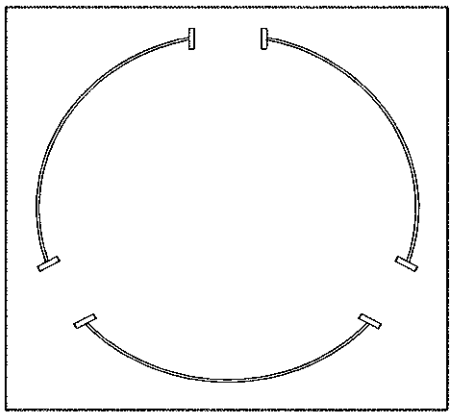
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 48 ft A.G.L.

Geometry Input

Pole Diameter	34.20	in
Pole Thickness	0.25	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	3	

	Port 1	Port 2	Port 3
Azimuth (°)	0	120	240
Height (in)	19	19	19
Width (in)	7	7	7
Depth (in)	2	2	2
Thickness (in)	0.5	0.5	0.5
Projection (in)	0.5	0.5	0.5
Port Weight (lbs)	16		

Composite Section Properties

	Original	w/ ports	
A	27	27	in2
Ixx	3843	3932	in4
Iyy	3843	3932	in4
Smin	225	223	in3

Port Check

Pole unity at port location from tower model:	46%	(optional)
Rim Fy Reduction:	100%	
Result:	**46%**	

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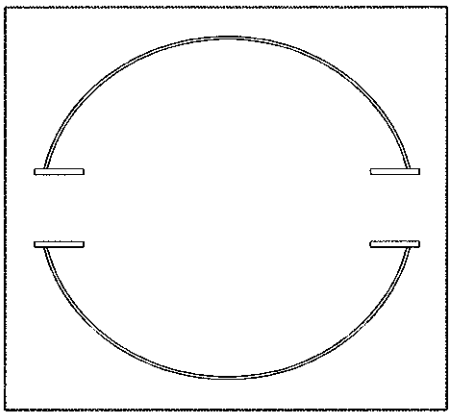
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 8 ft A.G.L.

Geometry Input

Pole Diameter	46.18	in
Pole Thickness	0.375	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	2	

	Port 1	Port 2
Azimuth (°)	90	270
Height (in)	25.5	25.5
Width (in)	10.5	10.5
Depth (in)	6	6
Thickness (in)	0.75	0.75
Projection (in)	0.5	0.5
Port Weight (lbs)	126	

Composite Section Properties

	Original	w/ ports	
A	54	64	in2
Ixx	14153	14417	in4
Iyy	14153	17673	in4
Smin	613	611	in3

Port Check

Pole unity at port location from tower model:	66%	(optional)
Rim Fy Reduction:	100%	
Result:	**66%**	

VECTOR ENGINEERS

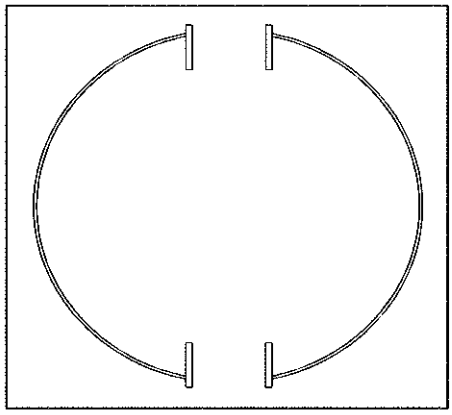
JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 3 ft A.G.L.

Geometry Input

Pole Diameter	47.73	in
Pole Thickness	0.375	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	2	

	Port 1	Port 2
Azimuth (°)	0	180
Height (in)	25.5	25.5
Width (in)	10.5	10.5
Depth (in)	6	6
Thickness (in)	0.75	0.75
Projection (in)	0.5	0.5
Port Weight (lbs)	126	

Composite Section Properties

	Original	w/ ports	
A	56	66	in2
Ixx	15639	19451	in4
Iyy	15639	15892	in4
Smin	655	652	in3

Port Check

Pole unity at port location from tower model:	69%	(optional)
Rim Fy Reduction:	100%	
Result:	**70%**	

ATC Hazards by Location

Search Information

Coordinates: 35.668532, -105.911806

Elevation: 7352 ft

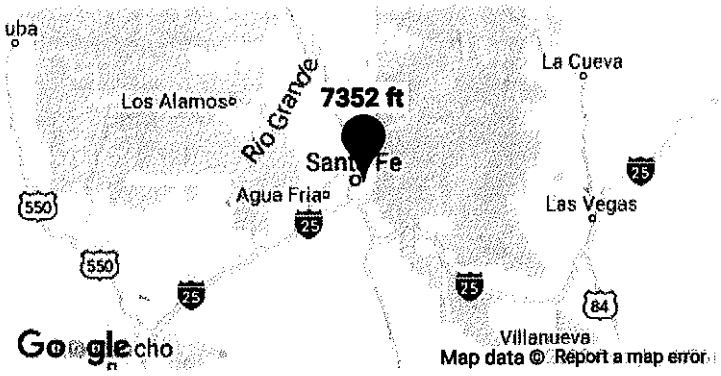
Timestamp: 2020-05-04T20:52:23.958Z

Hazard Type: Seismic

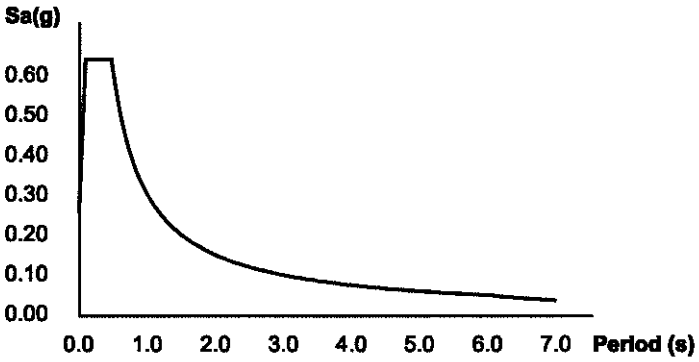
Reference Document: IBC-2015

Risk Category: II

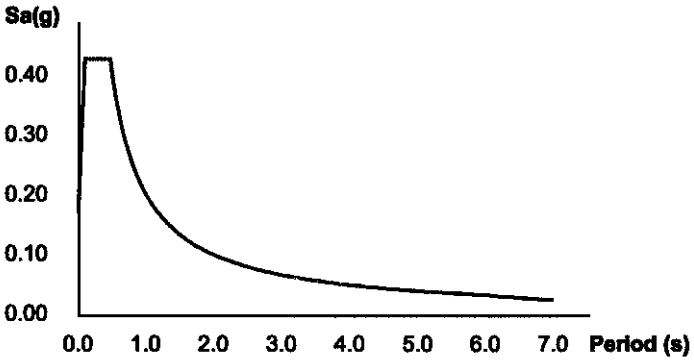
Site Class: D



MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	0.445	MCE_R ground motion (period=0.2s)
S_1	0.133	MCE_R ground motion (period=1.0s)

June 23, 2020
HDRB Hearing

Gravity Pad Partners II, LLC.
PO Box 2755
Corrales, New Mexico 87048

RECEIVED
JUN - 1 2020
BY:

5/26/2020

City of Santa Fe
Historic Preservation Division
Historic District Review Board
P.O. Box 909
Santa Fe, NM 87501

Re HDRD/ Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Narrative Letter

Dear Mrs. Roach,

The following is a complete narrative letter that describes our proposed Monopine site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 75 'Monopine, with antennas hidden by the foliage, which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an

equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65 'of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 75 'monopine for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopine will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
   a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;
   a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack

of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**

(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

(i) The application complies with this section;

(ii) The proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

(iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**

- **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70 'will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

14-6.2(E)(4)
(b) A tower or antenna that is located I a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the historic districts review board shall determine that:
The wireless application for the 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 meets the requirements of Section 14-5.2 (Historic Districts).

(i) The application complies with applicable requirements of Section 14-5.2 and this section; and
(ii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of telecommunications facilitates on the basis of the environmental effects of radio frequency emissions where such telecommunications facilities comply with 47 C.F.R. 1.1310 et seq.
(d) The planning commission or the historic districts review board may place conditions upon its approval of an application, but the conditions shall not prohibit or have the effect of prohibiting the provisions of telecommunications services.
(e) A denial of an application or an approval of an application with conditions not approved by the applicant shall:
(i) be in writing;
(ii) cite to the administrative record; and
(iii) shall not become final until the writing is approved by the planning omission or historic districts review board, as applicable, as its next regularly scheduled meeting.
(f) The planning commission and historic districts review board shall each review applications submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

14-6.2(E)
(5) General Requirements

All towers and antennas, whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable city codes and with the following:

(a) Zoning Districts; Locations

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, telecommunications facilities shall be sites:
(i) on existing structures: There were no existing structures that could accommodate the height needed to service the area.
(ii) in nonresidential districts; The applicant exhausted attempts to secure a location other than a nonresidential area but none exist in the area.
(iii) in C-2, I-1 and I-2 districts. The applicant exhausted attempts to secure a location other than a C-2, I-1 and I-2 districts area but none exist in the area.

(b) Maximum Height

Telecommunications height requirements in this section????

(c) Aesthetic Requirements

Subject to applicable federal standards and design ad safety codes, the following criteria must be met:

(i) Telecommunications facilities shall be installed underground to the maximum extent technically feasible;

The equipment used by AT&T/FirstNet is meant for outdoor use only. An underground vault would not allow adequate ventilation since the climate controls for the telco equipment work on ambient air. The ventilation would not allow removal of the built-up heat inside the underground vault, causing the equipment to overheat and fail. Additionally, due to Sant Fe's monsoon season and snow falls, flooding is a real possibility, which could endanger the workers 9cell technicians) and equipment, potentially causing electrical failure. Furthermore, underground equipment vaults must be large enough for two cell technicians, and be

ventilated and water tight. This would make the underground equipment vault larger than what is needed for the site. In this application AT&T/FirstNet and the property owner feel that a smaller, above ground equipment compound is safer, and least obtrusive solution.

(ii) If above ground, the telecommunications facilities shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, public rights of way and residentially zoned property. Acceptable methods to minimize visual impact include concealment, screening, camouflaging, color, materials, texture, shape, size and location.
Much consideration has been involved in the design of the equipment cabinet. We purposely went with a smaller, shorter cabinet and took the location of the trees and existing coyote fencing to place the equipment area away from the general public. By using the same coyote fencing both in height and design in an effort to match the existing area as to blend as much as possible. The placement of the equipment is installed as to minimize the impact to adjacent lands, public rights of way and residentially zoned property.

(iii) Consideration shall be given to minimize disruption to or alteration of the natural land forms and landscape;
Installation of the equipment cabinet will cause minimum disruption or alternation to the existing land as it will be located in an unused area east of existing parking spaces on the Northern portion of the campus.

(iv) Permanent lighting of telecommunications facilities shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the application. Permanent lighting hall not include equipment status indicator lights exceeding fifteen watts of power.
Proposed in the application and shown on the plans are small light fixtures to only be used by the technicians working within the equipment shelter in case of emergency at night. The proposed lights are to be installed lower that the height of the coyote fence of the equipment cabinet. The proposed lights are to be installed in a fashion that will only direct light into the equipment cabinet and not toward the sky or onto adjacent properties or streets. There will be no lights installed on the proposed Monopine.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the City's archaeological review districts is required.

This proposal is in compliance with Section 14-5.3, approximately 1,000 square feet of land will be disturbed. Any land disturbance above 2,500 square feet would require an archaeological clearance.

(e) Signs

Signs are not allowed unless required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city.

Signs required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city are the only signs that may possibly be required.

(f) Telecommunications facilities Maintenance

All telecommunications facilities shall be maintained so as to be safe, orderly, attractive and in conformity with all applicable federal, state and city laws, ordinances, regulation and codes. Weeds, trash and graffiti shall be promptly removed. All lockable telecommunications facilities shall be kept locked when not being actively serviced. All telecommunications facilities shall be kept free of graffiti.

This proposal will maintain compliance with Section 14-6.2E(5)(f) Telecommunications facilities Maintenance. AT&T/FirstNet equipment compound will be locked and monitored 24 hours a day, 7 days a week by the National Network Operation Center (NNOC). Any issues with either security or maintenance may be addressed by calling the NNOC.

(g) Noise

All telecommunications facilities shall be designed, constructed and installed in such a manner as to minimize noise to the maximum extent feasible, but in no event shall noise exceed the standards set forth in Article 10-2-SFCC 1987.

Chapter 10-2.5 Zone District Noise levels; maximum;

The wireless communications facility at 1160 Camino de Cruz Blanca will maintain and not exceed the maximum noise levels. The generator proposed will be at or lower than the 50 db.

(h) Restoration of Improvements

Promptly upon completion of a tower or antenna construction, all public and private property improvements, landscaping, fixtures, and facilities damaged in the course of construction or as otherwise agreed to by the applicant.

AT&T/FirstNet acknowledges and will comply with this request.

(i) Airport

Telecommunications facilities within the Class D airspace surrounding the Santa Fe airport shall be constructed in conformity with all applicable FAA regulations. A copy of any submittals required to be made to the FAA shall be provided to the city's airport manager at the time the submittal is made to the FAA. **Not applicable 1160 Camino de Cruz Blanca is not in Class D airspace. And the carrier will comply with all FAA regulations.**

(j) Co-location Requirement

A tower or tower alternative shall not be approved unless the applicant and the telecommunications owner agree to allow on a nondiscriminatory basis, to the maximum extent technically feasible, the co-location of other antennas on commercially reasonable terms on the approved tower or tower alternative.

The proposed 75' monopine is being structurally design to accommodate all wireless carriers and we will do everything possible to ensure collocation occurs.

(k) Tower setbacks and Separation Distances Between Towers

All towers shall be set back a distance equal to at least one hundred percent of the height of the tower from any adjoining lot line, measured from the base of the tower. A tower shall not be sited closer than one thousand (1,000) linear feet to another tower, measured from the base of the towers, unless co-location on the existing tower is not technically feasible or would have a significant adverse visual impact. (ord. NO. 2014-31 13)

The proposed monopine will have a 100% separation from any adjoining lot line, measured from the base of the monopine.

(i) Certification

On or before one year after the date of any final action approving an application and annually thereafter, the applicant shall provide to the land use director the certification or qualified independent parties that based on an inspection of the approved telecommunications facilities

their structural integrity remains intact and they remain in compliance with the radio frequency exposure limits set out in 47 C.F.R. 1.310 Table 1(A) and (B).

AT&T/FirstNet acknowledges and will comply with this request.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____

Name: Kevin Winner

Title: Agent, Gravity Pad Partners II, LLC, on behalf of AT&T/FirstNet

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 27 day of May, 2020, by Kevin Winner as the Agent of Gravity Pad Partners II, LLC, a New Mexico Limited Liability Company on behalf of said company.

_____

Notary Public: Linda T. Anaya

My Commission Expires: 3-15-22

OFFICIAL SEAL
Linda T. Anaya
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-15-22

RECEIVED
JUN - 1 2020
BY:

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

5/29/2020

City of Santa Fe
Historic Preservation Division
Historic District Review Board
P.O. Box 909
Santa Fe, NM 87501

Re Exception to the allowable height under SFCC Section 14-5.2. Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Exception Letter

Dear Mrs. Roach,

The following is a complete exception letter to the allowable height under SFCC Section 14-5.2.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

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Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

May 29, 2020

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 75' Monopine, with antennas hidden by the foliage, which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

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The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
   a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Thank you,

Sean Milks

Sean Milks

PROJECT DESCRIPTION

SHEET INDEX		
SHEET #	DESCRIPTION	REV #
T-1	SITE LOCATION	A
V-1	V-1 EXISTING	A
V-2	V-1 PROPOSED	A
V-3	V-2 EXISTING	A
V-4	V-2 PROPOSED	A
V-5	V-3 EXISTING	A
V-6	V-3 PROPOSED	A

AT&T

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT



1 SITE LOCATION
SCALE (11" X 17"): 1/32" = 1'-0"

0 16'-0" 32'-0" 64'-0" 96'-0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10580 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

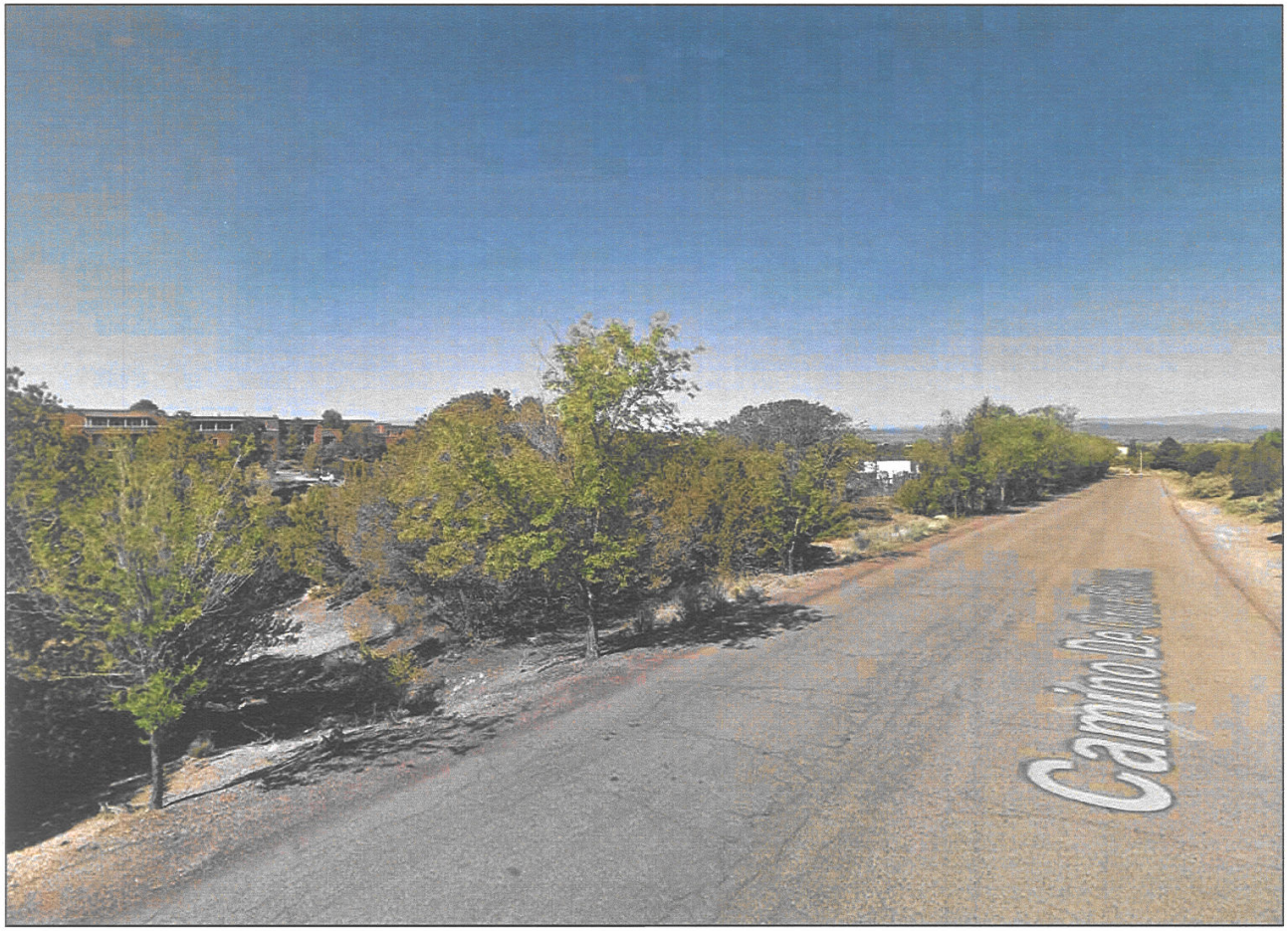
Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-869-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION
SITE ID NML00255
SITE NAME SJC PARKING LOT
LATITUDE 35.6685320°
LONGITUDE -105.9118060°
SITE ADDRESS 1160 CAMINO DE CRUZ BLANCA SANTA FE, NM 87505

SHEET DESCRIPTION
SITE LOCATION

SHEET NO.
T-1



VIEW 1–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V1–EXISTING

SHEET NO.

V–1



VIEW 1–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–689–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V1–PROPOSED

SHEET NO.

V–2



VIEW 2–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V2–EXISTING

SHEET NO.

V–3



VIEW 2–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–889–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V2–PROPOSED

SHEET NO.

V–4



VIEW 3–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

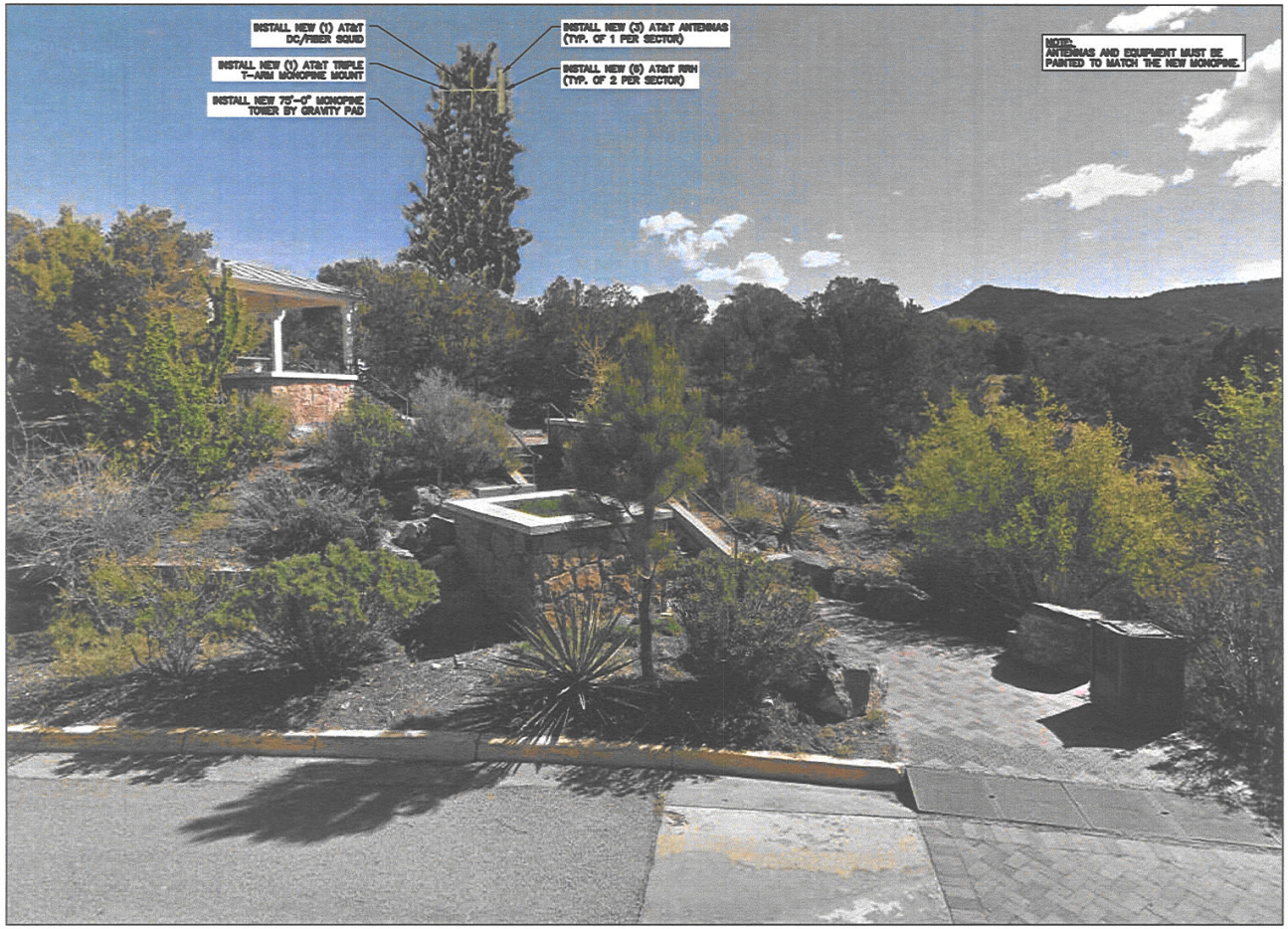
SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V3–EXISTING

SHEET NO.

V–5



VIEW 3–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V3–PROPOSED

SHEET NO.

V–6

PROJECT INFORMATION

PROJECT MANAGER	
COMPANY:	MD7
ADDRESS:	10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130
CONTACT:	RYAN LARSON
PHONE:	(858) 964-7441
E-MAIL:	RLARSON@MD7.COM
PROJECT OWNER	
COMPANY:	AT&T
ADDRESS:	1355 WEST UNIVERSITY DRIVE MESA, AZ 85201-5419
PROFESSIONAL OF RECORD	
COMPANY:	TRYLON TSF
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038
CONTACT:	KATYA SERAVALLE
PHONE:	1-855-669-5421
E-MAIL:	KATYA.SERAVALLE@TRYLON.COM
PROPERTY OWNER	
NAME:	ST JOHNS COLLEGE
ADDRESS:	CAMINO DE LA CRUZ BLANCA SANTA FE, NM 87501
TOWER OWNER	
NAME:	GRAVITY PAD PARTNERS, LLC
ADDRESS:	PO BOX 2755 CORRALES, NM 87048

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED.

SITE INFORMATION

SITE ADDRESS:	1160 CAMINO DE CRUZ BLANCA SANTA FE, NM 87505
LATITUDE:	35.668550° 35° 40' 06.78" N
LONGITUDE:	-105.911781° 105° 54' 42.41" W
LAT / LONG TYPE:	NAD83
GROUND ELEVATION:	7352'± AMSL
APN:	99306814
PROPOSED LEASE AREA:	600 SQ.FT.
OCCUPANCY GROUP:	U-UMANNED WCF
CONSTRUCTION TYPE:	II-B
COUNTY:	SANTA FE COUNTY
ZONING/JURISDICTION:	CITY OF SANTA FE
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

811 Know what's below. Call before you dig.

AT&T

NML00255

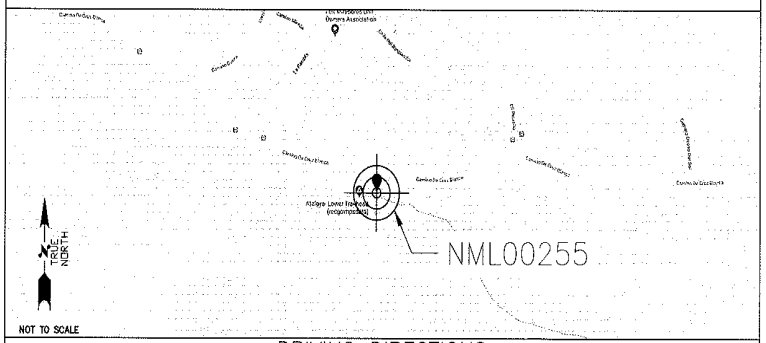
SJC PARKING LOT

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

LTE 1C PTN: 3903A0LD5C

FA: 14623999 USID: 275858

VICINITY MAP



DRIVING DIRECTIONS

FROM ALBUQUERQUE INTERNATIONAL SUNPORT, 2200 SUNPORT BLVD, ALBUQUERQUE, NM 87106:
GET ON I-25 N FROM SUNPORT BLVD, SUNPORT LOOP SE AND SUNPORT BLVD. HEAD EAST ON SUNPORT BLVD. USE THE MIDDLE LANE TO STAY ON SUNPORT BLVD. SLIGHT RIGHT TO STAY ON SUNPORT BLVD. KEEP LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO TURN SLIGHTLY LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO MERGE WITH SUNPORT LOOP SE. KEEP LEFT TO CONTINUE ON SUNPORT BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE WITH I-25 N TOWARD I-40 N/DOWNTOWN/SANTA FE. FOLLOW I-25 N TO NM-466 N/OLD PECOS TRAIL IN SANTA FE COUNTY. TAKE EXIT 284 FROM I-25 N. MERGE WITH I-25 N. TAKE EXIT 284 FOR NM-466/OLD PECOS TR. CONTINUE ON NM-466 N/OLD PECOS TRAIL. TAKE E ZIA RD AND OLD SANTA FE TRAIL TO CAMINO DE CRUZ BLANCA IN SANTA FE. TURN LEFT ONTO NM-466 N/OLD PECOS TRAIL (SIGNS FOR SANTA FÉ). TURN RIGHT ONTO E ZIA RD. TURN LEFT ONTO OLD SANTA FE TRAIL. TURN RIGHT ONTO CAMINO DEL MONTE SOL. TURN RIGHT ONTO CAMINO DE CRUZ BLANCA. TURN RIGHT TO STAY ON CAMINO DE CRUZ BLANCA. DESTINATION WILL BE ON THE RIGHT

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITIONA OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILING CODE: 2015 NM BUILDING CODE
2. PLUMBING CODE: 2012 NM PLUMBING CODE
3. MECHANICAL CODE: 2012 NM MECHANICAL CODE
4. ELECTRICAL CODE: 2017 NM ELECTRICAL CODE
5. LIGHTNING PROTECTION CODE: NFPA 780-2017
6. TIA-222-G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

DATE:	10/23/2019
STATUS:	FINAL/APPROVED
VERSION:	1.00
RFDS ID:	3493096
UPDATED BY:	ac7856
DATE/TIME UPDATED:	10/23/2019 03:02:51 PM
NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	3
NUMBER OF RRHs:	6
NUMBER OF FIBER/DC SQUIDS:	1
NUMBER OF FIBER TRUNK CABLES:	1
NUMBER OF DC TRUNK CABLES:	3

APPROVALS

AT&T (RF):		DATE:
AT&T (CONST):	APPROVED By Erik A. Cohen at 9:58 am, Dec 16, 2019	DATE:
AT&T (SAM):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

JURISDICTIONAL APPROVALS

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO BUILD A WIRELESS COMMUNICATION FACILITY.
THE SCOPE CONSISTS OF THE FOLLOWING:

GROUND SCOPE:

- INSTALLATION OF (1) UL LISTED WALK-IN-CABINET (WIC) ON GRAVITY MOUNT COMBO PLATFORM
- INSTALLATION OF (1) 20Kw KOHLER AC GENERATOR ON GRAVITY MOUNT COMBO PLATFORM
- INSTALLATION OF (1) GPS ANTENNA ON WIC
- INSTALLATION OF ICE BRIDGE FROM WIC TO TOWER
- INSTALLATION OF (2) NEW DC-12 ON WIC BY OEM
- INSTALLATION OF (1) METER, 200A, 120/240V, 1PH, 3 WIRE, 4 CLIP AND FIBER SERVICE ON PROPOSED H-FRAME
- INSTALLATION OF 6' HIGH WOODEN FENCE COMPOUND BY GRAVITY PAD
- INSTALLATION OF NEW GROUND RING IN AT&T LEASE AREA BY AT&T

TOWER SCOPE:

- INSTALLATION OF (1) PROPOSED 75'-0" MONOPINE TOWER BY GRAVITY PAD
- INSTALLATION OF TRIPLE T-ARM MONOPINE MOUNT WITH REINFORCEMENT
- INSTALLATION OF (1) NEW 8'-0" PANEL ANTENNAS PER SECTOR, TOTAL OF (3)
- INSTALLATION OF (2) NEW REMOTE RADIO UNITS (RRU) PER SECTOR, TOTAL OF (6)
- INSTALLATION OF (1) NEW DC/FIBER SURGE PROTECTOR ON TOWER
- INSTALLATION OF (3) NEW DC POWER CABLE TRUNKS
- INSTALLATION OF (1) NEW FIBER CABLE TRUNK

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	C
LS-1	SITE SURVEY	C
Z-1	SITE PLAN	C
Z-2	ENLARGED SITE PLAN	C
Z-3	EQUIPMENT & ANTENNA LAYOUT/ SCHEDULE	C
Z-4	SITE ELEVATIONS	C
Z-5	SITE ELEVATIONS	C

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/11/19	90% ZD	RAM
B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
JUN - 1 2020
BY:

SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NML00255

FA#: 14623999

USID: 275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

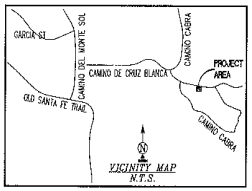
SANTA FE COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1



SURVEY DATE
11/21/2019

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS "ZONE X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #35049C0416E, DATED 12/04/2012.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

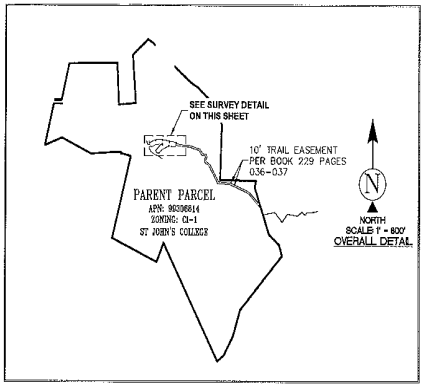
SURVEYOR'S NOTES
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. SUFFICIENT INFORMATION TO PRECISELY MAP THE SUBJECT PARCEL AND THE RIGHT-OF-WAY OF CAMINO DE CRUZ BLANCA WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

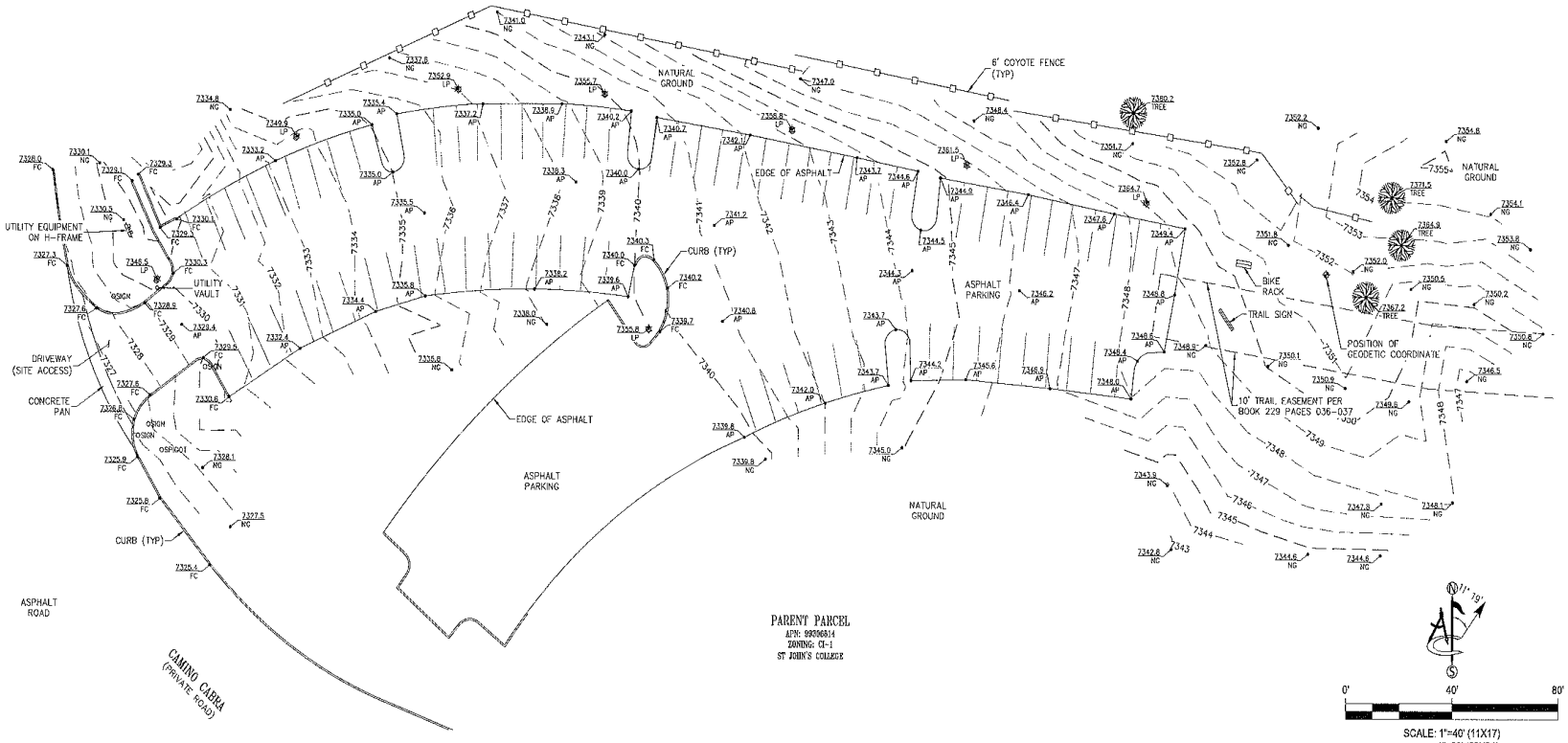
LESSOR'S LEGAL DESCRIPTION
TO BE PROVIDED WITH TITLE.



LEGEND

FC / AP	FACE OF CURB / TOP OF ASPHALT	LP / NG	TOP OF LIGHT POLE / NATURAL GROUND
	DECIDUOUS TREE		EVERGREEN TREE
7355.4	SPOT ELEVATION		POSITION OF GEODETIC COORDINATE
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATE
LATITUDE 35° 40' 06.78" (35.668550°) NORTH (NAD83)
LONGITUDE 105° 54' 42.41" (105.911781°)WEST(NAD83)
GROUND ELEVATION @ 7352.0' (NAVD88)



SCALE: 1"=40' (11X17)
1"=20' (22X34)

SITE PLAN | 1

AT&T

ambit consulting
410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:

Trylon
1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

NO.	DATE	DESCRIPTION	BY
1	12/03/19	PRELIMINARY	LO

SITE INFORMATION:

SITE ID: NML00255
FA#: 14623999
USID: 275858

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SANTA FE COUNTY

SEAL:

JUN 1 2020

BY:

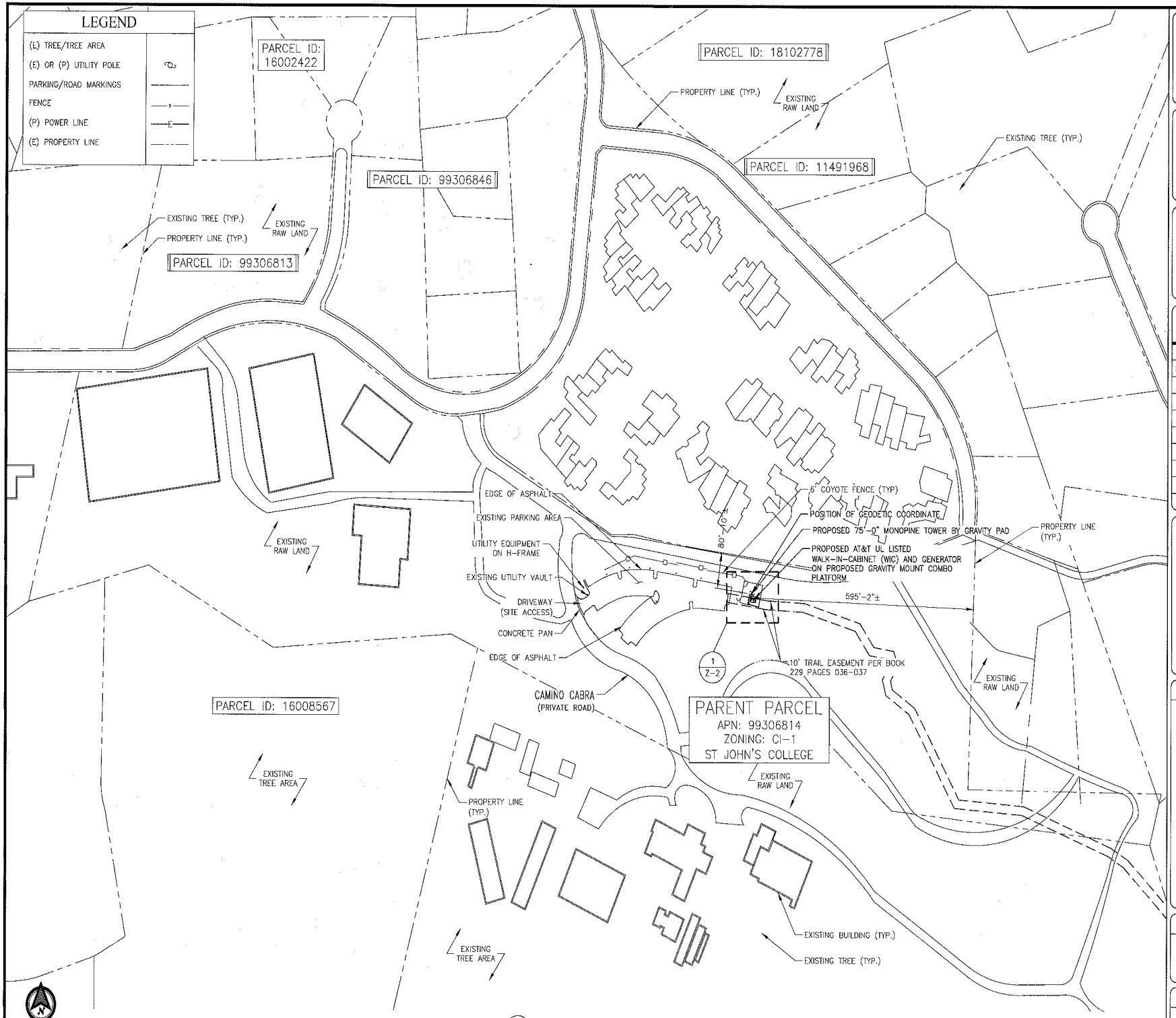
PRELIMINARY

SHEET TITLE:

SURVEY PLAN

SHEET NUMBER:

LS-1



AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10580 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
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1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/11/19	90% ZD	RAM
B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
JUN - 1 2020
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SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NML00255

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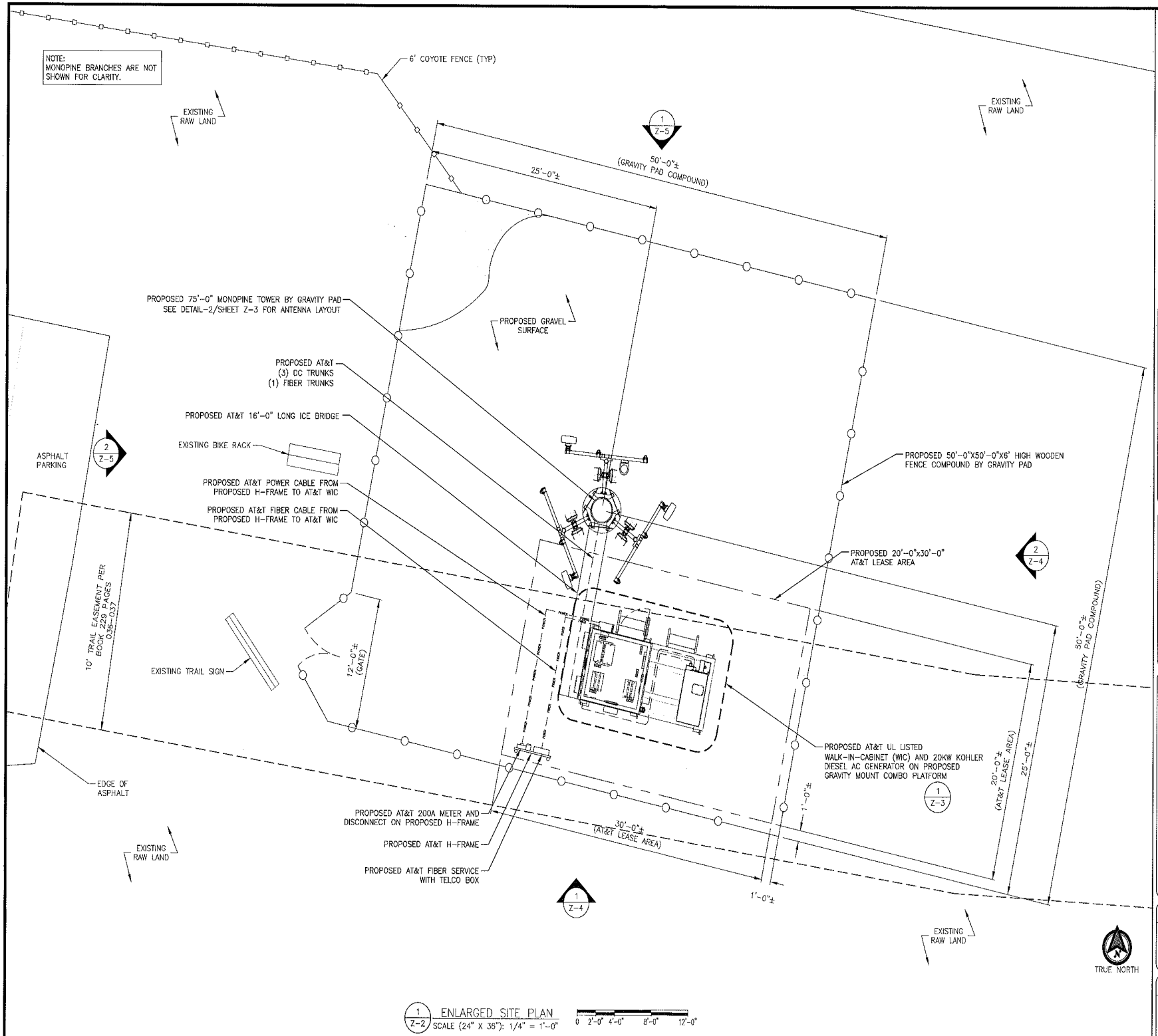
USID: 275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SANTA FE COUNTY

SHEET DESCRIPTION
SITE PLAN

SHEET NO.
Z-1



1 Z-2 ENLARGED SITE PLAN
SCALE (24" X 36"): 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0" 12'-0"

AT&T
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SUBMITTALS

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B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
JUN - 1 2020
BY:

SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NM.00255

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SITE ADDRESS:
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SANTA FE, NM 87505

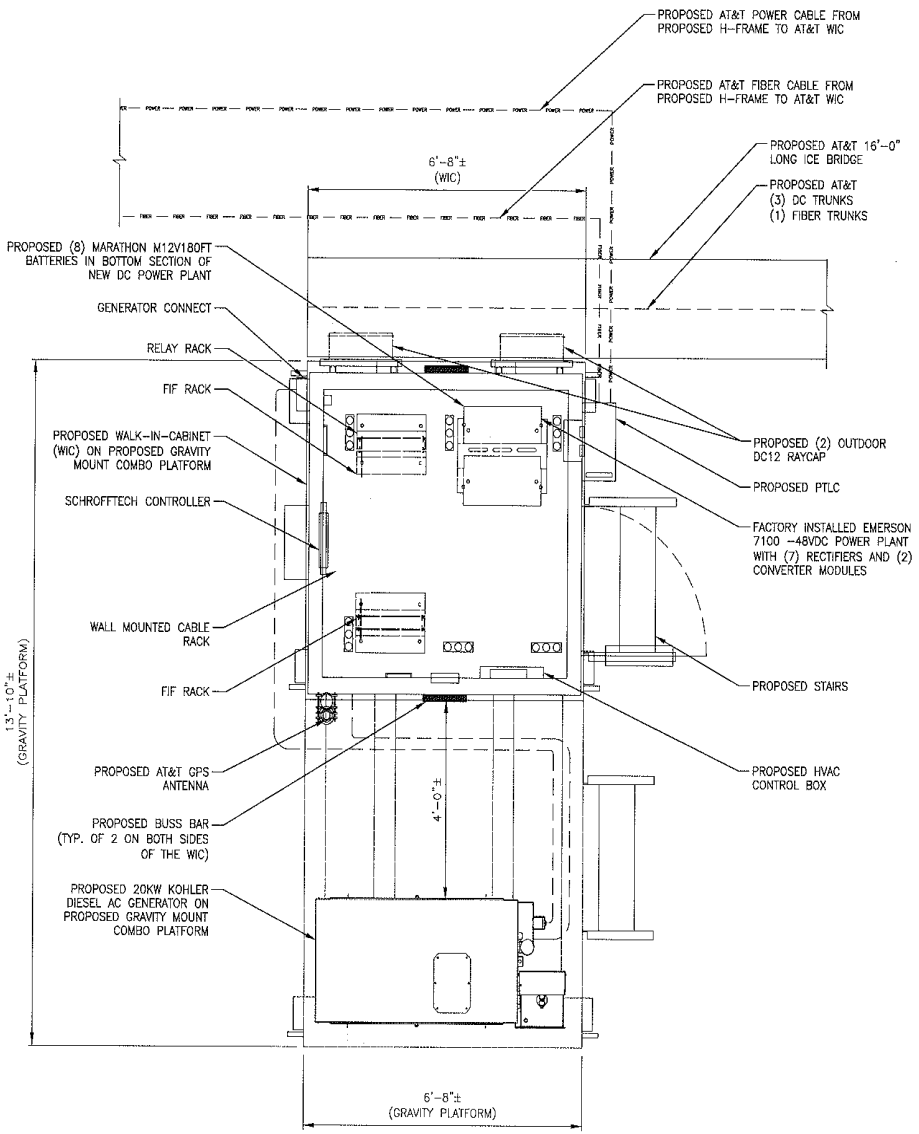
SANTA FE COUNTY

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

Z-2



1 Z-3 PROPOSED EQUIPMENT PLAN
SCALE (24" X 36"): 1/2" = 1'-0"

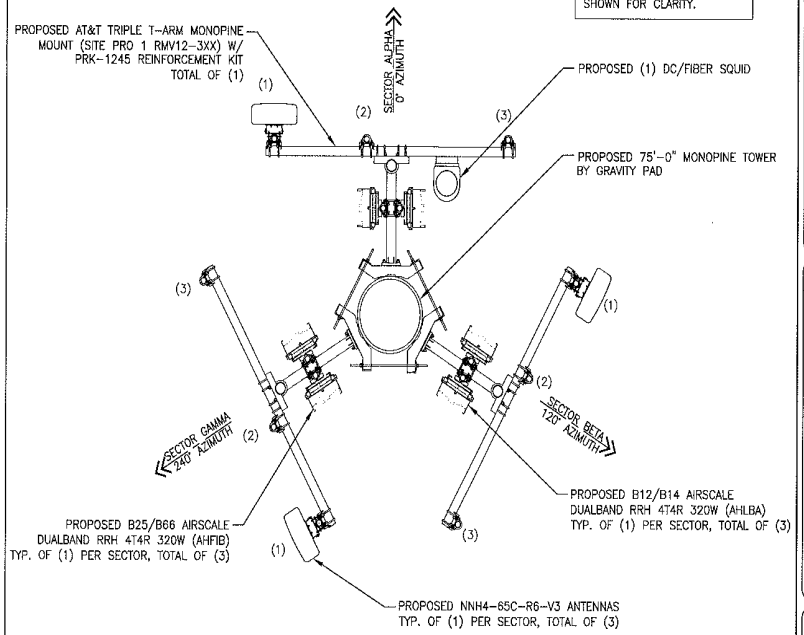
0 1'-0" 2'-0" 4'-0" 6'-0"

TRUE NORTH

PROPOSED ANTENNA / RRU SCHEDULE

SECTOR		TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	ANTENNA RAD CENTER	ANTENNA TIP HEIGHT	RRU MODEL/QTY.	SQUID	TRANSMISSION LINES FIBER/POWER (LENGTH ±5')
ALPHA SECTOR	A1	LTE 1900 / LTE AWS / LTE 700	NNH4-65C-R6-V3	0°	70'-0"	74'-0"	AIRSCALE DUAL RRH 4T4R B12/B14 320W (AHLBA) / AIRSCALE DUAL RRH 4T4R B25/B66 320W (AHFIB)	(1) DC9-48-60-24-8C-EV	±100'
	A2	--	--	--	--	--	--		--
	A3	--	--	--	--	--	--		--
BETA SECTOR	B1	LTE 1900 / LTE AWS / LTE 700	NNH4-65C-R6-V3	120°	70'-0"	74'-0"	AIRSCALE DUAL RRH 4T4R B12/B14 320W (AHLBA) / AIRSCALE DUAL RRH 4T4R B25/B66 320W (AHFIB)		±100'
	B2	--	--	--	--	--	--		--
	B3	--	--	--	--	--	--		--
GAMMA SECTOR	C1	LTE 1900 / LTE AWS / LTE 700	NNH4-65C-R6-V3	240°	70'-0"	74'-0"	AIRSCALE DUAL RRH 4T4R B12/B14 320W (AHLBA) / AIRSCALE DUAL RRH 4T4R B25/B66 320W (AHFIB)		±100'
	C2	--	--	--	--	--	--		--
	C3	--	--	--	--	--	--		--

NOTE:
MONOPINE BRANCHES ARE NOT SHOWN FOR CLARITY.



2 Z-3 PROPOSED ANTENNA PLAN
SCALE (24" X 36"): 1/2" = 1'-0"

0 1'-0" 2'-0" 4'-0" 6'-0"

TRUE NORTH

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
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1825 W. WALNUT HILL LANE, SUITE 120
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1-855-669-5421

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REV	DATE	DESCRIPTION	BY
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B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
JUN - 1 2020
BY:

SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NML00255

FA#: 14623999

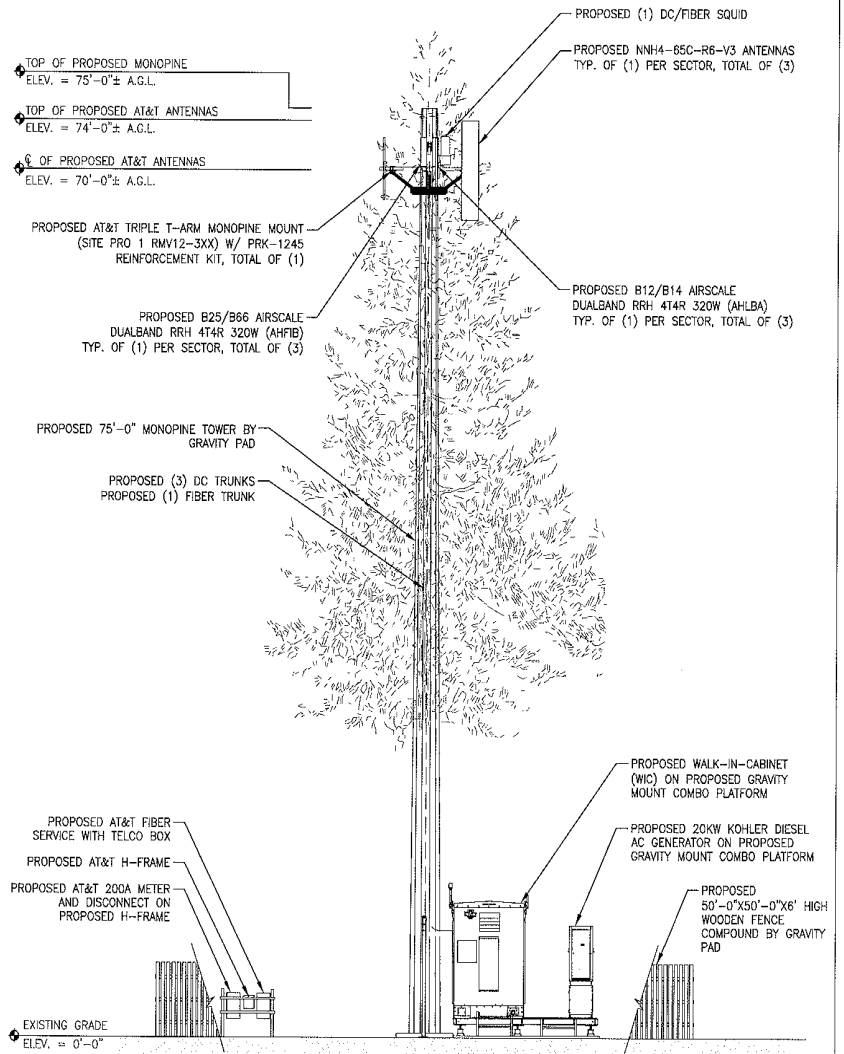
USID: 275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

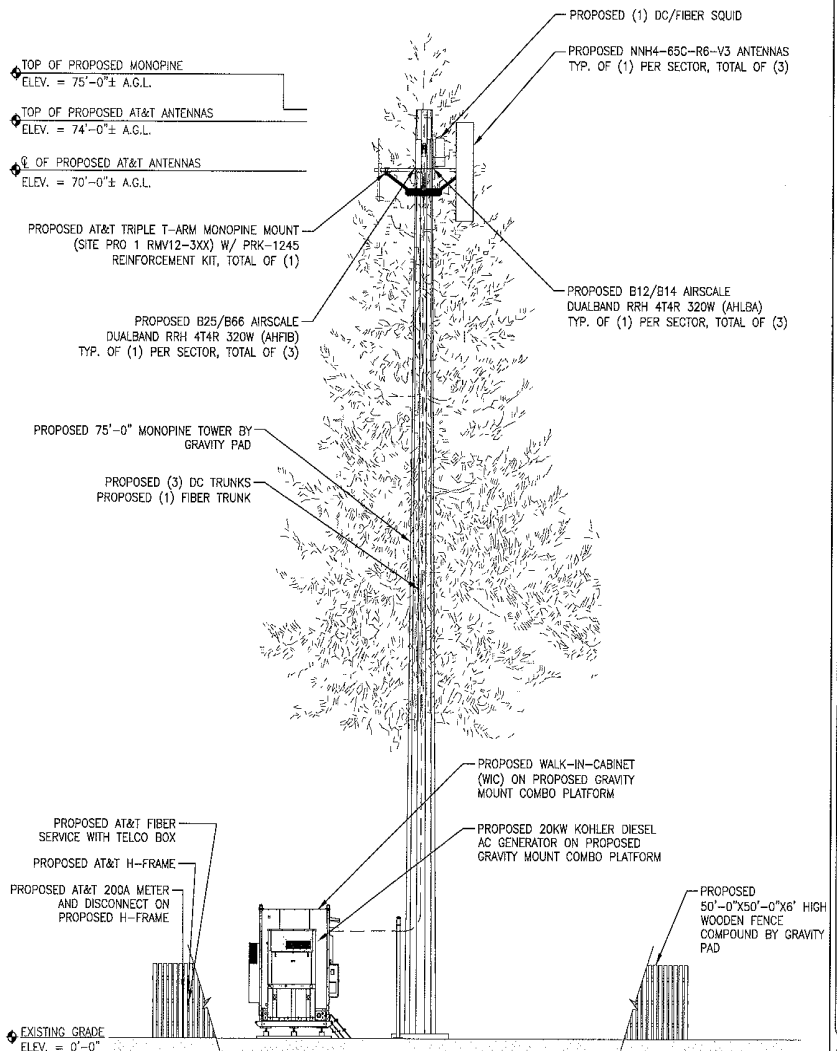
SANTA FE COUNTY

SHEET DESCRIPTION
EQUIPMENT & ANTENNA LAYOUT/ SCHEDULE

SHEET NO.
Z-3



1 / Z-4 PROPOSED SOUTH ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"



2 / Z-4 PROPOSED EAST ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/11/19	90% ZD	RAM
B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

RECEIVED
JUN - 1 2020
BY:

SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NML00255

FA#: 14623999

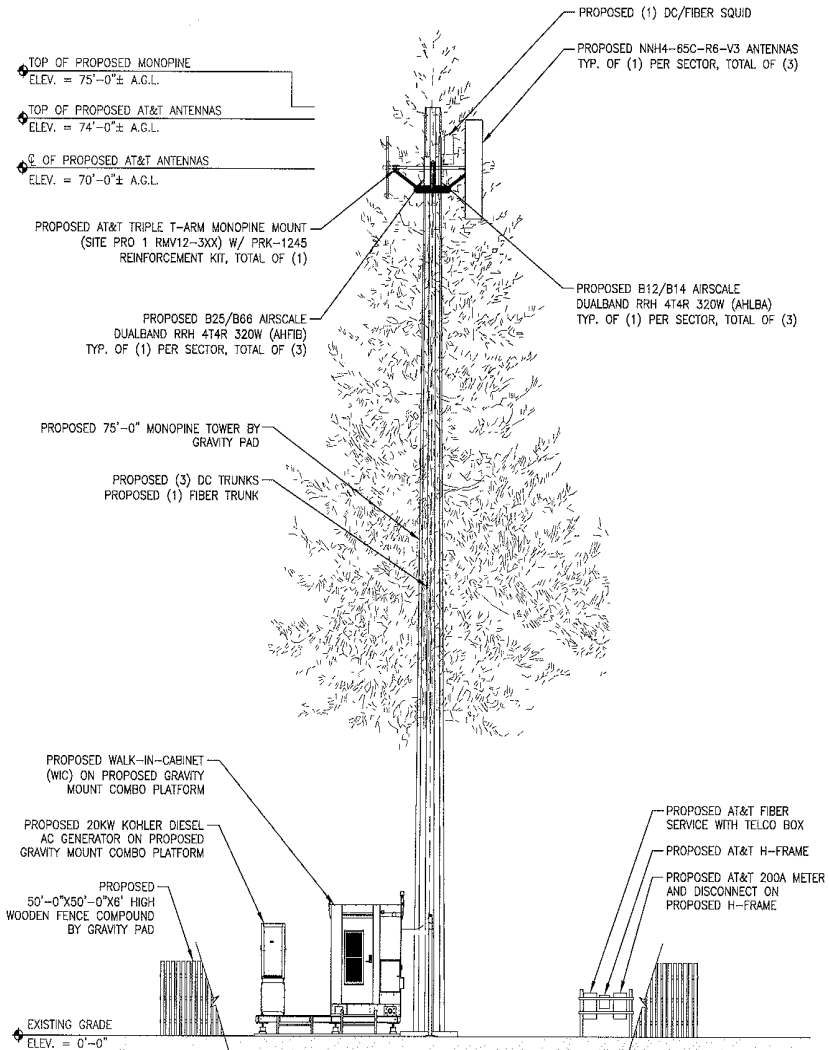
USID: 275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

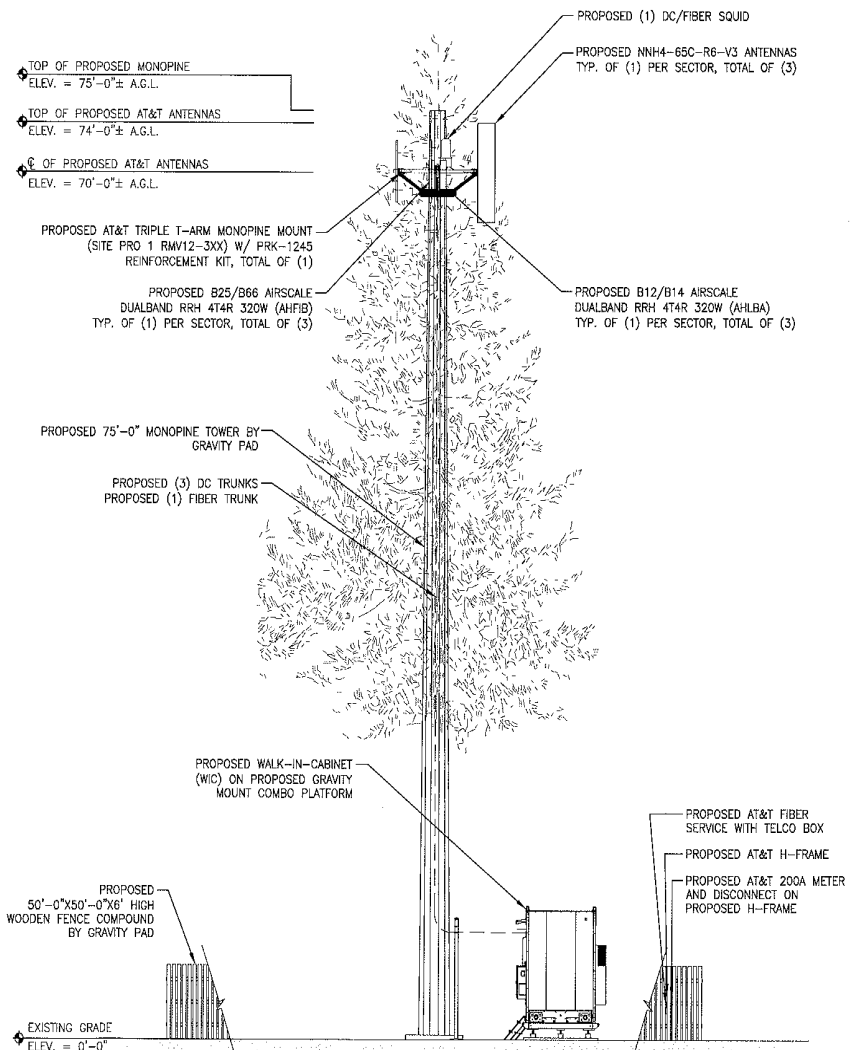
SANTA FE COUNTY

SHEET DESCRIPTION
SITE ELEVATIONS

SHEET NO.
Z-4



1 / Z-5 PROPOSED NORTH ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"



2 / Z-5 PROPOSED WEST ELEVATION
SCALE (24" X 36"): 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8" 16'-0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
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SAN DIEGO, CA 92130

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1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/11/19	90% ZD	RAM
B	11/14/19	90% ZD	RAM
C	12/11/19	90% ZD	RAM

JUN - 1 2020
BY:

SITE INFORMATION

LOCATION NAME:
SJC PARKING LOT

SITE ID: NML00255

FA#: 14623999

USID: 275858

SITE ADDRESS:
1160 CAMINO DE
CRUZ BLANCA
SANTA FE, NM 87505

SANTA FE COUNTY

SHEET DESCRIPTION

SITE ELEVATIONS

SHEET NO.

Z-5

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Sean Milks of Gravity Pad Partners, LLC, agent for St. John's College, owner, proposes to install a 75'-tall AT&T "monopine" telecommunications tower. A telecommunications waiver is requested to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c).

Case number: **2020-002194-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1160 Camino de Cruz Blanca

OW – St. John's College Attn: Michael Duran 1160 Camino de Cruz Blanca Santa Fe, NM 87505
MichaelDuran@sjc.edu

AP – Gravity Pad Partners LLC Attn: Sean Milks 205 Tierra Corrales Corrales, NM 87048 sean@thefsg.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☐ Historic Review ☑ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☐ Significant ☐ Landmark ☐ N/A ☑

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER N/A

YEAR OF CONSTRUCTION _____

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☑ Other _____

USE, EXISTING Residential ☐ Non-Residential ☑ Vacant ☐

USE, PROPOSED Residential ☐ Non-Residential ☑

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: August 11, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other:**

APPLICANT SUBMITTALS

__x__ **Proposal Letter:** Email from Sean Milks, dated August 3, 2020

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (photosim images)

__x__ **Other:**

1) Location Options Map
2) Option 1: Bell Tower Structure Design (80' tall)
3) Option 2: Territoria Revival Style Watch Tower Sketch (height not specified)
4) Option 3: Monopine Design (80' tall)
5) HDRB Action Letter from the July 14, 2020 hearing
6) Exhibits A through G from the July 14th proposal

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca comprises the campus of St. John's College. On June 23, 2020, the applicant came before the HDRB to propose construction of a 75-foot-tall "monopine" telecommunications tower on the campus. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. After discussing the merits of the project, the Board requested additional information regarding alternative locations that were considered and to better demonstrate that the proposal represents the least obtrusive option to close the gap in cell coverage for the area. On July 14, 2020, the applicant provided extensive additional information (see Exhibits A through G), but the Board felt that there was too much uncertainty regarding the proposed location as a result of the need for further discussion with the neighbors, that they postponed the case for up to 30 days to allow for additional time.

Now, the applicant returns to the Board to propose alternative siting and design options for the cell tower, after having made efforts to reach agreement with a group of neighbors. An agreement has not been reached; however, the following three options are presented for the Board's consideration:

1) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. (see Option 1 design schematic in the packet).
2) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus, and the height is unspecified but will attempt to match the height of surrounding trees and buildings.
3) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the application feels would minimize its visual impact.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties was presented in June, and the three alternatives discussed further with neighors are presented now. The site options were chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site options will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/ structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed options for siting will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

(i) *Do not damage the character of the district*

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street. The proposed three new alternatives were selected to minimize damage to the district.

Staff Response: Staff recommends that additional testimony from the applicant is needed to determine if the criterion has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell

phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape. The three additional options were selected with surrounding neighborhood character in mind, as well.

Staff Response: Staff recommends that additional testimony from the applicant is needed to determine if this criterion has been met.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map

shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be

determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

ROACH, LISA X.

From: Sean Milks <sean@thefsg.com>
Sent: Monday, August 3, 2020 11:01 AM
To: ROACH, LISA X.
Subject: FW: St. John's // Tower Email 1 of 3
Attachments: St Johns Cell Tower_Sketches_07-22-20 option 1 Bell tower with screening.pdf; St Johns Cell Tower_Sketches_07-22-20 option 2 Territotial watch tower.pdf; St Johns Cell Tower_Sketches_07-22-20 option 3 monopine.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa,

I will be sending you 3 e-mails outlining 3 options for the historic board to review. We hired a local architect to assist with coming up with some sketch renderings. Please see the below that was sent to the neighbors. Please confirm all 3 e-mails.

Please see attached maps (email 1 of 3 to be sent due to large files) with design criteria for each of the locations with my short narrative of the rational for selecting one type for each location.

Proposed Mono-pine in original location meets technical requirements but is close to the road and view corridor.

Option 1 - Moves the site away from the road and out of the field of vision for the travel public along Camino De las Cruz Blanca. The structure with the St Johns name and logo is a community feature that would offer a minimal visual impact and a bell could be added to mimick the other bell towers at the college and at the property to the West. There are lots of bell towers in Santa Fe so this feature and design would mirror others types of bell towers and screen the antennas with fiberglass (the panel with the college name and logo) so it would not appear to be a wireless facility.

Option 2 - Territorial style watch tower. This would mimick the existing lookout tower at the college and would appear to have a minimal visual impact as it would attempt top match an existing vertical structure that exceeds the height of the surround trees and buildings. The antennas and radios wold be visible and not screened but painted white to match the facade of the tower. This location is setback further from the road and away from all residential lots in the vicinity.

Option 3 - Moves the site away from the road and locates it in a undeveloped landscape to minimize the visual impact with the surrounding trees.

Each of these designs and locations offer different challenges compared to the original location but all are feasible from a construction standpoint and meet the technical requirements of the wireless carriers. So I hope this helps provide some direction in providing feedback to the project. Gravity Pad has engage a local architect (info below) to help with the delivery of a product that I'm hoping the community will embrace and help to collaborate for an outcome that is mutually beneficial for all stakeholders.

Hoopes + Associates Architects, 333 Montezuma Ave. Suite 200, Santa Fe, NM 87501 505.986.1010,

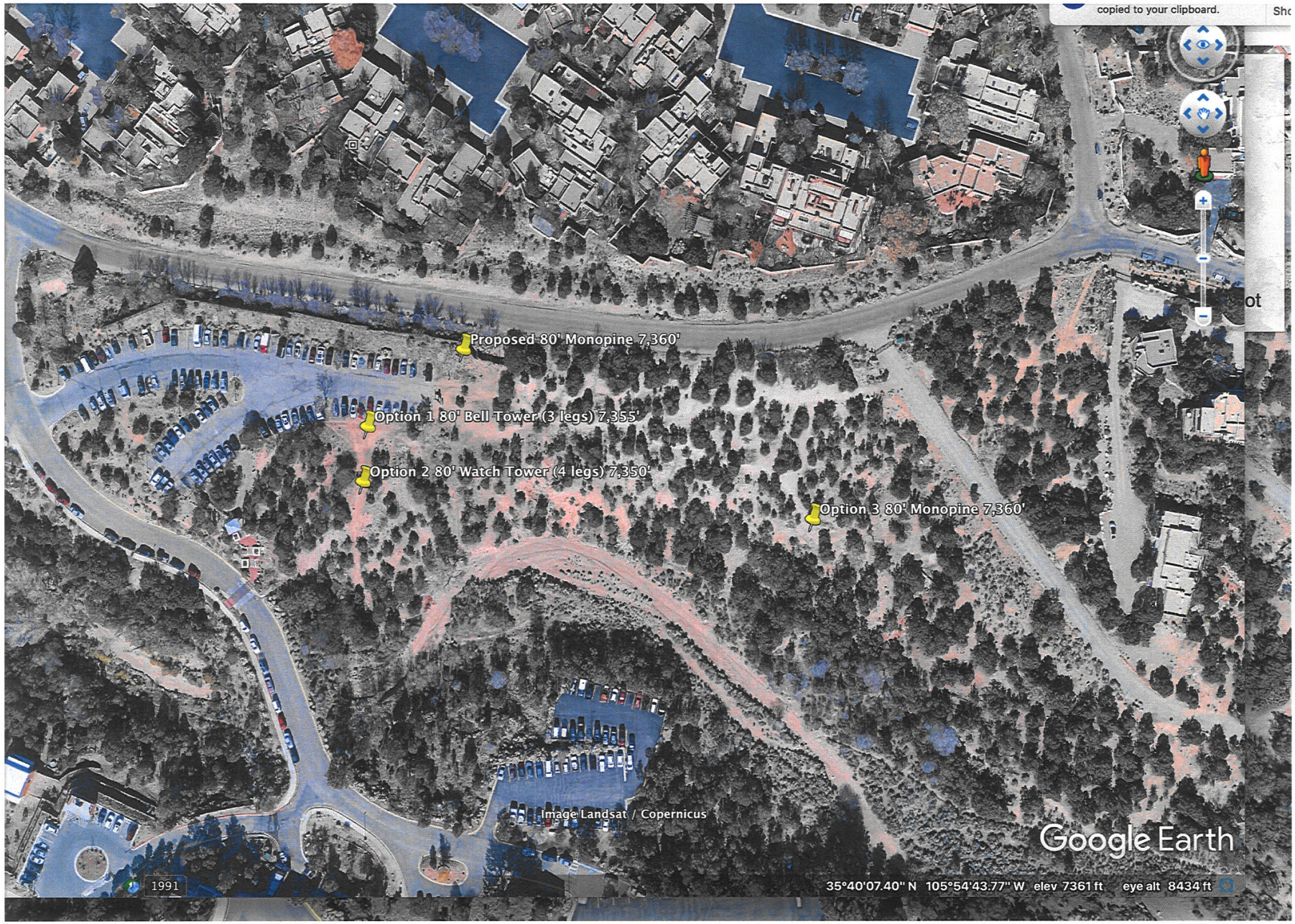
studio@hoopesarchitects.com

Please let me know if anyone has any questions on these specifics.

Thanks,

Sean
602-330-5150

MAP OF PROPOSED LOCATIONS

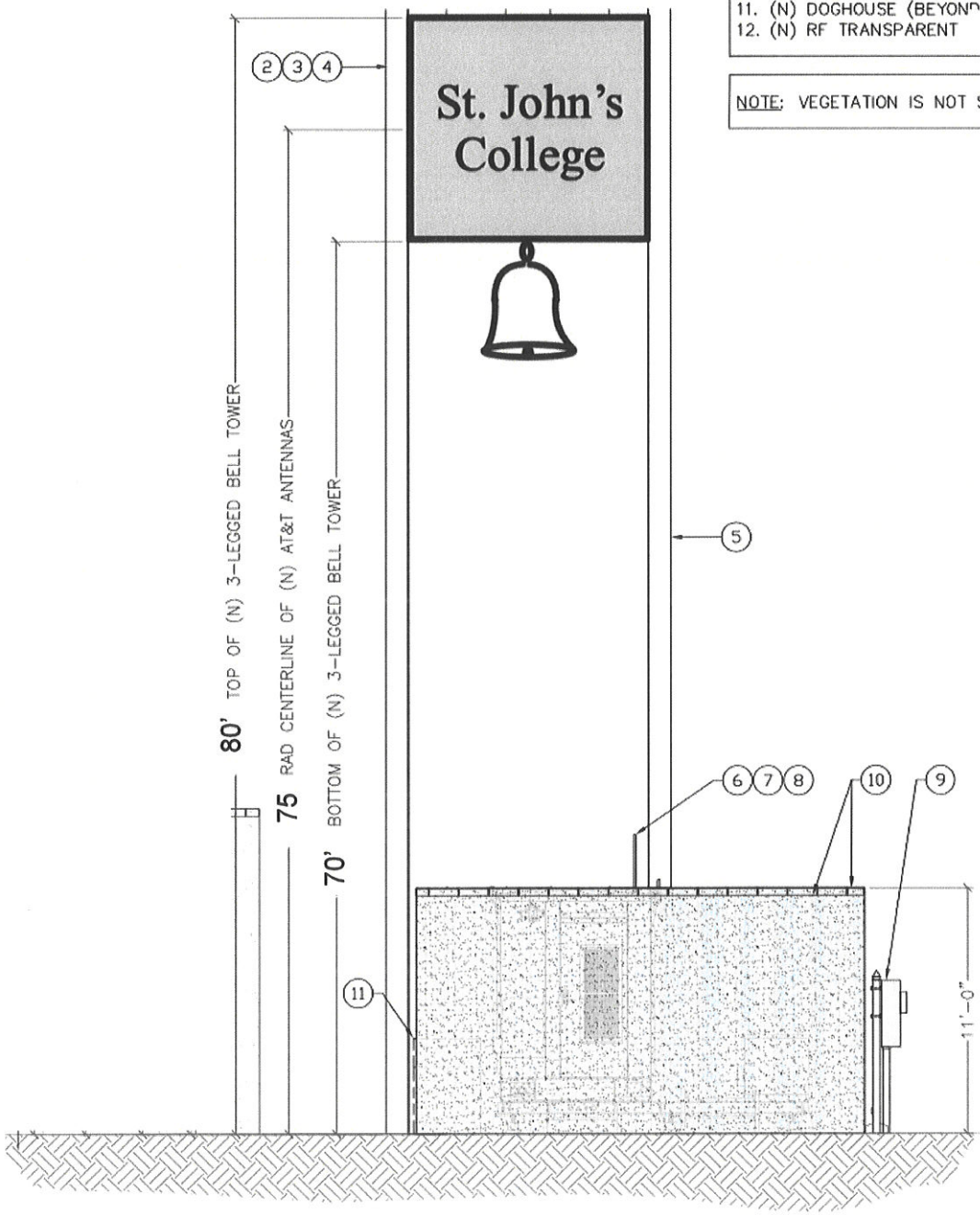


OPTION #1

ELEVATION KEY NOTES: (#)

1. (E) BUILDING (BEHIND)
2. (N) ± 80' TALL 3-LEGGED BELL TOWER WITH RF TRANS T MATERIAL EXTERIOR FINISH. PAINTED TO MATCH EXISTING BUILDING
3. (N) AT&T ANTENNAS, RRHs, & PIPE MOUNTS (INSIDE 3-LEGGED BELL TOWER)
4. (N) RAYCAP DC9-48-60-24-8C-EV DC/FIBER SURGE PROTECTOR (INSIDE 3-LEGGED BELL TOWER)
5. (N) TOWER LEGS (TYP. OF 3)
6. (N) GPS ANTENNA MOUNTED ON (N) CABINET (BEHIND)
7. (N) CABINET (WIC) (NOT VISIBLE IN THIS VIEW)
8. (N) DC BACK-UP GENERATOR (NOT VISIBLE IN THIS VIEW)
9. (N) METER, DISCONNECT, & NEMA 4 J-BOX MOUNTED ON (N) H-FRAME
10. (N) 11' TALL CMU WALLED COMPOUND & CAP ON TOP. PAINTED TO MATCH EXISTING BUILDING
11. (N) DOGHOUSE (BEYOND)
12. (N) RF TRANSPARENT Bell

NOTE: VEGETATION IS NOT SHOWN FOR CLARITY

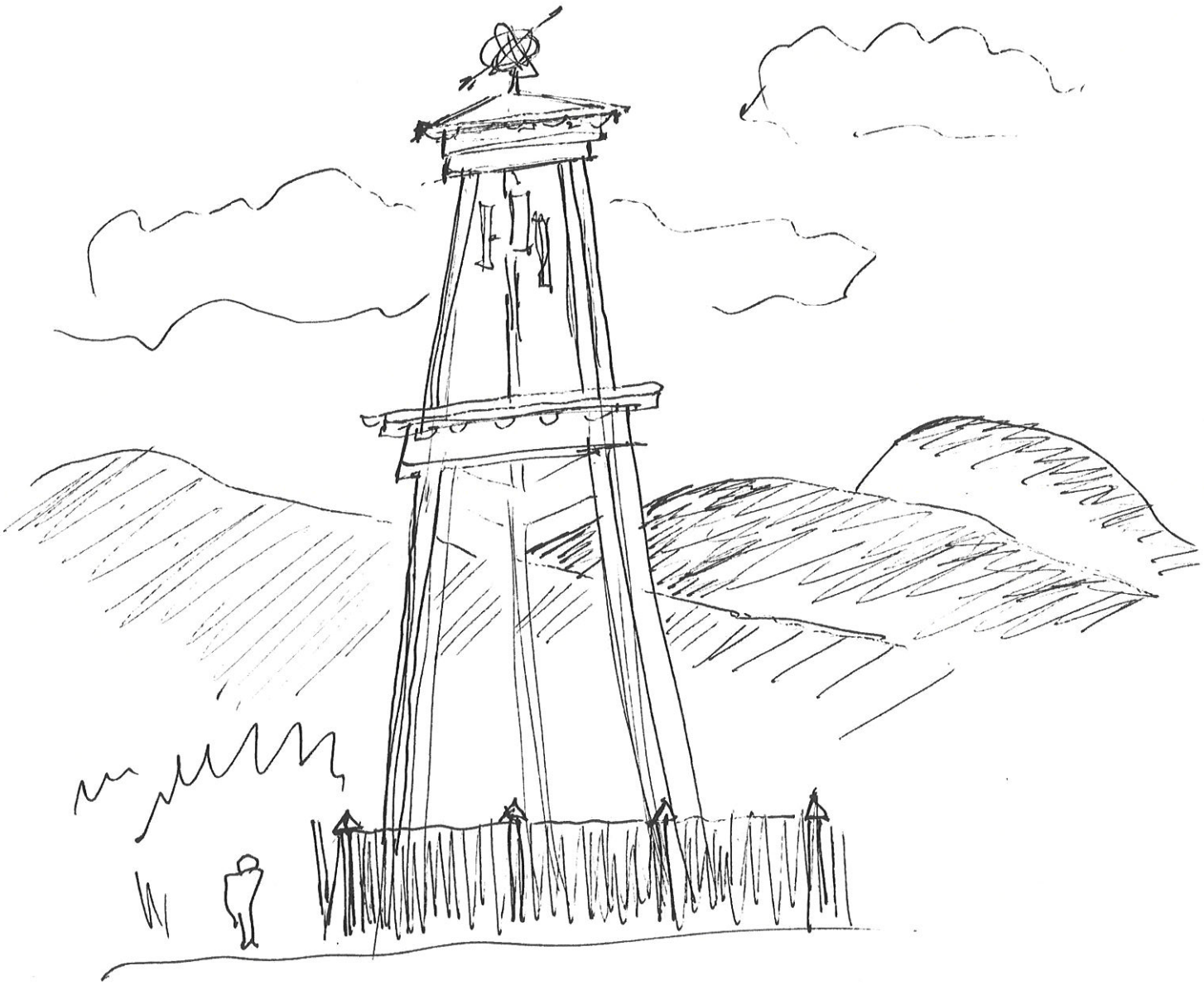


SOUTHEAST ELEVATION

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0" 4'

OPTION #2




FREEING
MINDS
A Campaign
for
St. Alban's
College



OPTION 3

CELL TREES
Celebrating 20 Years in Business

5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

SJC PARKING LOT

SITE #: NML00255
MONOPINE

CELL TREES, INC. Job:
20-027

LOCATION:

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

DRAWING INDEX

MP-1 TITLE SHEET
MP-2 NOTES & SPECIFICATIONS
MP-3 ELEVATION VIEWS
MP-4 DETAILS
MP-5 NOT USED
MP-6 NOT USED
MP-7 BRANCH LAYOUT

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112 (480) 648-3514
Mesa, AZ 85205 www.vectorsa.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

TITLE SHEET

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-1 REV 0

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SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE - PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2015 IBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

1. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2015 IBC.
2. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
3. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2015 EDITION AND THE TIA-222-G STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 115 MPH (3-SEC GUST) PER THE ASCE 7-10 STANDARD
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT

ICE: NONE PER THE TIA-222-G STANDARD

SEISMIC:
IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_S = 0.445g, S_1 = 0.133g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 0.428g, S_{D1} = 0.201g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 4.0 K
SEISMIC RESPONSE COEFFICIENT, Cs: 0.110
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

1. POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
2. BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
3. ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
4. ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
5. REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
6. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
7. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
8. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
9. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
10. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
11. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 3,720 K-FT (1.0 WIND)
SHEAR, V = 63.0 K (1.0 WIND)
AXIAL, P = 42.9 K (1.2 DEAD)

DISCLAIMERS:

1. ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

AT&T

CELL TREES

JOB #: 20-027

VECTOR engineers
1635 N. Greenfield Rd., Suite 112 (480) 645-3514
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-2 REV 0

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DESIGN LOADING:
ANTENNA C.L. @ 80'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.
ANTENNA C.L. @ 70'-0" A.G.L.:
(12) 96"x20"x9", 115 lb PANEL ANTENNAS
(15) 28"x19"x11", 75 lb RRUs
(3) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
(3) 9'-6" T-ARM MOUNTS BY OTHERS
ANTENNA C.L. @ 60'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.
ANTENNA C.L. @ 50'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.

APPURTENANCES (2)
N.T.S.

MONOPOLE SECTION CHART[2]					
SECTION	LENGTH	øTOP[4]	øBOTTOM[4]	THICKNESS	WEIGHT[1,3]
1	40'-0"	25.60"	38.00"	1/4"	3.7 K
2	39'-3"	35.87"	48.04"	3/8"	8.5 K

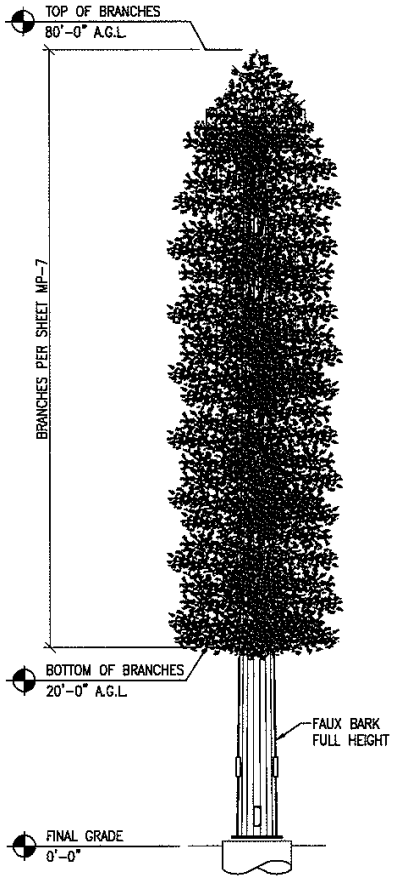
NOTES:
1. SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
2. DESIGN TAPER = 0.31 in/ft.
3. WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
4. DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS.

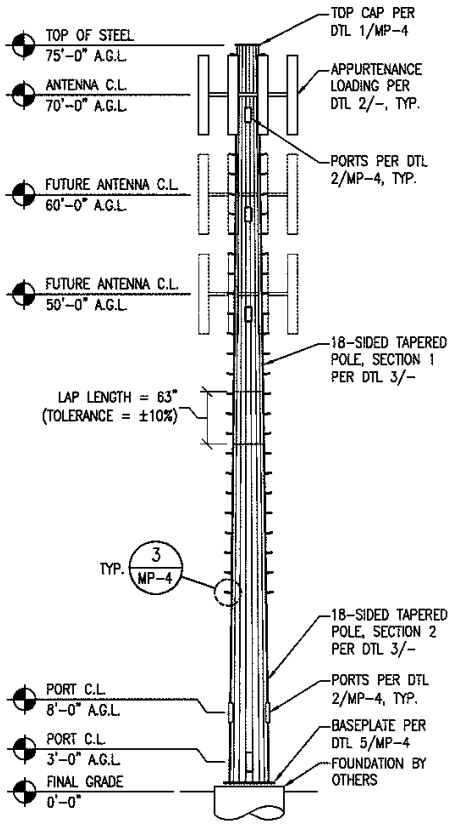
POLE SECTIONS (3)
N.T.S.

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.

NOTE: MONOPOLE DESIGNED FOR 10'-0" FUTURE EXTENSION

NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE





ELEVATIONS (1)
N.T.S.

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JOB #: 20-027

VECTOR Engineers
1535 N. Greenfield Rd., Suite 112 (480) 649-3514
Mesa, AZ 85205 www.vectorna.com

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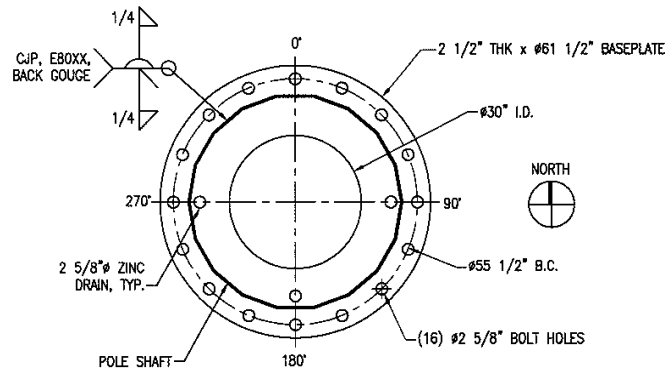
ELEVATION VIEWS

SJC PARKING LOT
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80'-0" MONOPINE
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SANTA FE COUNTY

A1212-0449-201

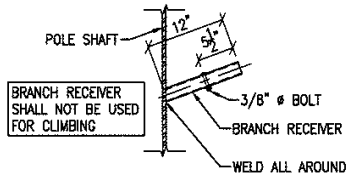
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BASEPLATE N.T.S. (5)

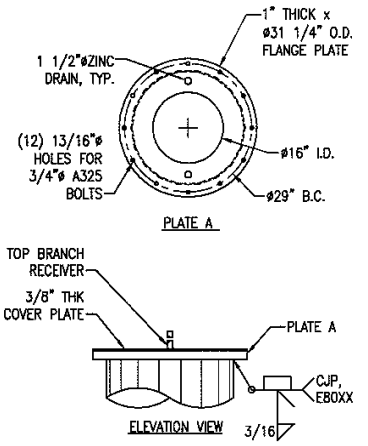
A WEEP HOLE OR OTHER MEANS OF PREVENTING WATER BUILD UP SHALL BE PROVIDED FOR BRANCH RECEIVERS



BRANCH RECEIVER SHALL NOT BE USED FOR CLIMBING

BRANCH RECEIVERS ARE BY CELL TREES AND SHOWN FOR REFERENCE ONLY. COMPONENTS ARE NOT REVIEWED BY VECTOR.

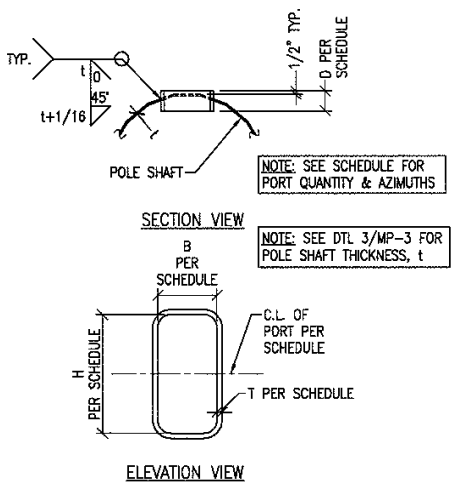
BRANCH RECEIVER N.T.S. (3)



TOP CAP N.T.S. (1)

PORT SCHEDULE					
C.L. ELEV.	PORT SIZE (B x H)	D	T	QTY	AZIMUTH(S)
68'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
58'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
48'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
8'-0"	9"x24"	6"	3/4"	2	90°/270°
3'-0"	9"x24"	6"	3/4"	2	0°/180°

PORT SCHEDULE N.T.S. (4)



PORTS N.T.S. (2)

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112, Mesa, AZ 85205 (480) 649-3514 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

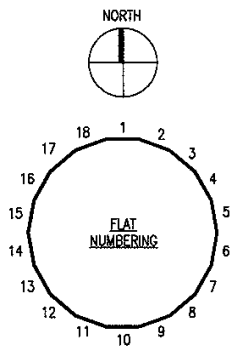
DETAILS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-4 REV 0

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T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 199
AVERAGE = 3.06 BRANCHES PER FOOT

BRANCH LAYOUT

Elev	Ceg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
75.00	90									5									
75.00	30		3						3						3				
74.25	30			X	6					X	6					X	6		
73.50	15						6						6						6
72.50	15		8						8						8				
71.50	15					8						8						8	
70.50	15			6						6						6			
70.00			BB		BB				BB		BB				BB		BB		
69.00	0	6						6						6					
68.00	0				8						8						8		
67.00	15						6						6						6
66.00	15		6						6						6				
65.00	15					8						8						8	
64.00	15			6						6						6			
63.00	15	6						6						6					
62.00	15				8						8						8		
60.75	15						6						6						6
60.00																			
59.25	15		6						6						6				
58.00	15					8						8						8	
57.00	15			6						6						6			
56.00	15	6						6						6					
55.00	15				8						8						8		
54.00	15						6						6						6
53.00	15		6						6						6				
52.00	15					8						8						8	
50.75	15			6						6						6			
50.00																			
49.25	15	8						8						8					
48.25	15				8						8						8		
47.00	15						6						6						6
46.00	15		8						8						8				
45.00	15					8						8						8	
44.00	15			6						6						6			
43.00	15						6						6						6
42.00	15	8						8						8					
41.00	15				8						8						8		
40.00	15						6						6						6
39.00	15		8						8						8				
38.00	15				6						6						6		
37.00	15					8						8						8	
36.00	15			6						6						6			
35.00	15	8						8						8					
34.00	15				8						8						8		
33.00	15					6						6						6	
32.00	15						8						8						8
31.00	15		8						8						8				
30.00	15					8						8						8	
29.00	15			10						10						10			
28.00	15		6						6						6				
27.00	15	8						8						8					
25.75	15				10						10						10		
24.50	15						10						10						10
23.25	15		10						10						10				
22.00	15					10						10						10	
21.00	15			10						10						10			
20.00	15	10						10						10					

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERING
1635 N. Greenfield Rd., Suite 112 (480) 649-9514
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

BRANCH LAYOUT

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-7 REV 0

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PUBLIC COMMENTS

July 31, 2020

VIA EMAIL

Kevin Winner,
Winner Management, Inc.
PO Box 2755
Corrales, NM 87048
kevin@winnermanagement.net

Dear Kevin,

Thank you for taking the time to come up from Albuquerque to conduct the "walkabout" and show us Gravity Pad's "alternatives" for the 75 foot tower currently proposed for the parking lot immediately adjoining Camino Cruz Blanca. However the neighbors attending see all four "sites" as being essentially in the same location with the same drawbacks, i.e. the tower's proposed 75 foot height however disguised. Thus we continue to oppose the construction of the 75 foot tower whether built on the proposed location or any one of the "alternative" sites.

Very truly yours,

Robert Snow, Stephen Durkovich, Steve Flance
Hannah McCaughey, Phillip Stern, James Polk
Darryl Coleman

cc *via email*

Sean Milks
Dan Esquibel
Santa Fe Historic Review Board
Madeleine Carey

PUBLIC COMMENTS

July 31, 2020

VIA EMAIL

City of Santa Fe Historic Review Board
P. O. Box 909
Santa Fe, NM 87504-0909
landusepubliccomment@santafenm.gov
lxroach@santafenm.gov

Re: St. John's Tower

Members of the Board:

As invited by the Santa Fe Historic Review Board, residents of the surrounding neighborhoods met with Kevin Winner, one of the partners of Gravity Pad LLC, on Monday afternoon July the 27th for a "walk-around" to demonstrate Gravity Pad's alternatives to the 75-foot monopine wireless communication tower proposed for construction immediately adjacent to Camino Cruz Blanca.

On the Friday before the meeting, Sean Milks from Gravity Pad informed Hannah McCaughey, who had set up the meeting, that only 3 alternatives site would be considered and no other sites would be discussed. However, two of the three "alternative sites" that Gravity Pad was offering in fact had already been presented to the Historic Review Board in Gravity Pad's initial submission. The "third" site was within approximately 100 feet of Gravity Pad's first and second alternatives. All were located on essentially the same 2 acres of the St. John's campus when St. John's has 250 acres to choose from. All were essentially close and in clear view of Camino Cruz Blanca by passersby in their cars and hikers on the adjoining trails. All an eyesore to the surrounding terrain and hiking paths. Each "alternative" maintains the proposed 75 foot tower height. The design alternatives to the tower were presented only as "potential" and do not alter its fundamental defect, i.e. the tower's proposed 75 foot height.

As a consequence, the "walkabout" while cordial was not productive of a true alternative. We continue to oppose the 75 foot tower whether built at the currently proposed location or the 3 "alternative" sites. Nevertheless we thank Kevin Winner for taking the time to come up from Albuquerque to conduct the "walkabout" and show us Gravity Pad's "alternatives."

Very truly yours,

Robert Snow, Stephen Durkovich, Steve Flance
Hannah McCaughey, Phillip Stern, James Polk,
Darryl Coleman

cc *via email*

Sean Milks
Kevin Winner
Dan Esquibel
Madeleine Carey

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Sean Milks of Gravity Pad Partners, LLC, agent for St. John's College, owner, proposes to install a 75'-tall AT&T "monopine" telecommunications tower. A telecommunications waiver is requested to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c).

Case number: **2020-002194-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1160 Camino de Cruz Blanca

OW – St. John's College Attn: Michael Duran 1160 Camino de Cruz Blanca Santa Fe, NM 87505
MichaelDuran@sjc.edu

AP – Gravity Pad Partners LLC Attn: Sean Milks 205 Tierra Corrales Corrales, NM 87048 sean@thefsg.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on July 14, 2020. The decision of the Board was to postpone the case for at least 30 days to allow the applicant additional time to work with neighbors in determining alternative siting for the proposed cell tower. This action was taken with the understanding that the applicant has agreed to toll the "shot clock" for the telecommunications application, which is subject to Federal Communications Commission regulations in addition to the Santa Fe City Code. For further information please call 955-6605.

Sincerely,

Lisa Gavioli Roach

Lisa Gavioli Roach
Historic Preservation Division Manager

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

6/26/2020

City of Santa Fe Historic Districts Review Board

Re Case 2020-002194-HDRB Reponse for additional information for application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Dear HDRB,

The following is a response from the HDRB video conference that was held on June 23rd, 2020.

The board requested additional radio frequency data to justify the proposed request. I have attached a before and after radio frequency propagation study (**Labeled exhibit A**) that clearly shows the absolute need for coverage in the area.

The second item that the board requested to see if the other locations that we researched and why we couldn't located it in another area. The attached (**exhibit B**) is a google earth map showing all of the other locations that we researched and ultimately why each did not work.

- Santa Fe Prep School, elevation is 7,267. We tried a monopine and also looked at the gym rooftop. The elevation was too low and line of site of our St. John's Church site (S246).
- St. John's West dorm location, elevation is 7,373. We proposed a monopine behind the dorms and the student body voted it down and the neighbors to the west requested another location.
- St. John's East dorm location, elevation is 7,396. We proposed a monopine behind the dorms and the dumpsters. This location was rejected by the St. John's college for various reasons.
- The existing Water tank, elevation 7,455. This was rejected by AT&T because the elevation was too high and the signal would interfere with other sites in the area. It was also partially block by a hill.

The third item that the board requested was a picture of another monopine. The attached (**Exhibit C**) is a picture of a recent monopine. This specific monopine is 100 ft tall but is very similar to what we are proposing.

The fourth item that the board requested proof that we actually tried to locate the site in other places. (**Exhibit D**) is an old survey from the West dorm. (**Exhibit E**) is another site plan/survey for the Santa Fe prep school.

The fifth item is in response of our applications not conforming to the City of Santa Fe Section 14-5.2 and with section 14-6.2(e). The original letter submitted to the board outlines in detail all of the other items as it relates to section 14-5.2 of the ordinance. (**Exhibit F**) demonstrates that the entire search ring area is in fact R-1 or R-1PUD. All properties within the area have the same zoning designation. No alternative locations offer preferable zoning.

The final item is (**Exhibit G**) which is the exact specifications of the proposed monopine. It will outline great detail how well made this monopine will be including showing the future use of the tower for the other FCC wireless carriers as well as any Fire/Police equipment.

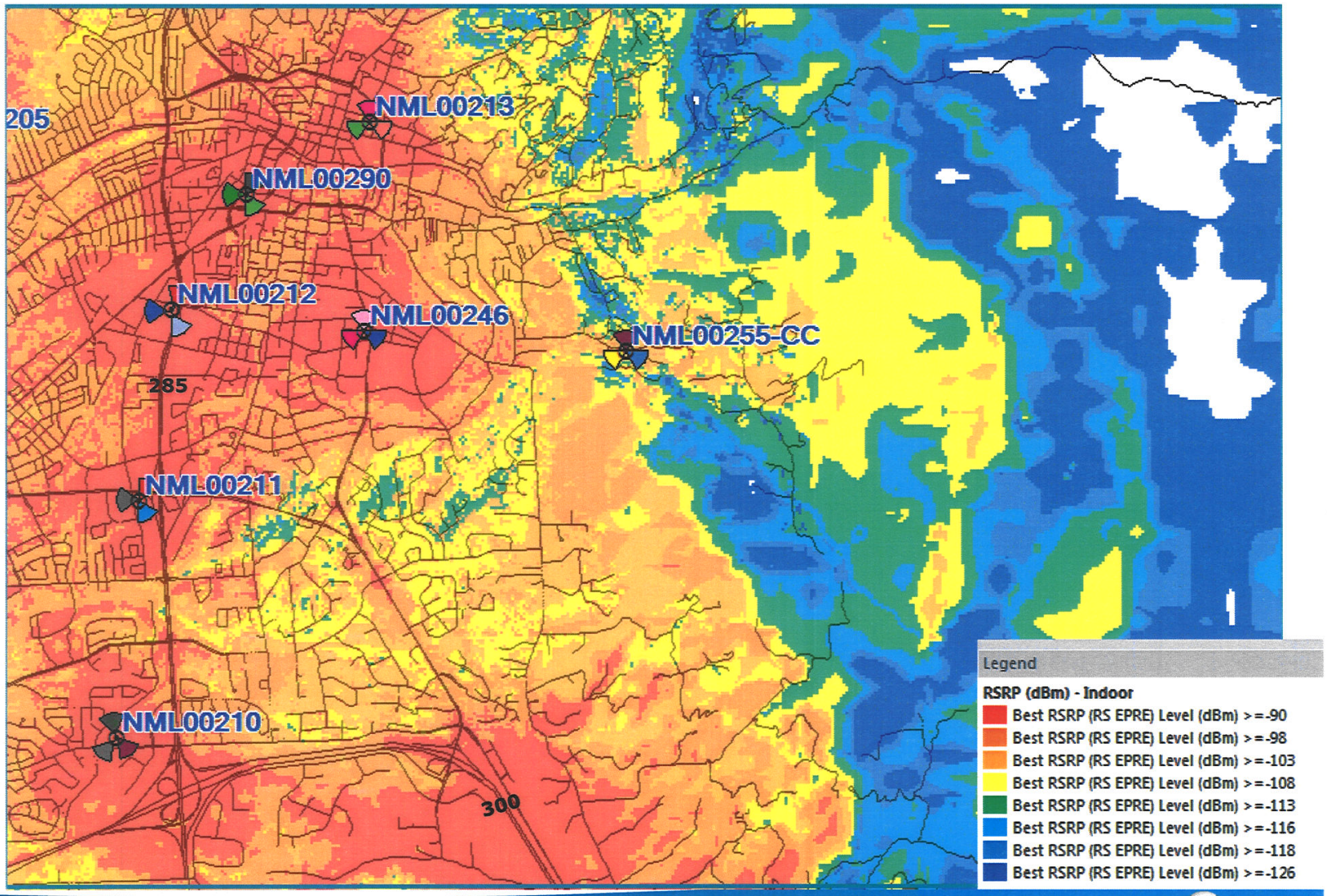
We look forward to the next meeting on July 14th and if the board requests any additional information before then please feel free to reach out via phone or e-mail.

Sincerely,

Sean Milks
Sean@TheFSG.com
602-330-5150

"EXHIBIT A"

AT&T indoor signal strength (RSRP) without NML00255

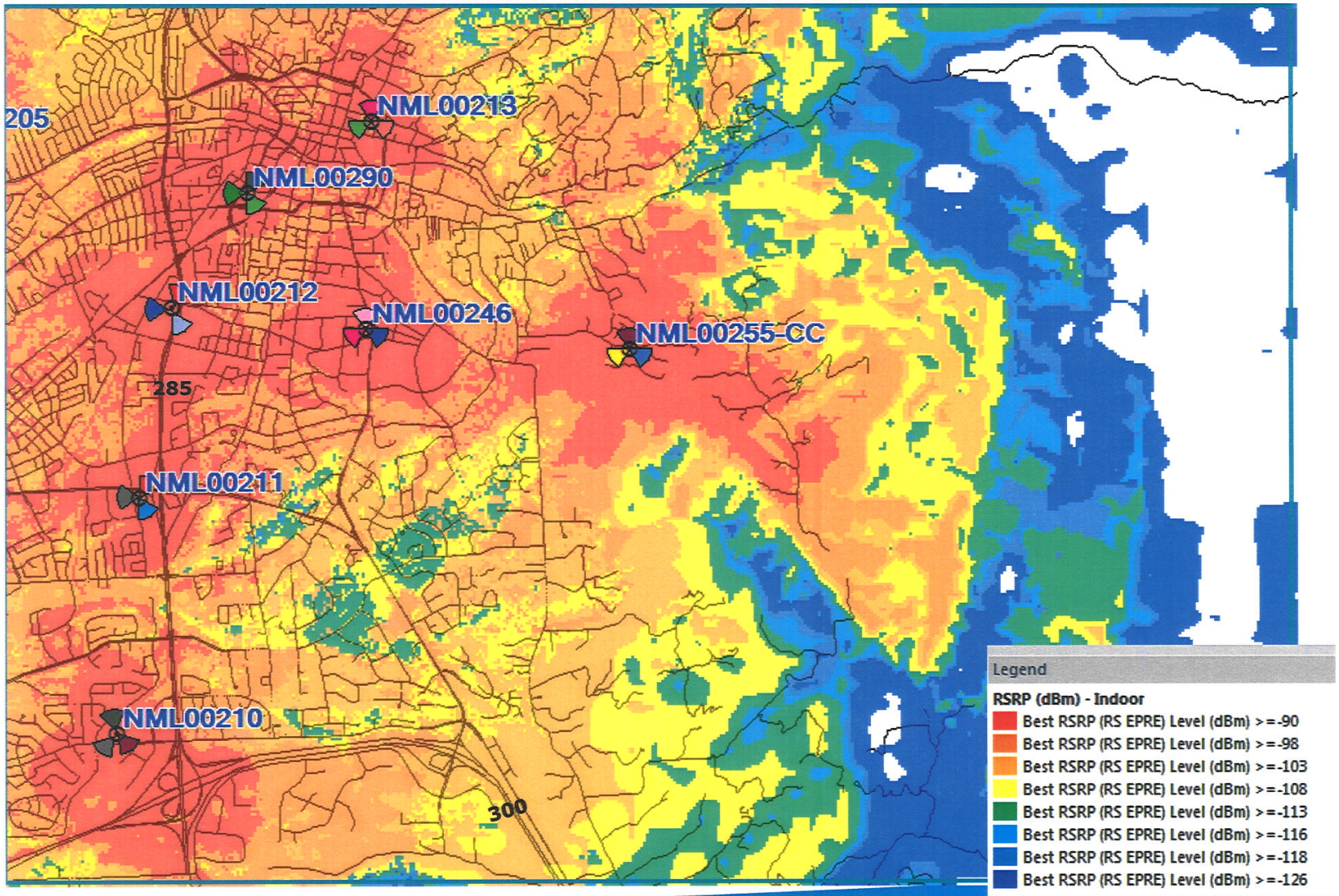


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at&t

"EXHIBIT A"

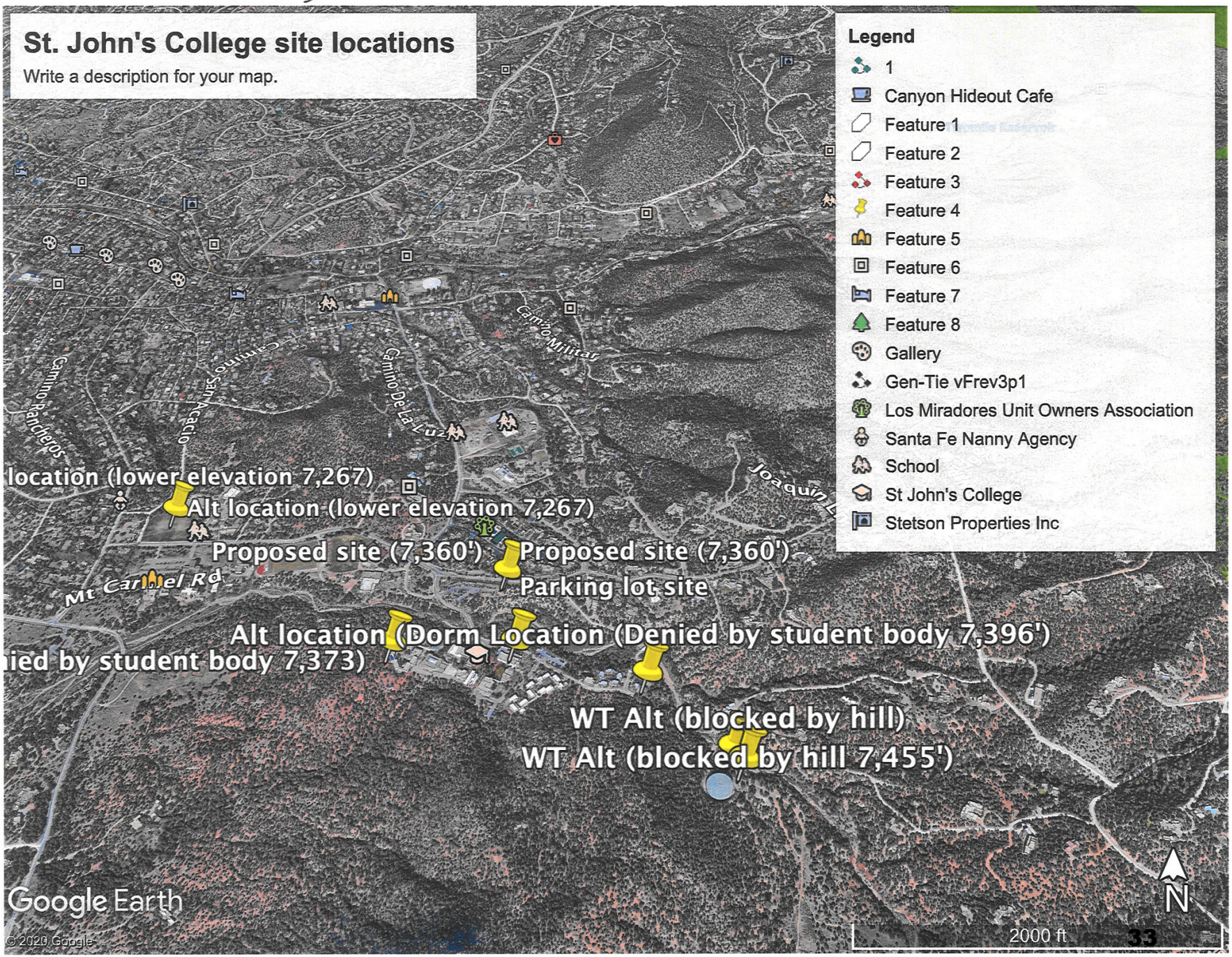
AT&T indoor signal strength (RSRP) with NML00255



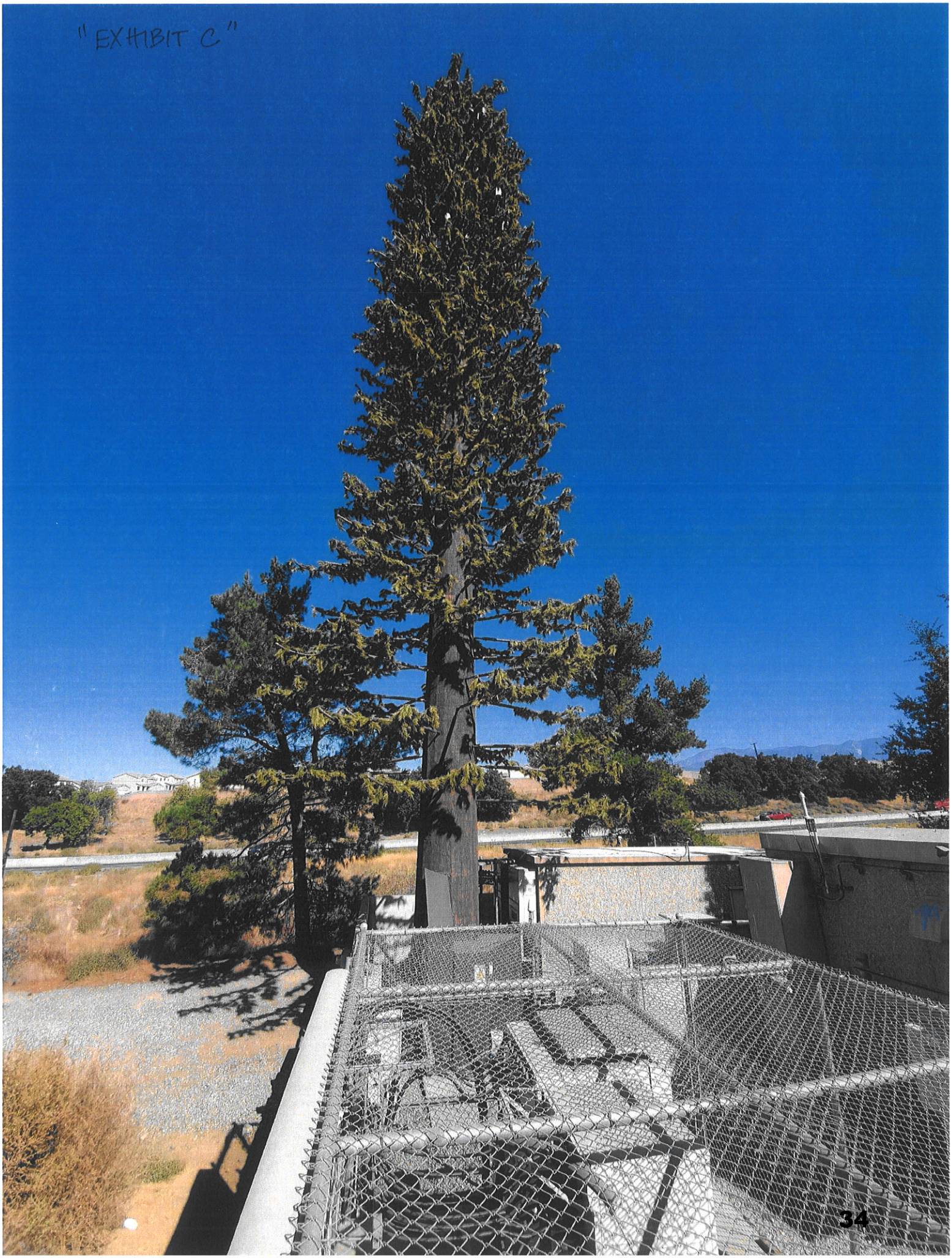
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at&t

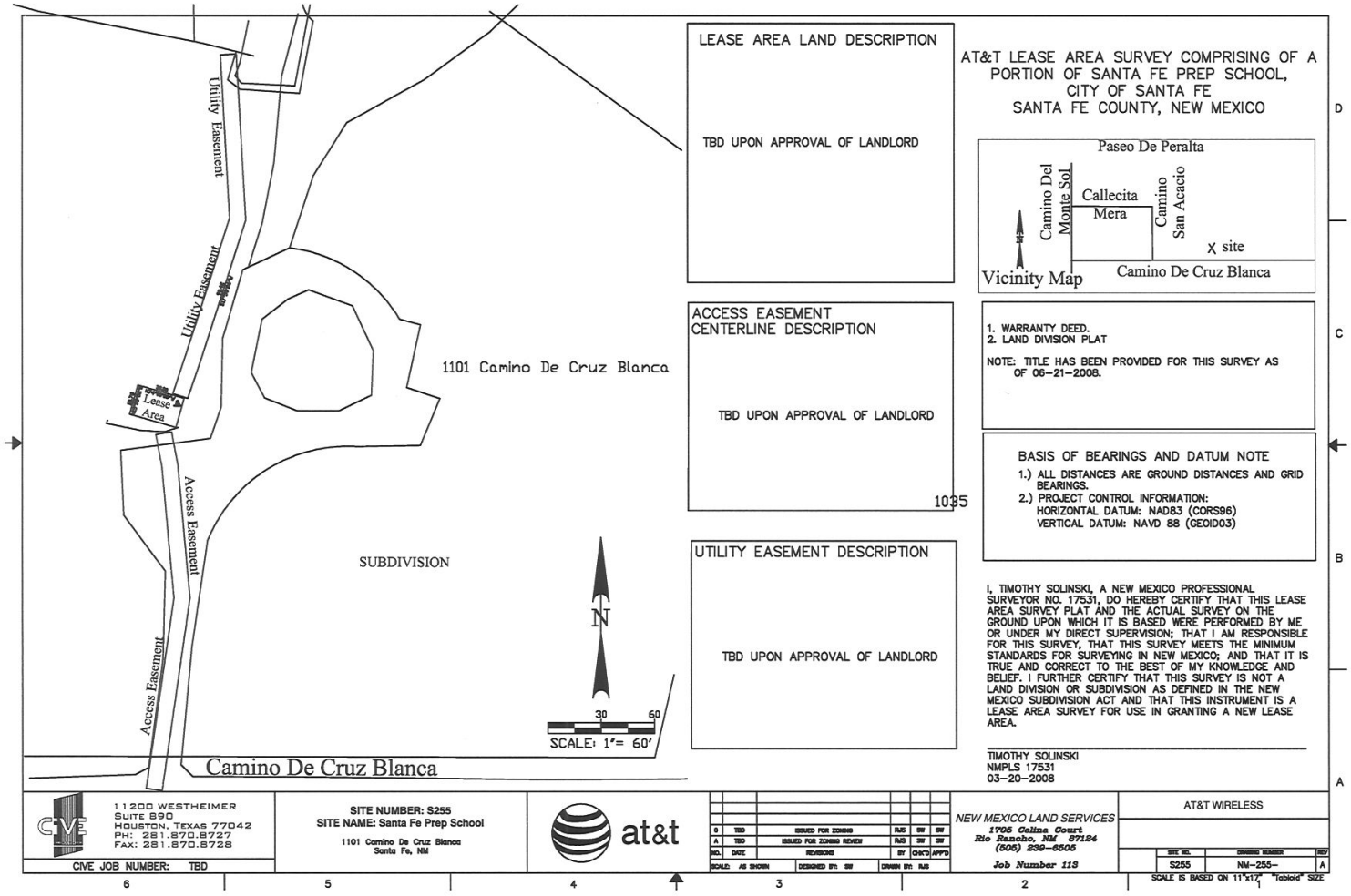
EXHIBIT B


St. John's College site locations
Write a description for your map.
Legend
1
Canyon Hideout Cafe
Feature 1
Feature 2
Feature 3
Feature 4
Feature 5
Feature 6
Feature 7
Feature 8
Gallery
Gen-Tie vFrev3p1
Los Miradores Unit Owners Association
Santa Fe Nanny Agency
School
St John's College
Stetson Properties Inc
Camino Rancheros
Camino Acacio
Camino De La Luz
Camino Militar
location (lower elevation 7,267)
Alt location (lower elevation 7,267)
Proposed site (7,360')
Proposed site (7,360')
Parking lot site
Mt Carmel Rd
Alt location (Dorm Location (Denied by student body 7,396')
ied by student body 7,373)
WT Alt (blocked by hill)
WT Alt (blocked by hill 7,455')
Google Earth
© 2020 Google
2000 ft
N

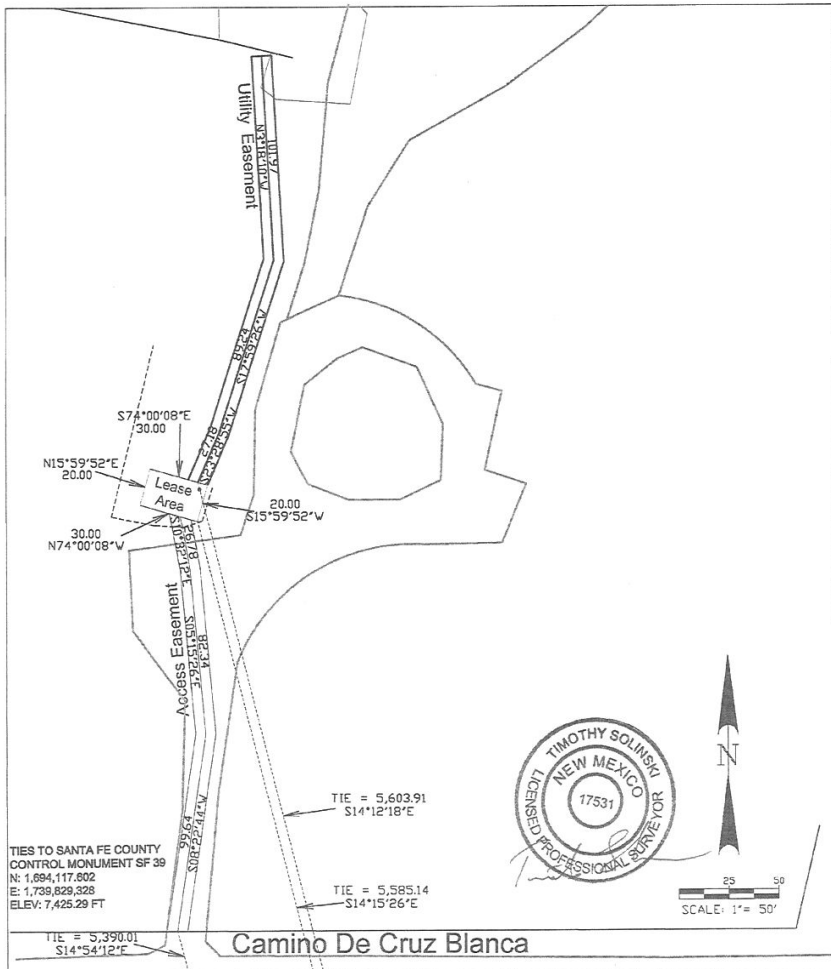
"EXHIBIT C"



"EXHIBIT D"


Utility Easement
Utility Easement
Lease Area
Access Easement
Access Easement
1101 Camino De Cruz Blanca
SUBDIVISION
Camino De Cruz Blanca
N
30
60
SCALE: 1"= 60'
LEASE AREA LAND DESCRIPTION
TBD UPON APPROVAL OF LANDLORD
ACCESS EASEMENT CENTERLINE DESCRIPTION
TBD UPON APPROVAL OF LANDLORD
1035
UTILITY EASEMENT DESCRIPTION
TBD UPON APPROVAL OF LANDLORD
AT&T LEASE AREA SURVEY COMPRISING OF A PORTION OF SANTA FE PREP SCHOOL, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO
Paseo De Peralta
Camino Del Monte Sol
Callecita
Mera
Camino San Acacio
X site
Camino De Cruz Blanca
Vicinity Map
1. WARRANTY DEED.
2. LAND DIVISION PLAT
NOTE: TITLE HAS BEEN PROVIDED FOR THIS SURVEY AS OF 06-21-2008.
BASIS OF BEARINGS AND DATUM NOTE
1.) ALL DISTANCES ARE GROUND DISTANCES AND GRID BEARINGS.
2.) PROJECT CONTROL INFORMATION:
HORIZONTAL DATUM: NAD83 (CORS96)
VERTICAL DATUM: NAVD 88 (GEOID03)
I, TIMOTHY SOLINSKI, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 17531, DO HEREBY CERTIFY THAT THIS LEASE AREA SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A LEASE AREA SURVEY FOR USE IN GRANTING A NEW LEASE AREA.
TIMOTHY SOLINSKI
NMPLS 17531
03-20-2008
11200 WESTHEIMER
SUITE 890
HOUSTON, TEXAS 77042
PH: 281.870.8727
FAX: 281.870.8728
CIVE JOB NUMBER: TBD
SITE NUMBER: S255
SITE NAME: Santa Fe Prep School
1101 Camino De Cruz Blanca
Santa Fe, NM
at&t
0 TBD ISSUED FOR ZONING RJS SW SW
A TBD ISSUED FOR ZONING REVIEW RJS SW SW
NO. DATE REVISIONS BY CK'D APP'D
SCALE: AS SHOWN DESIGNED BY: SW DRAWN BY: RJS
NEW MEXICO LAND SERVICES
1705 Celina Court
Rio Rancho, NM 87124
(505) 239-6505
Job Number 113
AT&T WIRELESS
SITE NO. S255
DRAWING NUMBER NM-255-
REV A
SCALE IS BASED ON 11"x17" "Tabloid" SIZE
6 5 4 3 2 1
D C B A

"EXHIBIT E"



LEASE AREA LAND DESCRIPTION

BEGINNING at a point whence Santa Fe County Control monument SF 39 bears, S14°15'26""E a distance of 5,585.14 feet to the Point of Beginning for lease parcel thence N74°00'08"W a distance of 30 feet to the southwest corner of lease area, thence N15°59'52"E a distance of 20 feet to the northwest corner of lease area, thence S74°00'08"E a distance of 30 feet to the northeast corner of lease area, thence S15°59'52"W a distance of 20 feet to the point of beginning, point being the southeast corner of Lease Parcel.

Said tract contains 0.01377 acres (600 sq.ft.), more or less.

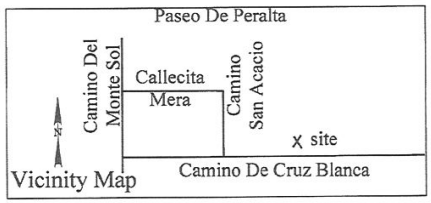
ACCESS EASEMENT CENTERLINE DESCRIPTION

A 20 foot wide strip of land being 10 feet on each side of the following described denterline:
BEGINNING at a point whence Santa Fe County Control monumnet SF 39 bears S14°54'12"E a distance of 5,390.01 feet, thence N08°22'44"E a distance of 99.64 feet, thence N05°15'26"W a distance of 82.34 feet, thence N10°32'12"W a distance of 26.78 to the point of terminus and the south line of a 20'x30' Lease Area.

UTILITY EASEMENT DESCRIPTION

A 5 foot wide strip of land being 2.5 feet on each side of the following described centerline:
Beginning at point whence Santa Fe County Control monument SF 39 bears S14°12'18"E a distance of 5,603.91 feet; thence N23°28'55"E a distance of 27.18 feet, thence N17°59'26"E a distance of 89.24 feet; thence N03°18'10"W a distance of 101.97 feet to the point of ending.

AT&T LEASE AREA SURVEY COMPRISING OF A PORTION OF SANTA FE PREP SCHOOL, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO



NOTE: NO TITLE HAS BEEN PROVIDED FOR THIS SURVEY AS OF 12-16-2008.

BASIS OF BEARINGS AND DATUM NOTE

1.) ALL DISTANCES ARE GROUND DISTANCES AND GRID BEARINGS.
2.) PROJECT CONTROL INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 88

I, TIMOTHY SOLINSKI, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 17531, DO HEREBY CERTIFY THAT THIS LEASE AREA SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A LEASE AREA SURVEY FOR USE IN GRANTING A NEW LEASE AREA.

TIMOTHY SOLINSKI
NMPLS 17531
~~03-20-2008~~ 12-17-2008

CIVE
11200 WESTHEIMER
SUITE 890
HOUSTON, TEXAS 77042
PH: 281.870.8727
FAX: 281.870.8728
CIVE JOB NUMBER: TBD

SITE NUMBER: S255
SITE NAME: Santa Fe Prep School
1101 Camino De Cruz Blanca
Santa Fe, NM

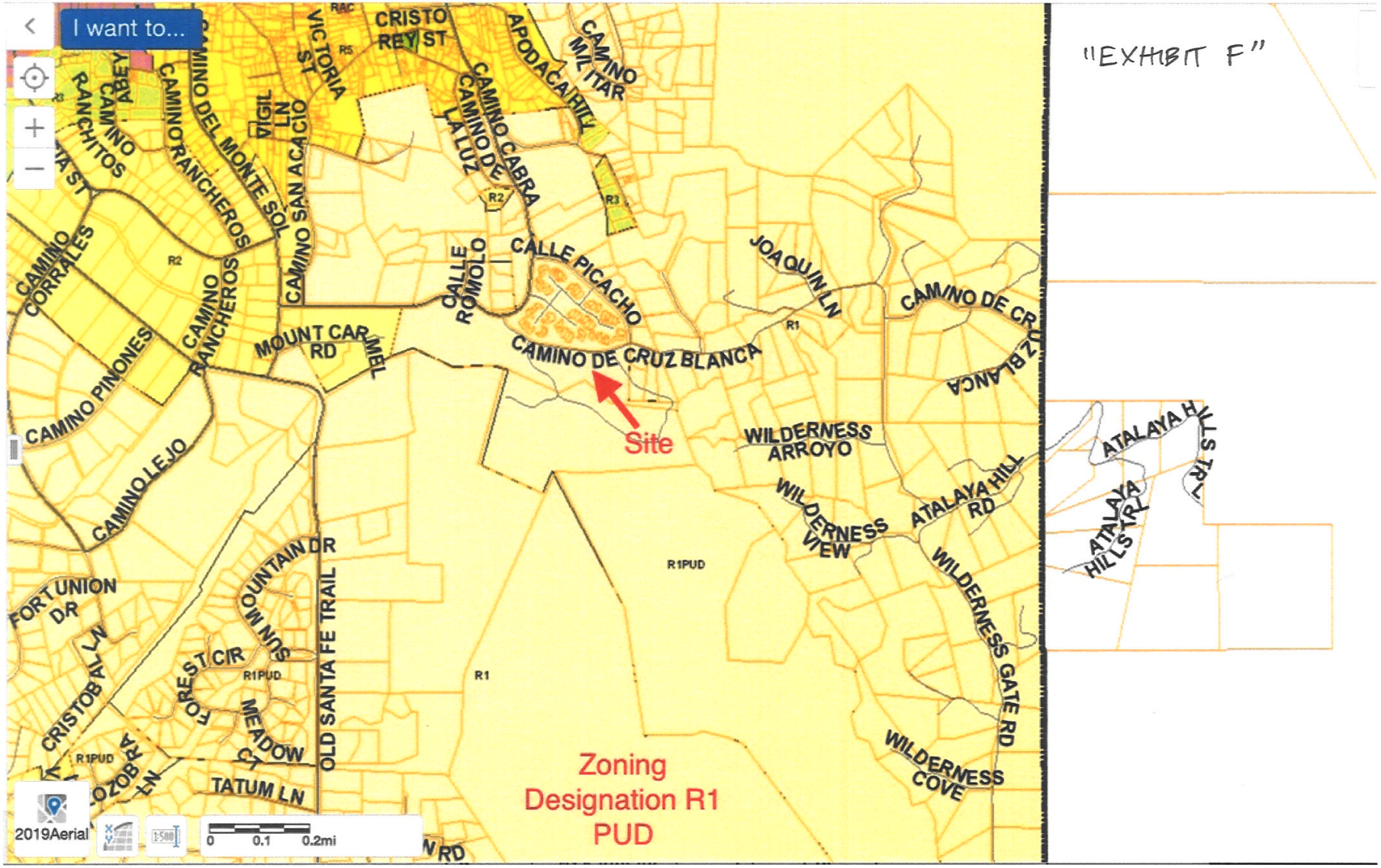
at&t

NO.	DATE	REVISIONS	BY	CHK'D	APP'D
SCALE: AS SHOWN		DESIGNED BY: SW	DRAWN BY: RJS		

NEW MEXICO LAND SERVICES
1705 Celina Court
Rio Rancho, NM 87124
(505) 239-6505
Job Number 113

AT&T WIRELESS

SITE NO.	DRAWING NUMBER	REV
S255	NM-255-	A


I want to...
"EXHIBIT F"
CRISTO REY ST
VICTORIA ST
APODACA HILL
CAMINO MILITAR
CAMINO DEL MONTE SOL
CAMINO RANCHEROS
CAMINO SAN ACACIO
CAMINO DE LA LUZ
CAMINO CABRA
CALLE ROMOLO
CALLE PICACHO
JOAQUIN LN
CAMINO DE CRUZ BLANCA
CAMINO CORRALES
CAMINO PINONES
CAMINO LEJO
MOUNT CARMEL RD
Site
WILDERNESS ARROYO
WILDERNESS VIEW
ATALAYA HILL RD
ATALAYA HILLS TRL
WILDERNESS GATE RD
WILDERNESS COVE
FORT UNION DR
SUN MOUNTAIN DR
OLD SANTA FE TRAIL
FOREST CIR
MEADOW CT
TATUM LN
CRISTOBAL LN
R1
R1PUD
R2
R3
R5
Zoning
Designation R1
PUD
2019Aerial
0 0.1 0.2mi

"EXHIBIT G"

CELL TREES
Celebrating 20 Years in business

5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

SJC PARKING LOT

SITE #: NML00255

MONOPINE

CELL TREES, INC. Job:
20-027

LOCATION:

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

DRAWING INDEX

MP-1 TITLE SHEET
MP-2 NOTES & SPECIFICATIONS
MP-3 ELEVATION VIEWS
MP-4 DETAILS
MP-5 NOT USED
MP-6 NOT USED
MP-7 BRANCH LAYOUT

AT&T

CELL TREES

JOB #: 20-027

VECTOR engineers
1535 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 (480) 845-3514 www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS		
REV	DATE	DESCRIPTION

TITLE SHEET

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-1 REV 0

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SUMMARY OF SPECIAL INSPECTION

NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE - PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2015 IBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

1. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2015 IBC.
2. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
3. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2015 EDITION AND THE TIA-222-G STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 115 MPH (3-SEC GUST) PER THE ASCE 7-10 STANDARD
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT

ICE: NONE PER THE TIA-222-G STANDARD

SEISMIC:
IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_S = 0.445g, S_1 = 0.133g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 0.428g, S_{D1} = 0.201g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 4.0 K
SEISMIC RESPONSE COEFFICIENT, Cs: 0.110
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

1. POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
2. BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
3. ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
4. ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
5. REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
6. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
7. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
8. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
9. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
10. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
11. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 3,720 K-FT (1.0 WIND)
SHEAR, V = 63.0 K (1.0 WIND)
AXIAL, P = 42.9 K (1.2 DEAD)

DISCLAIMERS:

1. ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

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CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112, Mesa, AZ 85205
(480) 648-3514
www.vectorsa.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-2 REV 0

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DESIGN LOADING:
ANTENNA C.L. @ 80'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.
ANTENNA C.L. @ 70'-0" A.G.L.:
(12) 96"x20"x9", 115 lb PANEL ANTENNAS
(15) 28"x19"x11", 75 lb RRUs
(3) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
(3) 9'-6" T-ARM MOUNTS BY OTHERS
ANTENNA C.L. @ 60'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.
ANTENNA C.L. @ 50'-0" A.G.L.:
SAME AS DESIGN LOADING @ 70'-0" A.G.L.

APPURTENANCES (2)
N.T.S.

MONOPOLE SECTION CHART[2]					
SECTION	LENGTH	øTOP[4]	øBOTTOM[4]	THICKNESS	WEIGHT[1,3]
1	40'-0"	25.60"	38.00"	1/4"	3.7 K
2	39'-3"	35.87"	48.04"	3/8"	8.5 K

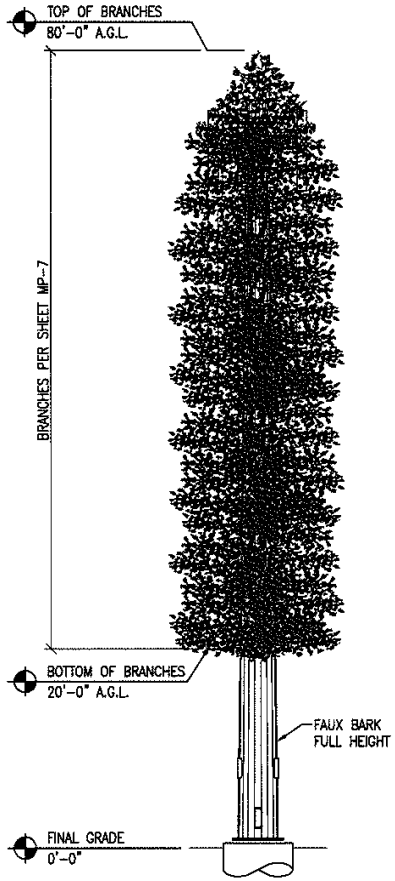
NOTES:
1. SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
2. DESIGN TAPER = 0.31 in/ft.
3. WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
4. DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.05" TO ACCOUNT FOR THE THICKNESS OF COATINGS.

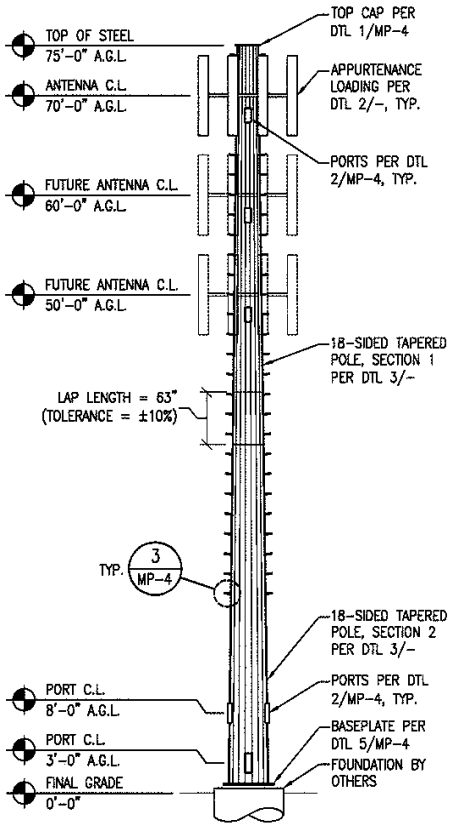
POLE SECTIONS (3)
N.T.S.

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.

NOTE: MONOPOLE DESIGNED FOR 10'-0" FUTURE EXTENSION

NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE





ELEVATIONS (1)
N.T.S.

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REVISIONS

REV	DATE	DESCRIPTION

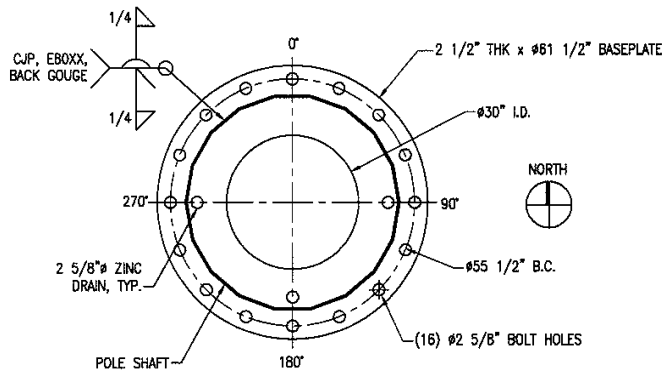
ELEVATION VIEWS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

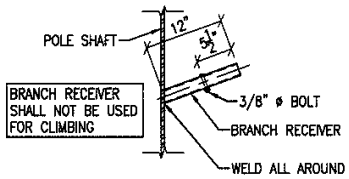
MP-3 REV 0

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BASEPLATE N.T.S. (5)

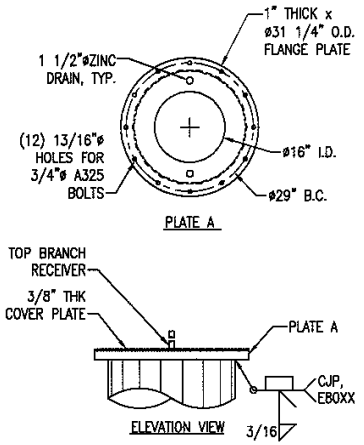
A WEEP HOLE OR OTHER MEANS OF PREVENTING WATER BUILD UP SHALL BE PROVIDED FOR BRANCH RECEIVERS



BRANCH RECEIVER SHALL NOT BE USED FOR CLIMBING

BRANCH RECEIVERS ARE BY CELL TREES AND SHOWN FOR REFERENCE ONLY. COMPONENTS ARE NOT REVIEWED BY VECTOR.

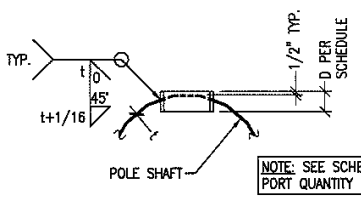
BRANCH RECEIVER N.T.S. (3)



TOP CAP N.T.S. (1)

PORT SCHEDULE					
C.L. ELEV.	PORT SIZE (B x H)	D	T	QTY	AZIMUTH(S)
68'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
58'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
48'-0"	6"x18"	2"	1/2"	3	0°/120°/240°
8'-0"	9"x24"	6"	3/4"	2	90°/270°
3'-0"	9"x24"	6"	3/4"	2	0°/180°

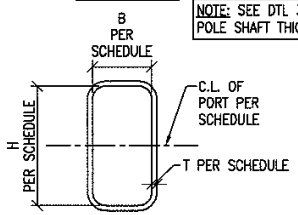
PORT SCHEDULE N.T.S. (4)



NOTE: SEE SCHEDULE FOR PORT QUANTITY & AZIMUTHS

SECTION VIEW

NOTE: SEE DTL 3/MP-3 FOR POLE SHAFT THICKNESS, t



ELEVATION VIEW

PORTS N.T.S. (2)

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JOB #: 20-027

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REVISIONS

REV	DATE	DESCRIPTION

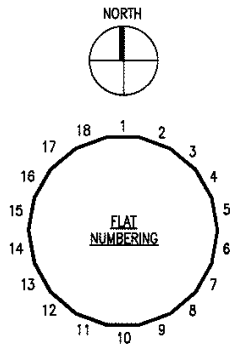
DETAILS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-4 REV 0

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T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 199
AVERAGE = 3.06 BRANCHES PER FOOT

BRANCH LAYOUT

Elev	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
75.00	90									5									
75.00	30		3						3						3				
74.25	30			X	6					X	6					X	6		
73.50	15						6						6						6
72.50	15		8						8						8				
71.50	15					8						8						8	
70.50	15			6						6						6			
70.00			BB		BB				BB		BB				BB		BB		
69.00	0	6						6						6					
68.00	0				8						8						8		
67.00	15						6						6						6
66.00	15		6						6						6				
65.00	15					8						8						8	
64.00	15			6						6						6			
63.00	15	6						6						6					
62.00	15				8						8						8		
60.75	15						6						6						6
60.00																			
59.25	15		6						6						6				
58.00	15					8						8						8	
57.00	15			6						6						6			
56.00	15	6						6						6					
55.00	15				8						8						8		
54.00	15						6						6						6
53.00	15		6						6						6				
52.00	15					8						8						8	
50.75	15			6						6						6			
50.00																			
49.25	15	8						8						8					
48.25	15				8						8						8		
47.00	15						6						6						6
46.00	15		8						8						8				
45.00	15					8						8						8	
44.00	15			6						6						6			
43.00	15						6						6						6
42.00	15	8						8						8					
41.00	15				8						8						8		
40.00	15						6						6						6
39.00	15		8						8						8				
38.00	15				6						6						6		
37.00	15					8						8						8	
36.00	15			6						6						6			
35.00	15	8						8						8					
34.00	15				8						8						8		
33.00	15					6						6						6	
32.00	15						8						8						8
31.00	15		8						8						8				
30.00	15					8						8						8	
29.00	15			10						10						10			
28.00	15		6						6						6				
27.00	15	8						8						8					
25.75	15				10						10						10		
24.50	15						10						10						10
23.25	15		10						10						10				
22.00	15					10						10						10	
21.00	15			10						10						10			
20.00	15	10						10						10					

AT&T

CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
(480) 845-3614
www.vectorse.com

DATE: 5/7/2020 | DESIGNED: ALL | DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

BRANCH LAYOUT

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-7 REV 0

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CELL TREES
Celebrating 20 Years in Business

5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

SJC PARKING LOT

SITE #: NML00255

MONOPINE

CELL TREES, INC. Job:

20-027

LOCATION:

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

DRAWING INDEX

MP-1 TITLE SHEET
MP-2 NOTES & SPECIFICATIONS
MP-3 ELEVATION VIEWS
MP-4 DETAILS
MP-5 NOT USED
MP-6 NOT USED
MP-7 BRANCH LAYOUT

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CELL TREES

JOB #: 20-027

VECTOR ENGINEERS
1935 N. Greenfield Rd., Suite 112 (480) 648-3514
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020	DESIGNED: ALL	DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

TITLE SHEET

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
SANTA FE COUNTY

A1212-0449-201

MP-1 REV 0

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SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
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C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

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ICE: NONE PER THE TIA-222-G STANDARD

SEISMIC:
IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_S = 0.445g, S_1 = 0.133g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 0.428g, S_{D1} = 0.201g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 4.0 K
SEISMIC RESPONSE COEFFICIENT, Cs: 0.110
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

1. POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
2. BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
3. ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
4. ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
5. REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
6. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
7. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
8. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
9. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
10. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
11. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 3,720 K-FT (1.0 WIND)
SHEAR, V = 63.0 K (1.0 WIND)
AXIAL, P = 42.9 K (1.2 DEAD)

DISCLAIMERS:

1. ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

AT&T

CELL TREES

JOB #: 20-027

VECTOR engineers
1635 N. Greenfield Rd., Suite 112 (480) 646-3514
Mesa, AZ 85205 www.vectorse.com

DATE: 5/7/2020 DESIGNED: ALL DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

SJC PARKING LOT
SITE #: NML00255
80'-0" MONOPINE
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87506
SANTA FE COUNTY

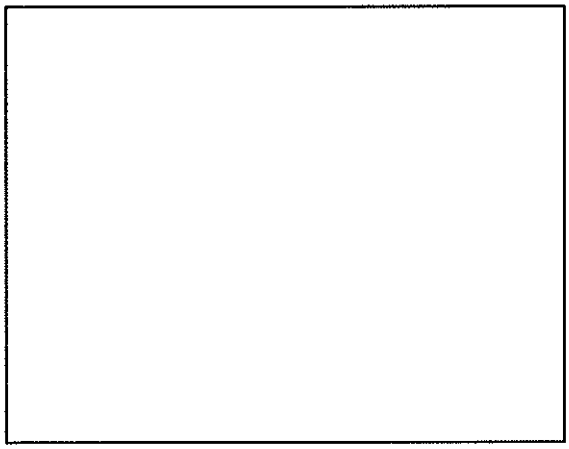
A1212-0449-201

MP-2 REV 0

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VECTOR ENGINEERS

STRUCTURAL CALCULATIONS
for
SJC PARKING LOT (SITE # NML00255)
MONOPINE
at
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505
for
AT&T
&
CELL TREES, INC. (20-027)



BY: **MICHAEL E. GIBBONS**
PROJECT ENGINEER

PROJECT #: **A1212-0449-201**

DATE: **May 6, 2020**
REVISED: **June 30, 2020**

DESIGNED BY ALL; CHECKED BY MEG

NOTE:
The calculations presented in this package are intended for a single use at the location indicated above, for the client listed above. These calculations shall not be reproduced, reused, "card filed", sold to a third party, or altered in any way without the written authorization of Vector Structural Engineering of Arizona, LLP and Cell Trees, Inc.

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JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Design Criteria:

Code: Structural design is based on the International Building Code, 2015 Edition and the TIA-222-G standard.

Wind: Basic wind speed = 115 mph (3-second gust) per the ASCE 7-10 standard
Risk Category / Structure Class: II
Wind exposure: C
Topographic category: 1
Crest height: 0 ft

Ice: None per the TIA-222-G standard

Seismic: Seismic importance factor, I = 1
Risk Category / Structure Class: II
Mapped spectral response accelerations: S_S = 0.445g S_1 = 0.133g
Site class: D
Spectral response coefficients: S_{DS} = 0.428g S_{D1} = 0.201g
Seismic design category: D
Basic seismic-force-resisting-system: Telecommunication Tower: Steel Pole
Seismic base shear, V = 4.3 k
Seismic response coefficient, Cs = 0.146
Response modification factor, R = 1.5
Analysis procedure: Equivalent Lateral Force

General Notes:

1 The contractor shall verify dimensions, conditions and elevations before starting work. The engineer shall be notified immediately if any discrepancies are found.
2 The typical notes and details shall apply in all cases unless specifically detailed elsewhere. Where no detail is shown, the construction shall be as shown for other similar work and as required by the building code.
3 These calculations are limited to the structural members shown in these calculations only. The connection of the members shown in these calculations to the existing structure shall be by others, with the exception of those explicitly shown on the drawings.
4 The contractor shall be responsible for compliance with local construction safety orders. Approval of shop drawings by the architect or structural engineer shall not be construed as accepting this responsibility.
5 All structural framing members shall be adequately shored and braced during erection and until full lateral and vertical support is provided by adjoining members.

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PROJECT: SJC PARKING LOT

Structural Steel:

1 All structural steel code checks based on the AISC-LRFD, 3rd Edition per the TIA-222-G standard
2 All 18-sided, tapered shaft steel to be per ASTM A572 GR. 65, U.N.O.
3 The design length of slip splices is equal to 1.67 times the inside width of the base of the upper section. Slip splice length tolerance is equal to ± 10% of the design slip splice length.
4 All steel pipe to be per ASTM A53 GR. B (35 KSI), U.N.O.
5 All steel round tubes (HSS) to be per ASTM A500 GR. B (42 KSI), U.N.O.
6 All steel rectangular tubes (HSS) to be per ASTM A500 GR. B (46 KSI), U.N.O.
7 All other structural steel shapes & plates shall be per ASTM A36, U.N.O.
8 All anchor bolts shall be per ASTM A615 GR. 75, U.N.O.
9 All bolts for steel-to-steel connections shall be per ASTM F3125 GR. A325 U.N.O.
10 All bolted connections shall be tightened per the "turn-of-nut" method as defined by AISC.
11 All welding shall be performed by certified welders in accordance with the latest edition of the American Welding Society (AWS) D1.1
12 All steel surfaces shall be galvanized in accordance with ASTM A123 and ASTM F2329 standards, thoroughly coated with a zinc-rich primer, or otherwise protected as noted on the structural drawings.

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PROJECT: SJC Parking Lot

Monopine Branch Layout

Eff. Area Factor:	0.86	
Top Crown Radius:	5	ft
C_A Factor:	0.6	
Bott. Branch Elev. (ft):	20	ft
Top of Steel Elev. (ft):	75	ft

Branch Layout Along Pole:

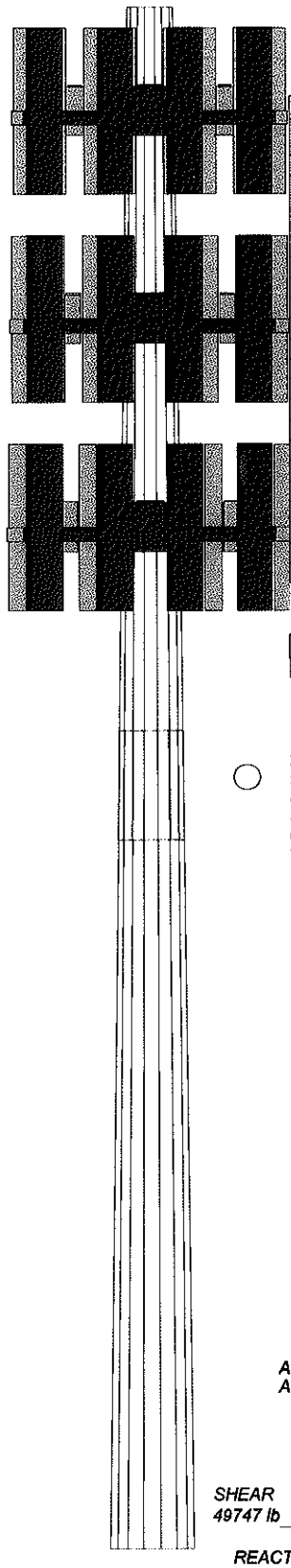
Branch Length (ft)	Qty	Elevation		Branch Wt. (lbs)	Total Wt. (lbs)	Wind Area		
		Start (ft)	Stop (ft)			Gross (ft^2)	Eff. (ft^2)	C_AA_E (ft^2)
8	22	67.2	75.0	34.0	748	141.4	122.3	73.4
6	34	55.3	67.2	25.0	850	172.5	149.2	89.5
8	22	47.5	55.3	34.0	748	143.4	124.0	74.4
6	35	35.2	47.5	25.0	875	180.8	156.3	93.8
8	22	27.4	35.2	34.0	748	145.4	125.8	75.5
10	21	20.0	27.4	42.0	882	169.1	146.3	87.8
				Total (lbs):	4851			

Antenna Branches:

Branch Length (ft)	Qty	Elev. (ft)	Weight
4	6	70	138
2	24	70	240

Top Crown:

Branch Length (ft)	Qty	Weight	Total Wt.
5	1	24	
3	3	51	75
Gross Area (ft2):	39.3		
Eff. Area (ft2):	34.0		
C_AA_E (ft^2):	20.4		



Section	1	2
Length (ft)	40.00	38.25
Number of Sides	18	18
Thickness (in)	0.2500	0.3750
Socket Length (ft)	5.25	
Top Dia (in)	25.6000	35.8725
Bot Dia (in)	38.0000	48.0400
Grade	A572-65	
Weight (lb)	3407.5	6610.1

10017.7

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Top crown with (1) 5 ft and (3) 3 ft branches	77.5	9'-6" T-Arm	60
		9'-6" T-Arm	60
(22) 8 ft branches	71.1	(5) 28x19x11 RRU/H	60
(4) 96x20x9 + MP	70	(4) 96x20x9 + MP	60
(5) 28x19x11 RRU/H	70	(4) 96x20x9 + MP	60
(5) 28x19x11 RRU/H	70	(4) 96x20x9 + MP	60
(5) 28x19x11 RRU/H	70	(5) 28x19x11 RRU/H	60
29x16x11 Surge/Raycap/J-Box + MP	70	(22) 8 ft branches	51.4
29x16x11 Surge/Raycap/J-Box + MP	70	29x16x11 Surge/Raycap/J-Box + MP	50
29x16x11 Surge/Raycap/J-Box + MP	70	29x16x11 Surge/Raycap/J-Box + MP	50
9'-6" T-Arm	70	29x16x11 Surge/Raycap/J-Box + MP	50
9'-6" T-Arm	70	9'-6" T-Arm	50
9'-6" T-Arm	70	9'-6" T-Arm	50
(4) 96x20x9 + MP	70	9'-6" T-Arm	50
(4) 96x20x9 + MP	70	(5) 28x19x11 RRU/H	50
(6) 4 ft antenna branches	70	(4) 96x20x9 + MP	50
(24) 2 ft tip branches	70	(4) 96x20x9 + MP	50
(34) 6 ft branches	61.3	(4) 96x20x9 + MP	50
(5) 28x19x11 RRU/H	60	(5) 28x19x11 RRU/H	50
29x16x11 Surge/Raycap/J-Box + MP	60	(5) 28x19x11 RRU/H	50
29x16x11 Surge/Raycap/J-Box + MP	60	(35) 6 ft branches	41.3
29x16x11 Surge/Raycap/J-Box + MP	60	(22) 8 ft branches	31.3
9'-6" T-Arm	60	(21) 10 ft branches	23.7

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Santa Fe County, New Mexico.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 115 mph basic wind in accordance with the TIA-222-G Standard.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 69.3%

ALL REACTIONS ARE FACTORED

AXIAL 35201 lb

SHEAR 49747 lb

MOMENT 2631190 lb-ft

REACTIONS - 115 mph WIND

Vector Structural Engineers
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
Phone: (480) 648-3514
FAX: (801) 990-1776

Job: *SJC Parking Lot*			
Project: *A1212-0449-201*			
Client: Cell Trees, Inc.	Drawn by: ALL	App'd:	
Code: TIA-222-G	Date: 06/30/20	Scale: NTS	
Path:	49	Dwg No. E-1	

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-G standard.
The following design criteria apply:
Tower is located in Santa Fe County, New Mexico.
ASCE 7-10 Wind Data is used.
Basic wind speed of 115 mph.
Risk Category II.
Exposure Category C.
Topographic Category 1.
Crest Height 0.00 ft.
Deflections calculated using a wind speed of 60 mph.
A non-linear (P-delta) analysis was used.
Pressures are calculated at each section.
Stress ratio used in pole design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules
Consider Moments - Horizontals	Assume Legs Pinned	√ Calculate Redundant Bracing Forces
Consider Moments - Diagonals	√ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Use Moment Magnification	√ Use Clear Spans For Wind Area	SR Leg Bolts Resist Compression
√ Use Code Stress Ratios	√ Use Clear Spans For KL/r	√ All Leg Panels Have Same Allowable
√ Use Code Safety Factors - Guys	√ Retension Guys To Initial Tension	Offset Girt At Foundation
Escalate Ice	√ Bypass Mast Stability Checks	Consider Feed Line Torque
Always Use Max Kz	√ Use Azimuth Dish Coefficients	Include Angle Block Shear Check
Use Special Wind Profile	√ Project Wind Area of Appurt.	Use TIA-222-G Bracing Resist. Exemption
√ Include Bolts In Member Capacity	√ Autocalc Torque Arm Areas	Use TIA-222-G Tension Splice Exemption
√ Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	Poles
√ Secondary Horizontal Braces Leg	Sort Capacity Reports By Component	Include Shear-Torsion Interaction
Use Diamond Inner Bracing (4 Sided)	√ Triangulate Diamond Inner Bracing	Always Use Sub-Critical Flow
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Use Top Mounted Sockets
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole Without Linear Attachments
		Pole With Shroud Or No Appurtenances
		Outside and Inside Corner Radii Are Known

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	75.00-35.00	40.00	5.25	18	25.6000	38.0000	0.2500	1.0000	A572-65 (65 ksi)
L2	35.00-1.00	39.25		18	35.8725	48.0400	0.3750	1.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in²	I in⁴	r in	C in	I/C in³	J in⁴	It/Q in²	w in	w/t
L1	25.9564	20.1152	1633.1207	8.9993	13.0048	125.5783	3268.3902	10.0595	4.0656	16.262
	38.5476	29.9546	5393.0600	13.4012	19.3040	279.3753	10793.2163	14.9802	6.2480	24.992
L2	38.0206	42.2509	6726.1871	12.6016	18.2232	369.0996	13461.2247	21.1295	5.6536	15.076
	48.7232	56.7333	16284.5001	16.9211	24.4043	667.2794	32590.4279	28.3720	7.7950	20.787

Tower Elevation ft	Gusset Area (per face) ft²	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_s	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 75.00-35.00				1	1	1			
L2 35.00-1.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C_AA_A ft²/ft	Weight plf
6x12 hybrid fiber low inductance	B	No	Yes	Inside Pole	70.00 - 1.00	4	No Ice	0.00	1.85
6x12 hybrid fiber low inductance	B	No	Yes	Inside Pole	60.00 - 1.00	4	No Ice	0.00	1.85
6x12 hybrid fiber low inductance	B	No	Yes	Inside Pole	50.00 - 1.00	4	No Ice	0.00	1.85

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft²	A_F ft²	C_AA_A In Face ft²	C_AA_A Out Face ft²	Weight lb
L1	75.00-35.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	555.00
		C	0.000	0.000	0.000	0.000	0.00
L2	35.00-1.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	754.80
		C	0.000	0.000	0.000	0.000	0.00

User Defined Loads

Description	Elevation	Offset From Centroid	Azimuth Angle		Weight	F_a	F_t	Wind Force	C_AA_C
	ft	ft	°		lb	lb	lb	lb	ft²
(21) 10 ft branches	25.70	0.00	0.0000	No Ice	882.00	0.00	0.00	2903.47	87.80
				Service	882.00	0.00	0.00	707.16	87.80
(22) 8 ft branches	31.30	0.00	0.0000	No Ice	748.00	0.00	0.00	2647.28	75.50
				Service	748.00	0.00	0.00	644.77	75.50
(35) 6 ft branches	41.30	0.00	0.0000	No Ice	875.00	0.00	0.00	3486.62	93.80
				Service	875.00	0.00	0.00	849.19	93.80
(22) 8 ft branches	51.40	0.00	0.0000	No Ice	748.00	0.00	0.00	2895.86	74.40
				Service	748.00	0.00	0.00	705.31	74.40
(34) 6 ft branches	61.30	0.00	0.0000	No Ice	850.00	0.00	0.00	3615.20	89.50
				Service	850.00	0.00	0.00	880.51	89.50
(22) 8 ft branches	71.10	0.00	0.0000	No Ice	748.00	0.00	0.00	3058.90	75.40
				Service	748.00	0.00	0.00	745.02	75.40
Top crown with (1) 5 ft and (3) 3 ft branches	77.50	0.00	0.0000	No Ice	75.00	0.00	0.00	865.73	20.40
				Service	75.00	0.00	0.00	210.85	20.40
(6) 4 ft antenna branches	70.00	0.00	0.0000	No Ice	138.00	0.00	0.00	0.00	0.00
				Service	138.00	0.00	0.00	0.00	0.00
(24) 2 ft tip branches	70.00	0.00	0.0000	No Ice	240.00	0.00	0.00	0.00	0.00
				Service	240.00	0.00	0.00	0.00	0.00

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert	Azimuth Adjustment	Placement		C_AA_A Front	C_AA_A Side	Weight
			ft ft ft	°	ft		ft²	ft²	lb
***									
(4) 96x20x9 + MP	A	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	B	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	C	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	17.36	11.43	161.32
(5) 28x19x11 RRU/H	A	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	B	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	C	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	4.43	2.57	75.00
29x16x11 Surge/Raycap/I-Box + MP	A	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/I-Box + MP	B	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/I-Box + MP	C	From Face	3.00 0.00	0.0000	70.00	No Ice	3.88	3.13	49.13

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert	Azimuth Adjustment	Placement		C_AA_A Front	C_AA_A Side	Weight
			ft ft ft	°	ft		ft²	ft²	lb
			0.00						
9'-6" T-Arm	A	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	B	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	C	From Face	3.00 0.00 0.00	0.0000	70.00	No Ice	10.03	5.68	342.00
***									
(4) 96x20x9 + MP	A	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	B	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	C	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	17.36	11.43	161.32
(5) 28x19x11 RRU/H	A	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	B	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	C	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	4.43	2.57	75.00
29x16x11 Surge/Raycap/I-Box + MP	A	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/I-Box + MP	B	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/I-Box + MP	C	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	3.88	3.13	49.13
9'-6" T-Arm	A	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	B	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	C	From Face	3.00 0.00 0.00	0.0000	60.00	No Ice	10.03	5.68	342.00
***									
(4) 96x20x9 + MP	A	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	B	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	17.36	11.43	161.32
(4) 96x20x9 + MP	C	From Face	3.00 0.00 0.00	0.0000	50.00	No Ice	17.36	11.43	161.32

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft	Vert ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight lb
(5) 28x19x11 RRU/H	A	From Face	3.00	0.00	0.0000	50.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	B	From Face	3.00	0.00	0.0000	50.00	No Ice	4.43	2.57	75.00
(5) 28x19x11 RRU/H	C	From Face	3.00	0.00	0.0000	50.00	No Ice	4.43	2.57	75.00
29x16x11 Surge/Raycap/J-Box + MP	A	From Face	3.00	0.00	0.0000	50.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	B	From Face	3.00	0.00	0.0000	50.00	No Ice	3.88	3.13	49.13
29x16x11 Surge/Raycap/J-Box + MP	C	From Face	3.00	0.00	0.0000	50.00	No Ice	3.88	3.13	49.13
9'-6" T-Arm	A	From Face	3.00	0.00	0.0000	50.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	B	From Face	3.00	0.00	0.0000	50.00	No Ice	10.03	5.68	342.00
9'-6" T-Arm	C	From Face	3.00	0.00	0.0000	50.00	No Ice	10.03	5.68	342.00

Tower Pressures - No Ice

$G_H = 1.100$

Section Elevation ft	z ft	K_z	q_z psf	A_G ft^2	Face	A_F ft^2	A_R ft^2	A_{Leg} ft^2	Leg %	C_AA_A In Face ft^2	C_AA_A Out Face ft^2
L1 75.00-35.00	54.08	1.112	36	107.507	A	0.000	107.507	107.507	100.00	0.000	0.000
					B	0.000	107.507		100.00	0.000	0.000
					C	0.000	107.507		100.00	0.000	0.000
L2 35.00-1.00	17.80	0.88	29	122.887	A	0.000	122.887	122.887	100.00	0.000	0.000
					B	0.000	122.887		100.00	0.000	0.000
					C	0.000	122.887		100.00	0.000	0.000

Tower Pressure - Service

$G_H = 1.100$

Section Elevation ft	z ft	K_z	q_z psf	A_G ft^2	Face	A_F ft^2	A_R ft^2	A_{Leg} ft^2	Leg %	C_AA_A In Face ft^2	C_AA_A Out Face ft^2
L1 75.00-35.00	54.08	1.112	9	107.507	A	0.000	107.507	107.507	100.00	0.000	0.000
					B	0.000	107.507		100.00	0.000	0.000
					C	0.000	107.507		100.00	0.000	0.000
L2 35.00-1.00	17.80	0.88	7	122.887	A	0.000	122.887	122.887	100.00	0.000	0.000
					B	0.000	122.887		100.00	0.000	0.000
					C	0.000	122.887		100.00	0.000	0.000

Tower Forces - No Ice - Wind Normal To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_R ft^2	F lb	w plf	Ctrl. Face
L1 75.00-35.00	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - No Ice - Wind 45 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_R ft^2	F lb	w plf	Ctrl. Face
L1 75.00-35.00	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - No Ice - Wind 60 To Face

Section Elevation ft	Add Weight lb	Self Weight lb	Face	e	C_F	q_z psf	D_F	D_R	A_R ft^2	F lb	w plf	Ctrl. Face
L1 75.00-35.00	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			

tnxTower	Job	Page
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	SJC Parking Lot	7 of 24
	Project A1212-0449-201	Date 08:41:19 06/30/20
	Client Cell Trees, Inc.	Designed by ALL

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - No Ice - Wind 90 To Face

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
L1	555.00	3407.55	A	1	0.65	36	1	1	107.507	2737.34	68.43	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	29	1	1	122.887	2541.99	74.76	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	188004.25 lb-ft	5279.33		

Tower Forces - Service - Wind Normal To Face

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Tower Forces - Service - Wind 45 To Face

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			

tnxTower	Job	Page
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	SJC Parking Lot	8 of 24
	Project A1212-0449-201	Date 08:41:19 06/30/20
	Client Cell Trees, Inc.	Designed by ALL

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Tower Forces - Service - Wind 60 To Face

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Tower Forces - Service - Wind 90 To Face

Section Elevation	Add Weight	Self Weight	Face	e	C_F	q_z	D_F	D_R	A_R	F	w	Ctrl. Face
ft	lb	lb				psf			ft^2	lb	plf	
L1	555.00	3407.55	A	1	0.65	9	1	1	107.507	666.70	16.67	C
75.00-35.00			B	1	0.65		1	1	107.507			
			C	1	0.65		1	1	107.507			
L2 35.00-1.00	754.80	6610.14	A	1	0.65	7	1	1	122.887	619.12	18.21	C
			B	1	0.65		1	1	122.887			
			C	1	0.65		1	1	122.887			
Sum Weight:	1309.80	10017.69						OTM	45789.91 lb-ft	1285.82		

Discrete Appurtenance Pressures - No Ice $G_H = 1.100$

Description	Aiming Azimuth °	Weight lb	$Offset_x$ ft	$Offset_z$ ft	z ft	K_z	q_z psf	C_AA_C Front ft^2	C_AA_C Side ft^2
96x20x9 + MP	300.0000	645.28	-3.58	-2.07	70.00	1.174	38	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.58	-2.07	70.00	1.174	38	69.45	45.73

tnxTower	Job: SJC Parking Lot	Page: 9 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Description	Aiming Azimuth °	Weight lb	$Offset_x$ ft	$Offset_z$ ft	z ft	K_z	q_z psf	C_AA_C Front ft^2	C_AA_C Side ft^2
96x20x9 + MP	180.0000	645.28	0.00	4.13	70.00	1.174	38	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.58	-2.07	70.00	1.174	38	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.58	-2.07	70.00	1.174	38	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.13	70.00	1.174	38	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.58	-2.07	70.00	1.174	38	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.58	-2.07	70.00	1.174	38	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.13	70.00	1.174	38	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.58	-2.07	70.00	1.174	38	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.58	-2.07	70.00	1.174	38	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.13	70.00	1.174	38	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.69	-2.13	60.00	1.137	37	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.69	-2.13	60.00	1.137	37	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.26	60.00	1.137	37	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.69	-2.13	60.00	1.137	37	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.69	-2.13	60.00	1.137	37	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.26	60.00	1.137	37	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.69	-2.13	60.00	1.137	37	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.69	-2.13	60.00	1.137	37	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.26	60.00	1.137	37	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.69	-2.13	60.00	1.137	37	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.69	-2.13	60.00	1.137	37	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.26	60.00	1.137	37	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.80	-2.19	50.00	1.094	35	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.80	-2.19	50.00	1.094	35	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.39	50.00	1.094	35	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.80	-2.19	50.00	1.094	35	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.80	-2.19	50.00	1.094	35	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.39	50.00	1.094	35	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.80	-2.19	50.00	1.094	35	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.80	-2.19	50.00	1.094	35	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.39	50.00	1.094	35	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.80	-2.19	50.00	1.094	35	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.80	-2.19	50.00	1.094	35	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.39	50.00	1.094	35	10.03	5.68
	Sum Weight:	12702.69							

Discrete Appurtenance Pressures - Service $G_H = 1.100$

tnxTower	Job: SJC Parking Lot	Page: 10 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Description	Aiming Azimuth °	Weight lb	$Offset_x$ ft	$Offset_z$ ft	z ft	K_z	q_z psf	C_AA_C Front ft^2	C_AA_C Side ft^2
96x20x9 + MP	300.0000	645.28	-3.58	-2.07	70.00	1.174	9	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.58	-2.07	70.00	1.174	9	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.13	70.00	1.174	9	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.58	-2.07	70.00	1.174	9	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.58	-2.07	70.00	1.174	9	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.13	70.00	1.174	9	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.58	-2.07	70.00	1.174	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.58	-2.07	70.00	1.174	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.13	70.00	1.174	9	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.58	-2.07	70.00	1.174	9	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.58	-2.07	70.00	1.174	9	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.13	70.00	1.174	9	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.69	-2.13	60.00	1.137	9	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.69	-2.13	60.00	1.137	9	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.26	60.00	1.137	9	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.69	-2.13	60.00	1.137	9	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.69	-2.13	60.00	1.137	9	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.26	60.00	1.137	9	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.69	-2.13	60.00	1.137	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.69	-2.13	60.00	1.137	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.26	60.00	1.137	9	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.69	-2.13	60.00	1.137	9	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.69	-2.13	60.00	1.137	9	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.26	60.00	1.137	9	10.03	5.68
96x20x9 + MP	300.0000	645.28	-3.80	-2.19	50.00	1.094	9	69.45	45.73
96x20x9 + MP	60.0000	645.28	3.80	-2.19	50.00	1.094	9	69.45	45.73
96x20x9 + MP	180.0000	645.28	0.00	4.39	50.00	1.094	9	69.45	45.73
28x19x11 RRU/H	300.0000	375.00	-3.80	-2.19	50.00	1.094	9	22.17	12.85
28x19x11 RRU/H	60.0000	375.00	3.80	-2.19	50.00	1.094	9	22.17	12.85
28x19x11 RRU/H	180.0000	375.00	0.00	4.39	50.00	1.094	9	22.17	12.85
29x16x11 Surge/Raycap/J-Box + MP	300.0000	49.13	-3.80	-2.19	50.00	1.094	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	60.0000	49.13	3.80	-2.19	50.00	1.094	9	3.88	3.13
29x16x11 Surge/Raycap/J-Box + MP	180.0000	49.13	0.00	4.39	50.00	1.094	9	3.88	3.13
9'-6" T-Arm	300.0000	342.00	-3.80	-2.19	50.00	1.094	9	10.03	5.68
9'-6" T-Arm	60.0000	342.00	3.80	-2.19	50.00	1.094	9	10.03	5.68
9'-6" T-Arm	180.0000	342.00	0.00	4.39	50.00	1.094	9	10.03	5.68
	Sum Weight:	12702.69							

Force Totals

Load Case	Vertical Forces lb	Sum of Forces X lb	Sum of Forces Z lb	Sum of Overturning Moments, M_x lb-ft	Sum of Overturning Moments, M_z lb-ft	Sum of Torques lb-ft
Leg Weight	10017.69					
Bracing Weight	0.00					
Total Member Self-Weight	10017.69			0.00	0.00	
Total Weight	29334.18			0.00	0.00	
Wind 0 deg - No Ice		0.00	-49746.73	-2599801.96	0.00	0.00
Wind 30 deg - No Ice		24873.37	-43081.94	-2251494.55	-1299900.98	0.00
Wind 45 deg - No Ice		35176.25	-35176.25	-1838337.60	-1838337.60	0.00
Wind 60 deg - No Ice		43081.94	-24873.37	-1299900.98	-2251494.55	0.00
Wind 90 deg - No Ice		49746.73	0.00	0.00	-2599801.96	0.00
Wind 120 deg - No Ice		43081.94	24873.37	1299900.98	-2251494.55	0.00
Wind 135 deg - No Ice		35176.25	35176.25	1838337.60	-1838337.60	0.00
Wind 150 deg - No Ice		24873.37	43081.94	2251494.55	-1299900.98	0.00
Wind 180 deg - No Ice		0.00	49746.73	2599801.96	0.00	0.00
Wind 210 deg - No Ice		-24873.37	43081.94	2251494.55	1299900.98	0.00
Wind 225 deg - No Ice		-35176.25	35176.25	1838337.60	1838337.60	0.00
Wind 240 deg - No Ice		-43081.94	24873.37	1299900.98	2251494.55	0.00
Wind 270 deg - No Ice		-49746.73	0.00	0.00	2599801.96	0.00
Wind 300 deg - No Ice		-43081.94	-24873.37	-1299900.98	2251494.55	0.00
Wind 315 deg - No Ice		-35176.25	-35176.25	-1838337.60	1838337.60	0.00
Wind 330 deg - No Ice		-24873.37	-43081.94	-2251494.55	1299900.98	0.00
Total Weight	29334.18			0.00	0.00	
Wind 0 deg - Service		0.00	-12116.21	-633202.19	0.00	0.00
Wind 30 deg - Service		6058.10	-10492.94	-548369.18	-316601.09	0.00
Wind 45 deg - Service		8567.45	-8567.45	-447741.56	-447741.56	0.00
Wind 60 deg - Service		10492.94	-6058.10	-316601.09	-548369.18	0.00
Wind 90 deg - Service		12116.21	0.00	0.00	-633202.19	0.00
Wind 120 deg - Service		10492.94	6058.10	316601.09	-548369.18	0.00
Wind 135 deg - Service		8567.45	8567.45	447741.56	-447741.56	0.00
Wind 150 deg - Service		6058.10	10492.94	548369.18	-316601.09	0.00
Wind 180 deg - Service		0.00	12116.21	633202.19	0.00	0.00
Wind 210 deg - Service		-6058.10	10492.94	548369.18	316601.09	0.00
Wind 225 deg - Service		-8567.45	8567.45	447741.56	447741.56	0.00
Wind 240 deg - Service		-10492.94	6058.10	316601.09	548369.18	0.00
Wind 270 deg - Service		-12116.21	0.00	0.00	633202.19	0.00
Wind 300 deg - Service		-10492.94	-6058.10	-316601.09	548369.18	0.00
Wind 315 deg - Service		-8567.45	-8567.45	-447741.56	447741.56	0.00
Wind 330 deg - Service		-6058.10	-10492.94	-548369.18	316601.09	0.00

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 45 deg - No Ice
7	0.9 Dead+1.0 Wind 45 deg - No Ice
8	1.2 Dead+1.0 Wind 60 deg - No Ice
9	0.9 Dead+1.0 Wind 60 deg - No Ice
10	1.2 Dead+1.0 Wind 90 deg - No Ice
11	0.9 Dead+1.0 Wind 90 deg - No Ice
12	1.2 Dead+1.0 Wind 120 deg - No Ice
13	0.9 Dead+1.0 Wind 120 deg - No Ice

Comb. No.	Description
14	1.2 Dead+1.0 Wind 135 deg - No Ice
15	0.9 Dead+1.0 Wind 135 deg - No Ice
16	1.2 Dead+1.0 Wind 150 deg - No Ice
17	0.9 Dead+1.0 Wind 150 deg - No Ice
18	1.2 Dead+1.0 Wind 180 deg - No Ice
19	0.9 Dead+1.0 Wind 180 deg - No Ice
20	1.2 Dead+1.0 Wind 210 deg - No Ice
21	0.9 Dead+1.0 Wind 210 deg - No Ice
22	1.2 Dead+1.0 Wind 225 deg - No Ice
23	0.9 Dead+1.0 Wind 225 deg - No Ice
24	1.2 Dead+1.0 Wind 240 deg - No Ice
25	0.9 Dead+1.0 Wind 240 deg - No Ice
26	1.2 Dead+1.0 Wind 270 deg - No Ice
27	0.9 Dead+1.0 Wind 270 deg - No Ice
28	1.2 Dead+1.0 Wind 300 deg - No Ice
29	0.9 Dead+1.0 Wind 300 deg - No Ice
30	1.2 Dead+1.0 Wind 315 deg - No Ice
31	0.9 Dead+1.0 Wind 315 deg - No Ice
32	1.2 Dead+1.0 Wind 330 deg - No Ice
33	0.9 Dead+1.0 Wind 330 deg - No Ice
34	Dead+Wind 0 deg - Service
35	Dead+Wind 30 deg - Service
36	Dead+Wind 45 deg - Service
37	Dead+Wind 60 deg - Service
38	Dead+Wind 90 deg - Service
39	Dead+Wind 120 deg - Service
40	Dead+Wind 135 deg - Service
41	Dead+Wind 150 deg - Service
42	Dead+Wind 180 deg - Service
43	Dead+Wind 210 deg - Service
44	Dead+Wind 225 deg - Service
45	Dead+Wind 240 deg - Service
46	Dead+Wind 270 deg - Service
47	Dead+Wind 300 deg - Service
48	Dead+Wind 315 deg - Service
49	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
L1	75 - 35	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	10	-22505.89	-792116.43	0.00
			Max. Mx	10	-22505.89	-792116.43	0.00
			Max. My	18	-22505.89	0.00	-792116.43
			Max. Vy	10	41909.66	-792116.43	0.00
			Max. Vx	18	41909.66	0.00	-792116.43
			Max. Torque	4			-0.01
L2	35 - 1	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	6	-35165.08	-1860532.36	1860532.36
			Max. Mx	10	-35165.05	-2631101.78	0.00
			Max. My	2	-35165.05	0.00	2631101.78
			Max. Vy	10	49770.74	-2631101.78	0.00
			Max. Vx	2	-49770.74	0.00	2631101.78
			Max. Torque	4			-0.01

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical lb	Horizontal, X lb	Horizontal, Z lb
Pole	Max. Vert	6	35201.01	-35176.24	35176.24
	Max. H_x	27	26400.74	49745.72	0.00
	Max. H_z	5	26400.74	0.00	49745.72
	Max. M_x	2	2631101.78	0.00	49745.33
	Max. M_z	10	2631101.78	-49745.33	0.00
	Max. Torsion	32	0.01	24873.30	43081.82
	Min. Vert	3	26400.74	0.00	49745.72
	Min. H_x	11	26400.74	-49745.72	0.00
	Min. H_z	19	26400.74	0.00	-49745.72
	Min. M_x	18	-2631101.78	0.00	-49745.33
	Min. M_z	26	-2631101.78	49745.33	0.00
	Min. Torsion	4	-0.01	-24873.30	43081.82

Tower Mast Reaction Summary

Load Combination	Vertical lb	$Shear_x$ lb	$Shear_z$ lb	Overturning Moment, M_x lb-ft	Overturning Moment, M_z lb-ft	Torque lb-ft
Dead Only	29334.18	0.00	0.00	0.00	0.00	0.00
1.2 Dead+1.0 Wind 0 deg - No Ice	35200.98	0.00	-49745.33	-2631101.78	0.00	0.00
0.9 Dead+1.0 Wind 0 deg - No Ice	26400.74	0.00	-49745.72	-2623006.88	0.00	0.00
1.2 Dead+1.0 Wind 30 deg - No Ice	35201.01	24873.30	-43081.82	-2278670.23	-1315590.94	0.01
0.9 Dead+1.0 Wind 30 deg - No Ice	26400.76	24873.32	-43081.85	-2271639.57	-1311531.78	0.01
1.2 Dead+1.0 Wind 45 deg - No Ice	35201.01	35176.24	-35176.24	-1860532.36	-1860532.36	0.00
0.9 Dead+1.0 Wind 45 deg - No Ice	26400.76	35176.18	-35176.18	-1854785.98	-1854785.98	0.00
1.2 Dead+1.0 Wind 60 deg - No Ice	35201.01	43081.82	-24873.30	-1315590.94	-2278670.23	-0.01
0.9 Dead+1.0 Wind 60 deg - No Ice	26400.76	43081.85	-24873.32	-1311531.78	-2271639.57	-0.01
1.2 Dead+1.0 Wind 90 deg - No Ice	35200.98	49745.33	0.00	0.00	-2631101.78	0.00
0.9 Dead+1.0 Wind 90 deg - No Ice	26400.74	49745.72	0.00	0.00	-2623006.88	0.00
1.2 Dead+1.0 Wind 120 deg - No Ice	35201.01	43081.82	24873.30	1315590.94	-2278670.23	0.01
0.9 Dead+1.0 Wind 120 deg - No Ice	26400.76	43081.85	24873.32	1311531.78	-2271639.57	0.01
1.2 Dead+1.0 Wind 135 deg - No Ice	35201.01	35176.24	35176.24	1860532.36	-1860532.36	0.00
0.9 Dead+1.0 Wind 135 deg - No Ice	26400.76	35176.18	35176.18	1854785.98	-1854785.98	0.00

Load Combination	Vertical lb	$Shear_x$ lb	$Shear_z$ lb	Overturning Moment, M_x lb-ft	Overturning Moment, M_z lb-ft	Torque lb-ft
1.2 Dead+1.0 Wind 150 deg - No Ice	35201.01	24873.30	43081.82	2278670.23	-1315590.94	-0.01
0.9 Dead+1.0 Wind 150 deg - No Ice	26400.76	24873.32	43081.85	2271639.57	-1311531.78	-0.01
1.2 Dead+1.0 Wind 180 deg - No Ice	35200.98	0.00	49745.33	2631101.78	0.00	0.00
0.9 Dead+1.0 Wind 180 deg - No Ice	26400.74	0.00	49745.72	2623006.88	0.00	0.00
1.2 Dead+1.0 Wind 210 deg - No Ice	35201.01	-24873.30	43081.82	2278670.23	1315590.94	0.01
0.9 Dead+1.0 Wind 210 deg - No Ice	26400.76	-24873.32	43081.85	2271639.57	1311531.78	0.01
1.2 Dead+1.0 Wind 225 deg - No Ice	35201.01	-35176.24	35176.24	1860532.36	1860532.36	0.00
0.9 Dead+1.0 Wind 225 deg - No Ice	26400.76	-35176.18	35176.18	1854785.98	1854785.98	0.00
1.2 Dead+1.0 Wind 240 deg - No Ice	35201.01	-43081.82	24873.30	1315590.94	2278670.23	-0.01
0.9 Dead+1.0 Wind 240 deg - No Ice	26400.76	-43081.85	24873.32	1311531.78	2271639.57	-0.01
1.2 Dead+1.0 Wind 270 deg - No Ice	35200.98	-49745.33	0.00	0.00	2631101.78	0.00
0.9 Dead+1.0 Wind 270 deg - No Ice	26400.74	-49745.72	0.00	0.00	2623006.88	0.00
1.2 Dead+1.0 Wind 300 deg - No Ice	35201.01	-43081.82	-24873.30	-1315590.94	2278670.23	0.01
0.9 Dead+1.0 Wind 300 deg - No Ice	26400.76	-43081.85	-24873.32	-1311531.78	2271639.57	0.01
1.2 Dead+1.0 Wind 315 deg - No Ice	35201.01	-35176.24	-35176.24	-1860532.36	1860532.36	0.00
0.9 Dead+1.0 Wind 315 deg - No Ice	26400.76	-35176.18	-35176.18	-1854785.98	1854785.98	0.00
1.2 Dead+1.0 Wind 330 deg - No Ice	35201.01	-24873.30	-43081.82	-2278670.23	1315590.94	-0.01
0.9 Dead+1.0 Wind 330 deg - No Ice	26400.76	-24873.32	-43081.85	-2271639.57	1311531.78	-0.01
Dead+Wind 0 deg - Service	29334.18	0.00	-12115.92	-639680.30	0.00	0.00
Dead+Wind 30 deg - Service	29334.18	6057.96	-10492.70	-553979.40	-319840.16	0.00
Dead+Wind 45 deg - Service	29334.18	8567.25	-8567.25	-452322.29	-452322.29	0.00
Dead+Wind 60 deg - Service	29334.18	10492.70	-6057.96	-319840.16	-553979.40	-0.00
Dead+Wind 90 deg - Service	29334.18	12115.92	0.00	0.00	-639680.30	0.00
Dead+Wind 120 deg - Service	29334.18	10492.70	6057.96	319840.16	-553979.40	0.00
Dead+Wind 135 deg - Service	29334.18	8567.25	8567.25	452322.29	-452322.29	0.00
Dead+Wind 150 deg - Service	29334.18	6057.96	10492.70	553979.40	-319840.16	-0.00
Dead+Wind 180 deg - Service	29334.18	0.00	12115.92	639680.30	0.00	0.00
Dead+Wind 210 deg - Service	29334.18	-6057.96	10492.70	553979.40	319840.16	0.00
Dead+Wind 225 deg - Service	29334.18	-8567.25	8567.25	452322.29	452322.29	0.00
Dead+Wind 240 deg - Service	29334.18	-10492.70	6057.96	319840.16	553979.40	-0.00
Dead+Wind 270 deg - Service	29334.18	-12115.92	0.00	0.00	639680.30	0.00
Dead+Wind 300 deg - Service	29334.18	-10492.70	-6057.96	-319840.16	553979.40	0.00
Dead+Wind 315 deg - Service	29334.18	-8567.25	-8567.25	-452322.29	452322.29	0.00
Dead+Wind 330 deg - Service	29334.18	-6057.96	-10492.70	-553979.40	319840.16	-0.00

Solution Summary

Load Comb.	Sum of Applied Forces PX lb	PY lb	PZ lb	Sum of Reactions PX lb	PY lb	PZ lb	% Error
1	0.00	-29334.18	0.00	0.00	29334.18	0.00	0.000%
2	0.00	-35201.01	-49746.73	0.00	35200.98	49745.33	0.002%
3	0.00	-26400.76	-49746.73	0.00	26400.74	49745.72	0.002%
4	24873.37	-35201.01	-43081.94	-24873.30	35201.01	43081.82	0.000%
5	24873.37	-26400.76	-43081.94	-24873.32	26400.76	43081.85	0.000%
6	35176.25	-35201.01	-35176.25	-35176.24	35201.01	35176.24	0.000%
7	35176.25	-26400.76	-35176.25	-35176.18	26400.76	35176.18	0.000%
8	43081.94	-35201.01	-24873.37	-43081.82	35201.01	24873.30	0.000%
9	43081.94	-26400.76	-24873.37	-43081.85	26400.76	24873.32	0.000%
10	49746.73	-35201.01	0.00	-49745.33	35200.98	0.00	0.002%
11	49746.73	-26400.76	0.00	-49745.72	26400.74	0.00	0.002%
12	43081.94	-35201.01	24873.37	-43081.82	35201.01	-24873.30	0.000%
13	43081.94	-26400.76	24873.37	-43081.85	26400.76	-24873.32	0.000%
14	35176.25	-35201.01	35176.25	-35176.24	35201.01	-35176.24	0.000%
15	35176.25	-26400.76	35176.25	-35176.18	26400.76	-35176.18	0.000%
16	24873.37	-35201.01	43081.94	-24873.30	35201.01	-43081.82	0.000%
17	24873.37	-26400.76	43081.94	-24873.32	26400.76	-43081.85	0.000%
18	0.00	-35201.01	49746.73	0.00	35200.98	-49745.33	0.002%
19	0.00	-26400.76	49746.73	0.00	26400.74	-49745.72	0.002%
20	-24873.37	-35201.01	43081.94	24873.30	35201.01	-43081.82	0.000%
21	-24873.37	-26400.76	43081.94	24873.32	26400.76	-43081.85	0.000%
22	-35176.25	-35201.01	35176.25	35176.24	35201.01	-35176.24	0.000%
23	-35176.25	-26400.76	35176.25	35176.18	26400.76	-35176.18	0.000%
24	-43081.94	-35201.01	24873.37	43081.82	35201.01	-24873.30	0.000%
25	-43081.94	-26400.76	24873.37	43081.85	26400.76	-24873.32	0.000%
26	-49746.73	-35201.01	0.00	49745.33	35200.98	0.00	0.002%
27	-49746.73	-26400.76	0.00	49745.72	26400.74	0.00	0.002%
28	-43081.94	-35201.01	-24873.37	43081.82	35201.01	24873.30	0.000%
29	-43081.94	-26400.76	-24873.37	43081.85	26400.76	24873.32	0.000%
30	-35176.25	-35201.01	-35176.25	35176.24	35201.01	35176.24	0.000%
31	-35176.25	-26400.76	-35176.25	35176.18	26400.76	35176.18	0.000%
32	-24873.37	-35201.01	-43081.94	24873.30	35201.01	43081.82	0.000%
33	-24873.37	-26400.76	-43081.94	24873.32	26400.76	43081.85	0.000%
34	0.00	-29334.18	-12116.21	0.00	29334.18	12115.92	0.001%
35	6058.10	-29334.18	-10492.94	-6057.96	29334.18	10492.70	0.001%
36	8567.45	-29334.18	-8567.45	-8567.25	29334.18	8567.25	0.001%
37	10492.94	-29334.18	-6058.10	-10492.70	29334.18	6057.96	0.001%
38	12116.21	-29334.18	0.00	-12115.92	29334.18	0.00	0.001%
39	10492.94	-29334.18	6058.10	-10492.70	29334.18	-6057.96	0.001%
40	8567.45	-29334.18	8567.45	-8567.25	29334.18	-8567.25	0.001%
41	6058.10	-29334.18	10492.94	-6057.96	29334.18	-10492.70	0.001%
42	0.00	-29334.18	12116.21	0.00	29334.18	-12115.92	0.001%
43	-6058.10	-29334.18	10492.94	6057.96	29334.18	-10492.70	0.001%
44	-8567.45	-29334.18	8567.45	8567.25	29334.18	-8567.25	0.001%
45	-10492.94	-29334.18	6058.10	10492.70	29334.18	-6057.96	0.001%
46	-12116.21	-29334.18	0.00	12115.92	29334.18	0.00	0.001%
47	-10492.94	-29334.18	-6058.10	10492.70	29334.18	6057.96	0.001%
48	-8567.45	-29334.18	-8567.45	8567.25	29334.18	8567.25	0.001%
49	-6058.10	-29334.18	-10492.94	6057.96	29334.18	10492.70	0.001%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	6	0.00000001	0.00000001
2	Yes	7	0.00000001	0.00014747

3	Yes	7	0.00000001	0.00012170
4	Yes	8	0.00000001	0.00014738
5	Yes	8	0.00000001	0.00011229
6	Yes	9	0.00000001	0.00002471
7	Yes	8	0.00000001	0.00012877
8	Yes	8	0.00000001	0.00014738
9	Yes	8	0.00000001	0.00011229
10	Yes	7	0.00000001	0.00014747
11	Yes	7	0.00000001	0.00012170
12	Yes	8	0.00000001	0.00014738
13	Yes	8	0.00000001	0.00011229
14	Yes	9	0.00000001	0.00002471
15	Yes	8	0.00000001	0.00012877
16	Yes	8	0.00000001	0.00014738
17	Yes	8	0.00000001	0.00011229
18	Yes	7	0.00000001	0.00014747
19	Yes	7	0.00000001	0.00012170
20	Yes	8	0.00000001	0.00014738
21	Yes	8	0.00000001	0.00011229
22	Yes	9	0.00000001	0.00002471
23	Yes	8	0.00000001	0.00012877
24	Yes	8	0.00000001	0.00014738
25	Yes	8	0.00000001	0.00011229
26	Yes	7	0.00000001	0.00014747
27	Yes	7	0.00000001	0.00012170
28	Yes	8	0.00000001	0.00014738
29	Yes	8	0.00000001	0.00011229
30	Yes	9	0.00000001	0.00002471
31	Yes	8	0.00000001	0.00012877
32	Yes	8	0.00000001	0.00014738
33	Yes	8	0.00000001	0.00011229
34	Yes	7	0.00000001	0.00006238
35	Yes	7	0.00000001	0.00005443
36	Yes	7	0.00000001	0.00005150
37	Yes	7	0.00000001	0.00005443
38	Yes	7	0.00000001	0.00006238
39	Yes	7	0.00000001	0.00005443
40	Yes	7	0.00000001	0.00005150
41	Yes	7	0.00000001	0.00005443
42	Yes	7	0.00000001	0.00006238
43	Yes	7	0.00000001	0.00005443
44	Yes	7	0.00000001	0.00005150
45	Yes	7	0.00000001	0.00005443
46	Yes	7	0.00000001	0.00006238
47	Yes	7	0.00000001	0.00005443
48	Yes	7	0.00000001	0.00005150
49	Yes	7	0.00000001	0.00005443

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	75 - 35	5.472	34	0.5671	0.0000
L2	40.25 - 1	1.733	34	0.3865	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
77.50	Top crown with (1) 5 ft and (3) 3 ft branches	34	5.472	0.5671	0.0000	32440
71.10	(22) 8 ft branches	34	4.995	0.5511	0.0000	32440
70.00	(4) 96x20x9 + MP	34	4.861	0.5465	0.0000	32440
61.30	(34) 6 ft branches	34	3.826	0.5085	0.0000	11839
60.00	(4) 96x20x9 + MP	34	3.676	0.5025	0.0000	10813
51.40	(22) 8 ft branches	34	2.743	0.4583	0.0000	6875
50.00	(4) 96x20x9 + MP	34	2.603	0.4504	0.0000	6488
41.30	(35) 6 ft branches	34	1.816	0.3942	0.0000	4926
31.30	(22) 8 ft branches	34	1.132	0.3135	0.0000	6046
23.70	(21) 10 ft branches	40	0.748	0.2422	0.0000	8070

Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
L1	75 - 35	22.514	10	2.3342	0.0000
L2	40.25 - 1	7.131	10	1.5906	0.0000

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
77.50	Top crown with (1) 5 ft and (3) 3 ft branches	10	22.514	2.3342	0.0000	7902
71.10	(22) 8 ft branches	10	20.552	2.2680	0.0000	7902
70.00	(4) 96x20x9 + MP	10	20.001	2.2492	0.0000	7902
61.30	(34) 6 ft branches	10	15.741	2.0930	0.0000	2883
60.00	(4) 96x20x9 + MP	10	15.126	2.0680	0.0000	2633
51.40	(22) 8 ft branches	10	11.288	1.8863	0.0000	1673
50.00	(4) 96x20x9 + MP	10	10.708	1.8534	0.0000	1579
41.30	(35) 6 ft branches	10	7.473	1.6220	0.0000	1198
31.30	(22) 8 ft branches	10	4.658	1.2900	0.0000	1470
23.70	(21) 10 ft branches	30	3.079	0.9965	0.0000	1962

Compression Checks

Pole Design Data

Section No.	Elevation	Size	L	L_u	KL/r	A	P_u	ϕP_n	Ratio $\frac{P_u}{\phi P_n}$
	ft		ft	ft		in^2	lb	lb	
L1	75 - 73.1711	TP38x25.6x0.25	40.00	0.00	0.0	20.5651	-232.46	1514070.00	0.000
	73.1711 - 71.3421					21.0150	-413.55	1538310.00	0.000
	71.3421 - 69.5132					21.4649	-6549.95	1562180.00	0.004
	69.5132 - 67.6842					21.9148	-6738.72	1585660.00	0.004
	67.6842 - 65.8553					22.3647	-6932.05	1608760.00	0.004
	65.8553 - 64.0263					22.8146	-7129.91	1631490.00	0.004
	64.0263 - 62.1974					23.2645	-7332.21	1653830.00	0.004
	62.1974 - 60.3684					23.7144	-8415.65	1675790.00	0.005
	60.3684 - 58.5395					24.1643	-13381.20	1697370.00	0.008
	58.5395 - 56.7105					24.6142	-13604.70	1718580.00	0.008
	56.7105 - 54.8816					25.0641	-13834.50	1739400.00	0.008
	54.8816 - 53.0526					25.5139	-14070.40	1759840.00	0.008
	53.0526 - 51.2237					25.9638	-15105.50	1779900.00	0.008
	51.2237 - 49.3947					26.4137	-20153.80	1799580.00	0.011
	49.3947 - 47.5658					26.8636	-20419.60	1818880.00	0.011
	47.5658 - 45.7368					27.3135	-20692.90	1837800.00	0.011
	45.7368 - 43.9079					27.7634	-20973.60	1856350.00	0.011
	43.9079 - 42.0789					28.2133	-21261.20	1874510.00	0.011
	42.0789 - 40.25					28.6632	-22505.60	1892290.00	0.012
	40.25 - 35					29.9546	-9804.72	1941210.00	0.005
L2	40.25 - 35	TP48.04x35.8725x0.375	39.25	0.00	0.0	44.1880	-14401.90	3282950.00	0.004
	35 - 33.2105					44.8483	-24643.20	3328520.00	0.007
	33.2105 - 31.4211					45.5086	-25068.70	3364980.00	0.007
	31.4211 - 29.6316					46.1689	-26337.60	3401080.00	0.008
	29.6316 - 27.8421					46.8291	-26779.20	3436810.00	0.008
	27.8421 - 26.0526					47.4894	-27227.20	3472180.00	0.008
	26.0526 - 24.2632					48.1497	-27681.30	3507190.00	0.008
	24.2632 - 22.4737					48.8100	-29148.40	3541830.00	0.008
	22.4737 - 20.6842					49.4702	-29618.50	3576110.00	0.008
	20.6842 - 18.8947					50.1305	-30094.70	3610020.00	0.008
	18.8947 - 17.1053					50.7908	-30576.80	3643570.00	0.008
	17.1053 - 15.3158					51.4511	-31064.60	3676760.00	0.008

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u lb	ϕP_n lb	Ratio $\frac{P_u}{\phi P_n}$
	15.3158 - 13.5263					52.1113	-31558.20	3709580.00	0.009
	13.5263 - 11.7368					52.7716	-32057.30	3742040.00	0.009
	11.7368 - 9.94737					53.4319	-32562.00	3774130.00	0.009
	9.94737 - 8.15789					54.0922	-33072.00	3805870.00	0.009
	8.15789 - 6.36842					54.7524	-33587.40	3837230.00	0.009
	6.36842 - 4.57895					55.4127	-34108.10	3868240.00	0.009
	4.57895 - 2.78947					56.0730	-34634.00	3898870.00	0.009
	2.78947 - 1					56.7333	-35165.10	3929150.00	0.009

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} lb-ft	ϕM_{nx} lb-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} lb-ft	ϕM_{ny} lb-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
L1	75 - 73.1711	TP38x25.6x0.25	3859.87	805477.50	0.005	0.00	805477.50	0.000
	73.1711 - 71.3421		5768.38	836450.00	0.007	0.00	836450.00	0.000
	71.3421 - 69.5132		17105.08	867783.33	0.020	0.00	867783.33	0.000
	69.5132 - 67.6842		41269.83	899458.33	0.046	0.00	899458.33	0.000
	67.6842 - 65.8553		65655.58	931458.33	0.070	0.00	931458.33	0.000
	65.8553 - 64.0263		90264.17	963791.67	0.094	0.00	963791.67	0.000
	64.0263 - 62.1974		115097.50	996416.67	0.116	0.00	996416.67	0.000
	62.1974 - 60.3684		143560.00	1029341.67	0.139	0.00	1029341.67	0.000
	60.3684 - 58.5395		187993.33	1062541.67	0.177	0.00	1062541.67	0.000
	58.5395 - 56.7105		235795.83	1096008.33	0.215	0.00	1096008.33	0.000
	56.7105 - 54.8816		283821.67	1129725.00	0.251	0.00	1129725.00	0.000
	54.8816 - 53.0526		332070.83	1163675.00	0.285	0.00	1163675.00	0.000
	53.0526 - 51.2237		381059.17	1197858.33	0.318	0.00	1197858.33	0.000
	51.2237 - 49.3947		440070.00	1232250.00	0.357	0.00	1232250.00	0.000
	49.3947 - 47.5658		509330.00	1266833.33	0.402	0.00	1266833.33	0.000
	47.5658 - 45.7368		578800.83	1301608.33	0.445	0.00	1301608.33	0.000
	45.7368 - 43.9079		648479.17	1336550.00	0.485	0.00	1336550.00	0.000
	43.9079 - 42.0789		718364.17	1371650.00	0.524	0.00	1371650.00	0.000

Section No.	Elevation ft	Size	M_{ux} lb-ft	ϕM_{nx} lb-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} lb-ft	ϕM_{ny} lb-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
	42.0789 - 40.25		792146.67	1406891.67	0.563	0.00	1406891.67	0.000
	40.25 - 35		417858.33	1508750.00	0.277	0.00	1508750.00	0.000
L2	40.25 - 35	TP48.04x35.8725x0.375	595284.17	2500683.33	0.238	0.00	2500683.33	0.000
	35 - 33.2105		1088925.00	2573658.33	0.423	0.00	2573658.33	0.000
	33.2105 - 31.4211		1164908.33	2640533.33	0.441	0.00	2640533.33	0.000
	31.4211 - 29.6316		1245525.00	2707958.33	0.460	0.00	2707958.33	0.000
	29.6316 - 27.8421		1326658.33	2775916.67	0.478	0.00	2775916.67	0.000
	27.8421 - 26.0526		1407983.33	2844400.00	0.495	0.00	2844400.00	0.000
	26.0526 - 24.2632		1489491.67	2913391.67	0.511	0.00	2913391.67	0.000
	24.2632 - 22.4737		1574758.33	2982891.67	0.528	0.00	2982891.67	0.000
	22.4737 - 20.6842		1661858.33	3052866.67	0.544	0.00	3052866.67	0.000
	20.6842 - 18.8947		1749133.33	3123325.00	0.560	0.00	3123325.00	0.000
	18.8947 - 17.1053		1836583.33	3194233.33	0.575	0.00	3194233.33	0.000
	17.1053 - 15.3158		1924200.00	3265600.00	0.589	0.00	3265600.00	0.000
	15.3158 - 13.5263		2012000.00	3337391.67	0.603	0.00	3337391.67	0.000
	13.5263 - 11.7368		2099958.33	3409616.67	0.616	0.00	3409616.67	0.000
	11.7368 - 9.94737		2188091.67	3482250.00	0.628	0.00	3482250.00	0.000
	9.94737 - 8.15789		2276383.33	3555275.00	0.640	0.00	3555275.00	0.000
	8.15789 - 6.36842		2364841.67	3628691.67	0.652	0.00	3628691.67	0.000
	6.36842 - 4.57895		2453466.67	3702475.00	0.663	0.00	3702475.00	0.000
	4.57895 - 2.78947		2542250.00	3776625.00	0.673	0.00	3776625.00	0.000
	2.78947 - 1		2631191.67	3851125.00	0.683	0.00	3851125.00	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u lb	ϕV_n lb	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u lb-ft	ϕT_n lb-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	75 - 73.1711	TP38x25.6x0.25	985.76	757035.00	0.001	0.00	1615266.67	0.000
	73.1711 - 71.3421		1103.59	769157.00	0.001	0.00	1677325.00	0.000
	71.3421 - 69.5132		13153.60	781088.00	0.017	0.00	1740100.00	0.000
	69.5132 - 67.6842		13274.30	792830.00	0.017	0.00	1803566.67	0.000
	67.6842 - 65.8553		13396.10	804382.00	0.017	0.00	1867700.00	0.000
	65.8553 -		13518.80	815743.00	0.017	0.00	1932466.67	0.000

tnxTower	Job	Page
	SJC Parking Lot	21 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project A1212-0449-201	Date 08:41:19 06/30/20
	Client Cell Trees, Inc.	Designed by ALL

Section No.	Elevation ft	Size	Actual V_u lb	ϕV_n lb	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u lb-ft	ϕT_n lb-ft	Ratio $\frac{T_u}{\phi T_n}$
	64.0263							
	64.0263 - 62.1974		13642.50	826914.00	0.016	0.00	1997841.67	0.000
	62.1974 - 60.3684		17419.80	837895.00	0.021	0.00	2063800.00	0.000
	60.3684 - 58.5395		26080.90	848687.00	0.031	0.00	2130316.67	0.000
	58.5395 - 56.7105		26203.80	859288.00	0.030	0.00	2197358.33	0.000
	56.7105 - 54.8816		26326.50	869699.00	0.030	0.00	2264908.33	0.000
	54.8816 - 53.0526		26448.10	879920.00	0.030	0.00	2332933.33	0.000
	53.0526 - 51.2237		29497.10	889950.00	0.033	0.00	2401408.33	0.000
	51.2237 - 49.3947		37821.70	899791.00	0.042	0.00	2470308.33	0.000
	49.3947 - 47.5658		37938.40	909442.00	0.042	0.00	2539591.67	0.000
	47.5658 - 45.7368		38053.90	918902.00	0.041	0.00	2609258.33	0.000
	45.7368 - 43.9079		38168.50	928173.00	0.041	0.00	2679258.33	0.000
	43.9079 - 42.0789		38282.40	937253.00	0.041	0.00	2749575.00	0.000
	42.0789 - 40.25		41910.60	946143.00	0.044	0.00	2820175.00	0.000
	40.25 - 35		17569.00	970607.00	0.018	0.00	3024208.33	0.000
L2	40.25 - 35	TP48.04x35.8725x0.375	24749.90	1641470.00	0.015	0.00	5015100.00	0.000
	35 - 33.2105		42419.30	1664260.00	0.025	0.00	5161333.33	0.000
	33.2105 - 31.4211		42528.40	1682490.00	0.025	0.00	5295333.33	0.000
	31.4211 - 29.6316		45303.50	1700540.00	0.027	0.00	5430433.33	0.000
	29.6316 - 27.8421		45409.30	1718410.00	0.026	0.00	5566608.33	0.000
	27.8421 - 26.0526		45514.00	1736090.00	0.026	0.00	5703824.67	0.000
	26.0526 - 24.2632		45617.60	1753590.00	0.026	0.00	5842066.67	0.000
	24.2632 - 22.4737		48641.70	1770920.00	0.027	0.00	5981308.00	0.000
	22.4737 - 20.6842		48741.70	1788050.00	0.027	0.00	6121516.67	0.000
	20.6842 - 18.8947		48840.60	1805010.00	0.027	0.00	6262674.67	0.000
	18.8947 - 17.1053		48938.30	1821790.00	0.027	0.00	6404758.00	0.000
	17.1053 - 15.3158		49035.00	1838380.00	0.027	0.00	6547733.33	0.000
	15.3158 - 13.5263		49130.50	1854790.00	0.026	0.00	6691583.33	0.000
	13.5263 - 11.7368		49225.10	1871020.00	0.026	0.00	6836283.33	0.000
	11.7368 - 9.94737		49318.70	1887070.00	0.026	0.00	6981800.00	0.000
	9.94737 - 8.15789		49411.20	1902930.00	0.026	0.00	7128108.00	0.000
	8.15789 - 6.36842		49502.80	1918620.00	0.026	0.00	7275191.33	0.000

tnxTower	Job	Page
	SJC Parking Lot	22 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project A1212-0449-201	Date 08:41:19 06/30/20
	Client Cell Trees, Inc.	Designed by ALL

Section No.	Elevation ft	Size	Actual V_u lb	ϕV_n lb	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u lb-ft	ϕT_n lb-ft	Ratio $\frac{T_u}{\phi T_n}$
	6.36842 - 4.57895		49593.50	1934120.00	0.026	0.00	7423024.67	0.000
	4.57895 - 2.78947		49683.30	1949440.00	0.025	0.00	7571574.67	0.000
	2.78947 - 1		49772.10	1964570.00	0.025	0.00	7720816.67	0.000

Pole Interaction Design Data

Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	75 - 73.1711	0.000	0.005	0.000	0.001	0.000	0.005 ✔	1.000	4.8.2 ✔
	73.1711 - 71.3421	0.000	0.007	0.000	0.001	0.000	0.007 ✔	1.000	4.8.2 ✔
	71.3421 - 69.5132	0.004	0.020	0.000	0.017	0.000	0.024 ✔	1.000	4.8.2 ✔
	69.5132 - 67.6842	0.004	0.046	0.000	0.017	0.000	0.050 ✔	1.000	4.8.2 ✔
	67.6842 - 65.8553	0.004	0.070	0.000	0.017	0.000	0.075 ✔	1.000	4.8.2 ✔
	65.8553 - 64.0263	0.004	0.094	0.000	0.017	0.000	0.098 ✔	1.000	4.8.2 ✔
	64.0263 - 62.1974	0.004	0.116	0.000	0.016	0.000	0.120 ✔	1.000	4.8.2 ✔
	62.1974 - 60.3684	0.005	0.139	0.000	0.021	0.000	0.145 ✔	1.000	4.8.2 ✔
	60.3684 - 58.5395	0.008	0.177	0.000	0.031	0.000	0.186 ✔	1.000	4.8.2 ✔
	58.5395 - 56.7105	0.008	0.215	0.000	0.030	0.000	0.224 ✔	1.000	4.8.2 ✔
	56.7105 - 54.8816	0.008	0.251	0.000	0.030	0.000	0.260 ✔	1.000	4.8.2 ✔
	54.8816 - 53.0526	0.008	0.285	0.000	0.030	0.000	0.294 ✔	1.000	4.8.2 ✔
	53.0526 - 51.2237	0.008	0.318	0.000	0.033	0.000	0.328 ✔	1.000	4.8.2 ✔
	51.2237 - 49.3947	0.011	0.357	0.000	0.042	0.000	0.370 ✔	1.000	4.8.2 ✔
	49.3947 - 47.5658	0.011	0.402	0.000	0.042	0.000	0.415 ✔	1.000	4.8.2 ✔
	47.5658 - 45.7368	0.011	0.445	0.000	0.041	0.000	0.458 ✔	1.000	4.8.2 ✔
	45.7368 - 43.9079	0.011	0.485	0.000	0.041	0.000	0.498 ✔	1.000	4.8.2 ✔
	43.9079 - 42.0789	0.011	0.524	0.000	0.041	0.000	0.537 ✔	1.000	4.8.2 ✔
	42.0789 - 40.25	0.012	0.563	0.000	0.044	0.000	0.577 ✔	1.000	4.8.2 ✔

tnxTower	Job: SJC Parking Lot	Page: 23 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

Section No.	Elevation ft	Ratio P_u / ϕP_n	Ratio M_{ux} / ϕM_{nx}	Ratio M_{uy} / ϕM_{ny}	Ratio V_u / ϕV_n	Ratio T_u / ϕT_n	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	40.25 - 35	0.005	0.277	0.000	0.018	0.000	0.282 ✔	1.000	4.8.2 ✔
L2	40.25 - 35	0.004	0.238	0.000	0.015	0.000	0.243 ✔	1.000	4.8.2 ✔
	35 - 33.2105	0.007	0.423	0.000	0.025	0.000	0.431 ✔	1.000	4.8.2 ✔
	33.2105 - 31.4211	0.007	0.441	0.000	0.025	0.000	0.449 ✔	1.000	4.8.2 ✔
	31.4211 - 29.6316	0.008	0.460	0.000	0.027	0.000	0.468 ✔	1.000	4.8.2 ✔
	29.6316 - 27.8421	0.008	0.478	0.000	0.026	0.000	0.486 ✔	1.000	4.8.2 ✔
	27.8421 - 26.0526	0.008	0.495	0.000	0.026	0.000	0.504 ✔	1.000	4.8.2 ✔
	26.0526 - 24.2632	0.008	0.511	0.000	0.026	0.000	0.520 ✔	1.000	4.8.2 ✔
	24.2632 - 22.4737	0.008	0.528	0.000	0.027	0.000	0.537 ✔	1.000	4.8.2 ✔
	22.4737 - 20.6842	0.008	0.544	0.000	0.027	0.000	0.553 ✔	1.000	4.8.2 ✔
	20.6842 - 18.8947	0.008	0.560	0.000	0.027	0.000	0.569 ✔	1.000	4.8.2 ✔
	18.8947 - 17.1053	0.008	0.575	0.000	0.027	0.000	0.584 ✔	1.000	4.8.2 ✔
	17.1053 - 15.3158	0.008	0.589	0.000	0.027	0.000	0.598 ✔	1.000	4.8.2 ✔
	15.3158 - 13.5263	0.009	0.603	0.000	0.026	0.000	0.612 ✔	1.000	4.8.2 ✔
	13.5263 - 11.7368	0.009	0.616	0.000	0.026	0.000	0.625 ✔	1.000	4.8.2 ✔
	11.7368 - 9.94737	0.009	0.628	0.000	0.026	0.000	0.638 ✔	1.000	4.8.2 ✔
	9.94737 - 8.15789	0.009	0.640	0.000	0.026	0.000	0.650 ✔	1.000	4.8.2 ✔
	8.15789 - 6.36842	0.009	0.652	0.000	0.026	0.000	0.661 ✔	1.000	4.8.2 ✔
	6.36842 - 4.57895	0.009	0.663	0.000	0.026	0.000	0.672 ✔	1.000	4.8.2 ✔
	4.57895 - 2.78947	0.009	0.673	0.000	0.025	0.000	0.683 ✔	1.000	4.8.2 ✔
	2.78947 - 1	0.009	0.683	0.000	0.025	0.000	0.693 ✔	1.000	4.8.2 ✔

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
L1	75 - 35	Pole	TP38x25.6x0.25	1	-22505.60	1892290.00	57.7	Pass
L2	35 - 1	Pole	TP48.04x35.8725x0.375	2	-35165.10	3929150.00	69.3	Pass
							Summary	
						Pole (L2)	69.3	Pass
						RATING =	**69.3**	**Pass**

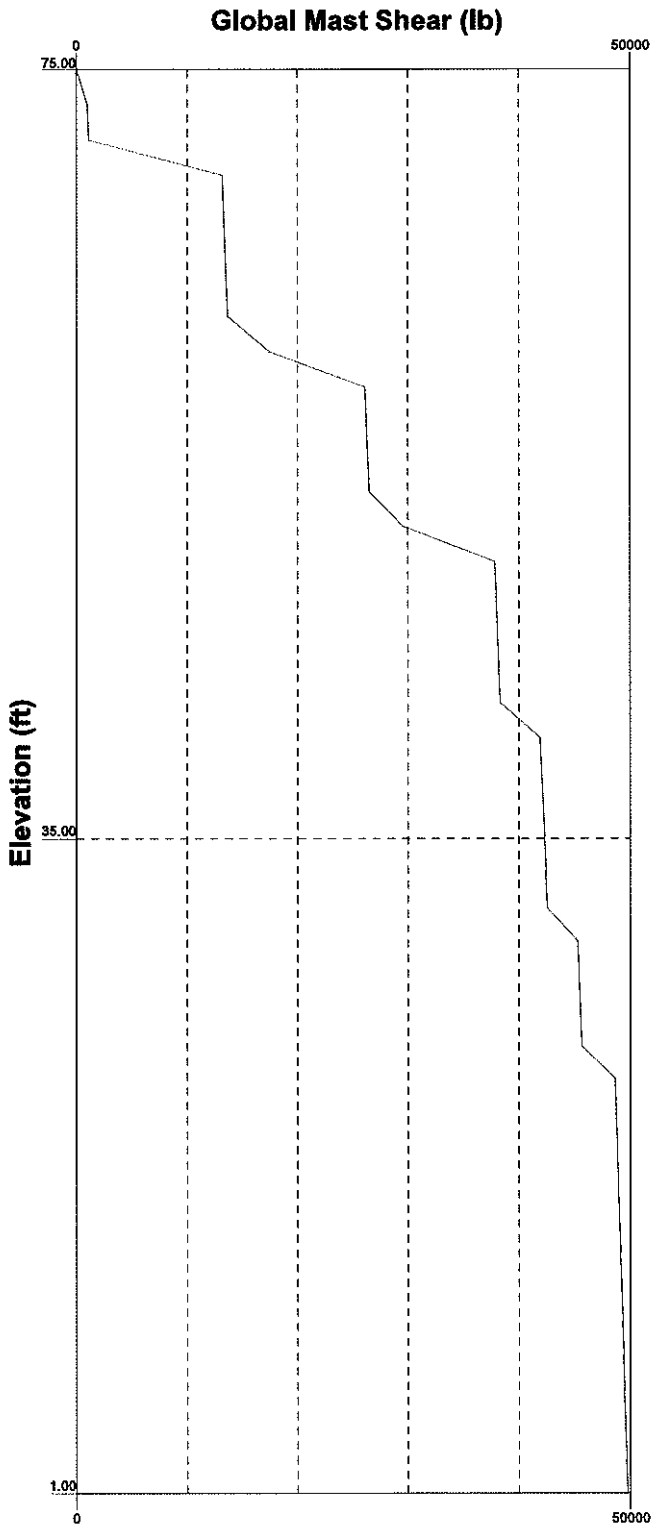
tnxTower	Job: SJC Parking Lot	Page: 24 of 24
Vector Structural Engineers 1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 Phone: (480) 648-3514 FAX: (801) 990-1776	Project: A1212-0449-201	Date: 08:41:19 06/30/20
	Client: Cell Trees, Inc.	Designed by: ALL

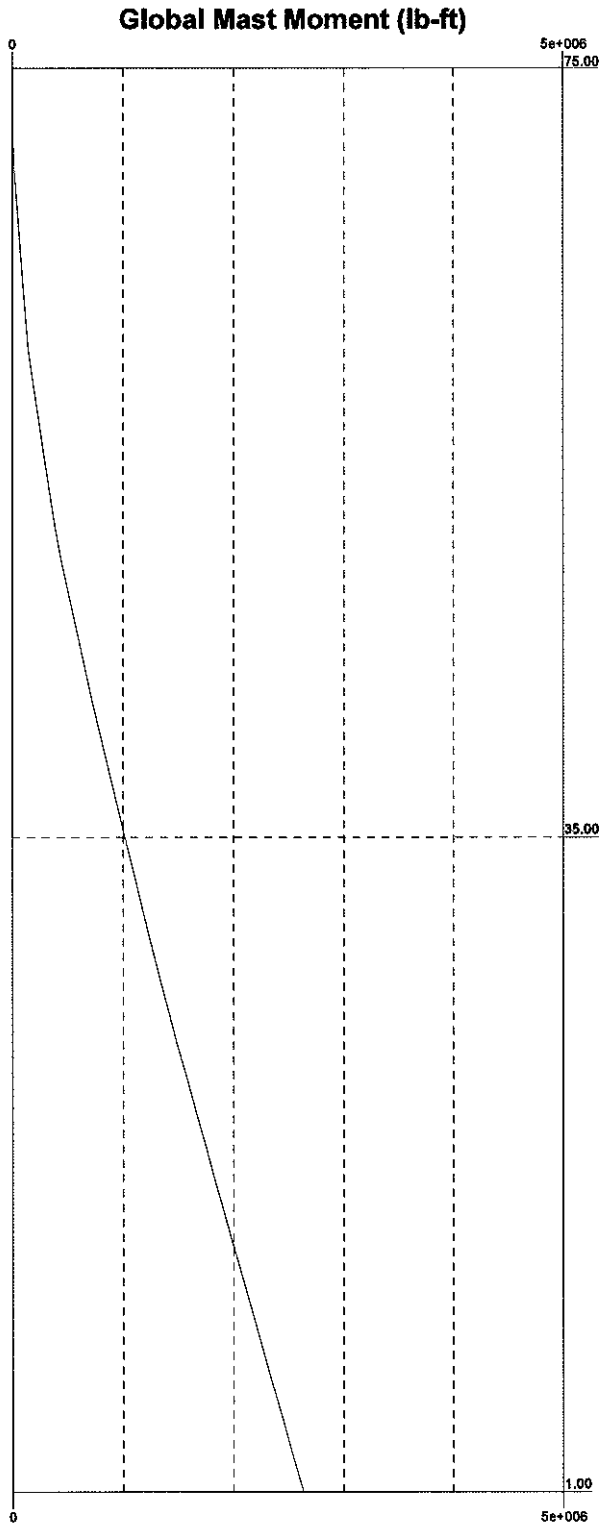
Program Version 8.0.7.4 - 5/11/2020 File:P:/1.0 Projects/2020/A1212 Cell Trees/A1212-0449-201 (20-027) SJC Parking Lot (80' Monopine, Santa Fe NM)/ENG/Tower/SJC Parking Lot.eri

TIA-222-G - 115 mph Exposure C

Vx Vz

Maximum Values
Mx Mz



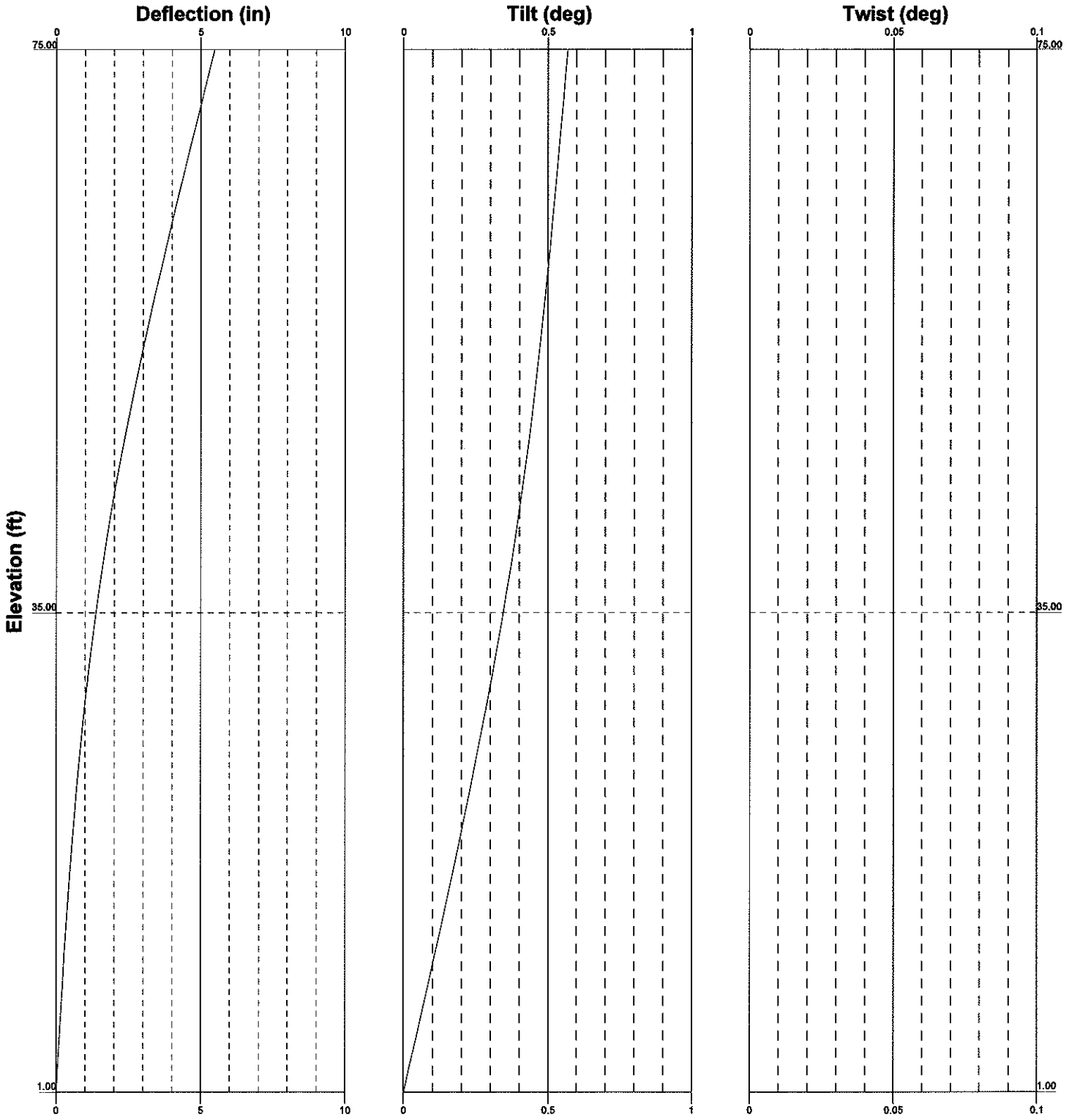


Vector Structural Engineers
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
Phone: (480) 648-3514
FAX: (801) 990-1776

Job: *SJC Parking Lot*		
Project: *A1212-0449-201*		
Client: Cell Trees, Inc.	Drawn by: ALL	App'd:
Code: TIA-222-G	Date: 06/30/20	Scale: NTS
Path:		Dwg No. E-4

TIA-222-G - Service - 60 mph

Maximum Values



Vector Structural Engineers
1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
Phone: (480) 648-3514
FAX: (801) 990-1776

Job: *SJC Parking Lot*			
Project: *A1212-0449-201*			
Client: Cell Trees, Inc.	Drawn by: ALL		App'd:
Code: TIA-222-G	Date: 06/30/20		Scale: NTS
Path:			Dwg No. E-5

JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Seismic Base Shear Calculations:

Reactions From Wind:
V_u (kips): 49.8
Wt (kips): 29.3

Structure Height
75

Seismic Parameters:

Per International Building Code, 2015 Edition, ASCE 7-10

Risk Category / Structure Class=	II	F_a=	1.44
Seismic Design Category=	D	F_v=	2.27
I_S =	1.00	S_{MS}=	0.64
Site Class=	D	S_{M1}=	0.30
R=	1.50	S_{DS}=	0.43
S_s=	0.445	S_{D1}=	0.20
S_1=	0.133		

Seismic Base Shear:

$C_{S(MIN)} = 0.03$	0.03	
$C_{S(MIN)} = 0.8 \times S_1 / (R / I_S)$ =		(if S_1 >= 0.6)
$C_{S(MAX)} = S_{D1} / (T_a \times (R / I_S))$ =	0.15	
T =	0.92	s
$C_s = S_{DS} / (R / I_S)$ =	0.146	
$V = C_s \times W$ =	4.30	kips

Total Seismic Shear (V_u):	**4.3**	**Kips**
Total Wind Shear:	**49.8**	**Kips**

Earthquake Effects May Be Ignored

Stiffened or Unstiffened, Ungrouted, Circular Base Plate - Any Rod Material

TIA Rev G

Site Data

Project #: A1212-0449-201
Site Name: SJC Parking Lot

Pole Manufacturer:	*Other*

Anchor Rod Data		
Qty:	16	
Diam:	2.25	in
Rod Material:	A615-J	
Strength (Fu):	100	ksi
Yield (Fy):	75	ksi
Bolt Circle:	55.5	in

Plate Data		
Diam:	61.5	in
Thick:	2.5	in
Grade:	50	ksi
Single-Rod B-eff:	9.53	in

Stiffener Data (Welding at both sides)		
Config:	0	*
Weld Type:	Fillet	
Groove Depth:	0.25	<-- Disregard
Groove Angle:	45	<-- Disregard
Fillet H. Weld:	0.25	in
Fillet V. Weld:	0.3125	in
Width:	5	in
Height:	18	in
Thick:	0.75	in
Notch:	0.5	in
Grade:	36	ksi
Weld str.:	70	ksi

Pole Data		
Diam:	48.04	in
Thick:	0.375	in
Grade:	65	ksi
# of Sides:	18	"0" IF Round
Fu	80	ksi
Reinf. Fillet Weld	0.25	"0" if None

Reactions		
Mu:	2631	ft-kips
Axial, Pu:	35.2	kips
Shear, Vu:	49.8	kips

if No stiffeners, Criteria:	AISC LRFD	<-Only Applcable to Unstiffened Cases

Anchor Rod Results

		Rigid
Max Rod (Cu+ Vu/ɳ):	150.6 Kips	AISC LRFD
Allowable Axial, Φ*Fu*Anet:	260.0 Kips	φ*Tn
Anchor Rod Stress Ratio:	57.9% Pass	

Base Plate Results

	Flexural Check	Rigid
Base Plate Stress:	22.4 ksi	AISC LRFD
Allowable Plate Stress:	45.0 ksi	φ*Fy
Base Plate Stress Ratio:	49.7% Pass	Y.L. Length: 27.79

n/a

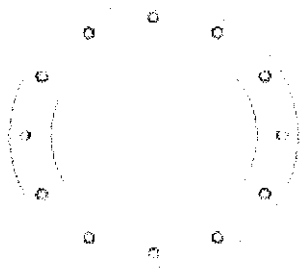
Stiffener Results

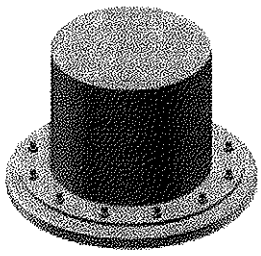
Horizontal Weld :	n/a
Vertical Weld:	n/a
Plate Flex+Shear, fb/Fb+(fv/Fv)^2:	n/a
Plate Tension+Shear, ft/Ft+(fv/Fv)^2:	n/a
Plate Comp. (AISC Bracket):	n/a

Pole Results

Pole Punching Shear Check: n/a

Note: images below are for illustration only and may not reflect actual bolt quantity, etc.





* 0 = none, 1 = every bolt, 2 = every 2 bolts, 3 = 2 per bolt

** Note: for complete joint penetration groove welds the groove depth must be exactly 1/2 the stiffener thickness for calculation purposes

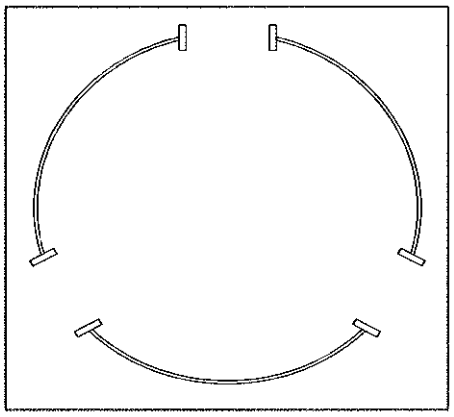
VECTOR ENGINEERS

JOB NO.: A1212-0449-201

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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 68 ft A.G.L.

Geometry Input

Pole Diameter	28.00	in
Pole Thickness	0.25	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	3	

	Port 1	Port 2	Port 3
Azimuth (°)	0	120	240
Height (in)	19	19	19
Width (in)	7	7	7
Depth (in)	2	2	2
Thickness (in)	0.5	0.5	0.5
Projection (in)	0.5	0.5	0.5
Port Weight (lbs)	16		

Composite Section Properties

	Original	w/ ports	
A	22	22	in2
Ixx	2099	2163	in4
Iyy	2099	2163	in4
Smin	150	149	in3

Port Check

Pole unity at port location from tower model:	8%	(optional)
Rim Fy Reduction:	100%	
Result:	**8%**	

VECTOR ENGINEERS

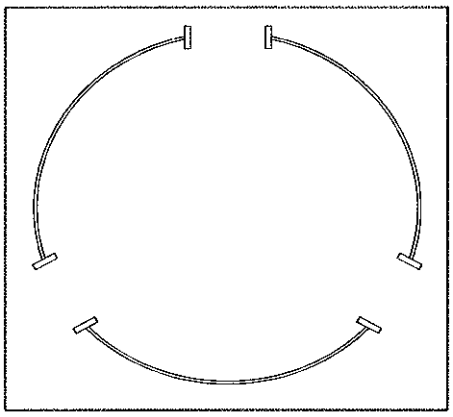
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 58 ft A.G.L.

Geometry Input

Pole Diameter	31.10	in
Pole Thickness	0.25	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	3	

	Port 1	Port 2	Port 3
Azimuth (°)	0	120	240
Height (in)	19	19	19
Width (in)	7	7	7
Depth (in)	2	2	2
Thickness (in)	0.5	0.5	0.5
Projection (in)	0.5	0.5	0.5
Port Weight (lbs)	16		

Composite Section Properties

	Original	w/ ports	
A	24	25	in2
Ixx	2883	2959	in4
Iyy	2883	2959	in4
Smin	185	184	in3

Port Check

Pole unity at port location from tower model:	22%	(optional)
Rim Fy Reduction:	100%	
Result:	**23%**	

VECTOR ENGINEERS

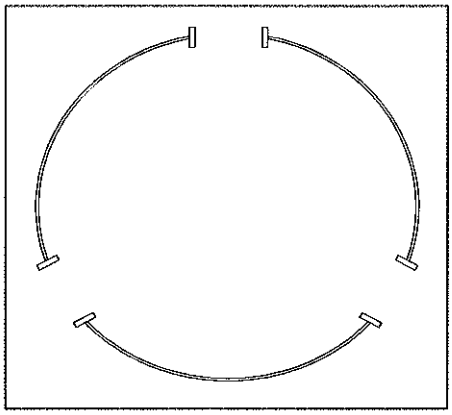
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 48 ft A.G.L.

Geometry Input

Pole Diameter	34.20	in
Pole Thickness	0.25	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	3	

	Port 1	Port 2	Port 3
Azimuth (°)	0	120	240
Height (in)	19	19	19
Width (in)	7	7	7
Depth (in)	2	2	2
Thickness (in)	0.5	0.5	0.5
Projection (in)	0.5	0.5	0.5
Port Weight (lbs)	16		

Composite Section Properties

	Original	w/ ports	
A	27	27	in2
Ixx	3843	3932	in4
Iyy	3843	3932	in4
Smin	225	223	in3

Port Check

Pole unity at port location from tower model:	46%	(optional)
Rim Fy Reduction:	100%	
Result:	**46%**	

VECTOR ENGINEERS

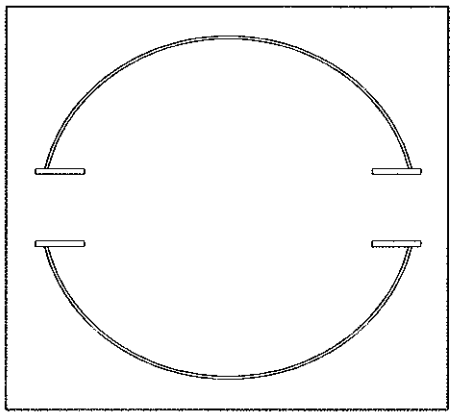
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 8 ft A.G.L.

Geometry Input

Pole Diameter	46.18	in
Pole Thickness	0.375	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	2	

	Port 1	Port 2
Azimuth (°)	90	270
Height (in)	25.5	25.5
Width (in)	10.5	10.5
Depth (in)	6	6
Thickness (in)	0.75	0.75
Projection (in)	0.5	0.5
Port Weight (lbs)	126	

Composite Section Properties

	Original	w/ ports	
A	54	64	in2
Ixx	14153	14417	in4
Iyy	14153	17673	in4
Smin	613	611	in3

Port Check

Pole unity at port location from tower model:	66%	(optional)
Rim Fy Reduction:	100%	
Result:	**66%**	

VECTOR ENGINEERS

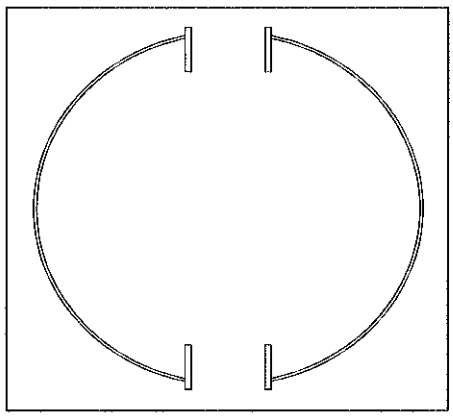
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PROJECT: SJC PARKING LOT

Port Design:



Label: Ports at 3 ft A.G.L.

Geometry Input

Pole Diameter	47.73	in
Pole Thickness	0.375	in
Pole Yield Strength	65	ksi
Effective Reinforcing Rims?	Yes	
Rim Yield Strength	65	ksi
# of Ports	2	

	Port 1	Port 2
Azimuth (°)	0	180
Height (in)	25.5	25.5
Width (in)	10.5	10.5
Depth (in)	6	6
Thickness (in)	0.75	0.75
Projection (in)	0.5	0.5
Port Weight (lbs)	126	

Composite Section Properties

	Original	w/ ports	
A	56	66	in2
Ixx	15639	19451	in4
Iyy	15639	15892	in4
Smin	655	652	in3

Port Check

Pole unity at port location from tower model:	69%	(optional)
Rim Fy Reduction:	100%	
Result:	**70%**	

Hazards by Location

Search Information

Coordinates: 35.668532, -105.911806

Elevation: 7352 ft

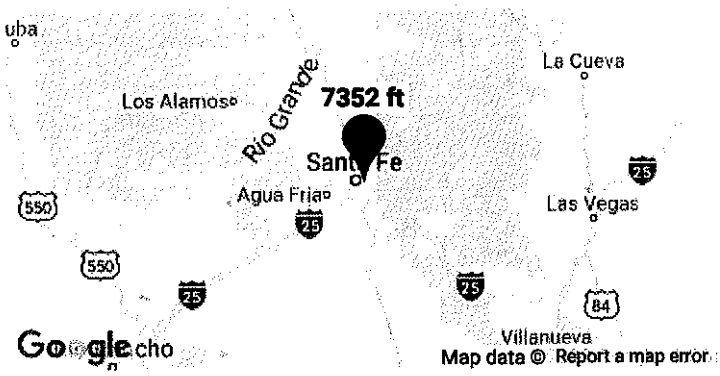
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Hazard Type: Seismic

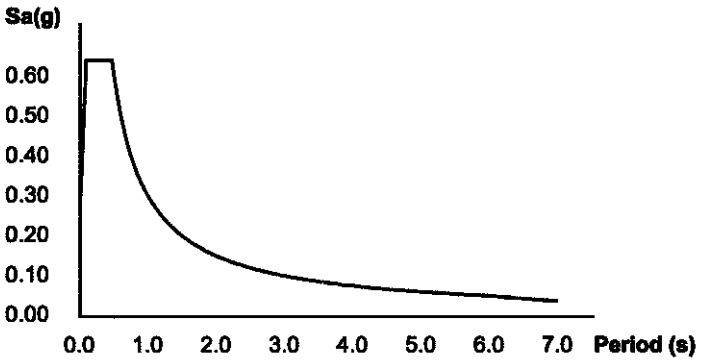
Reference Document: IBC-2015

Risk Category: II

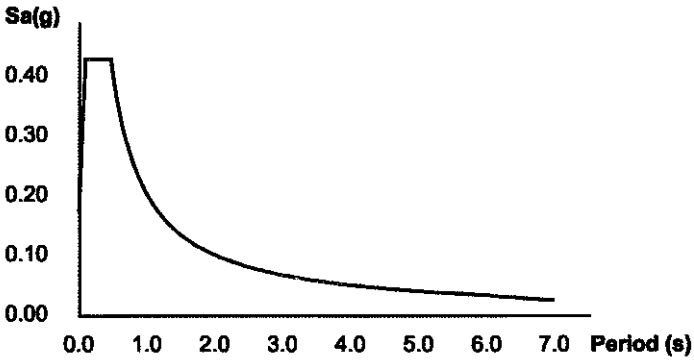
Site Class: D



MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	0.445	MCE_R ground motion (period=0.2s)
S_1	0.133	MCE_R ground motion (period=1.0s)

June 23, 2020
HDRB Hearing

Gravity Pad Partners II, LLC.
PO Box 2755
Corrales, New Mexico 87048

RECEIVED
JUN - 1 2020
BY:

5/26/2020

City of Santa Fe
Historic Preservation Division
Historic District Review Board
P.O. Box 909
Santa Fe, NM 87501

Re HDRD/ Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Narrative Letter

Dear Mrs. Roach,

The following is a complete narrative letter that describes our proposed Monopine site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 75 'Monopine, with antennas hidden by the foliage, which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an

equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65 'of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 75 'monopine for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopine will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
   a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;
   a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack

of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**

(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

(i) The application complies with this section;

(ii) The proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

(iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**

- **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70 'will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

14-6.2(E)(4)
(b) A tower or antenna that is located I a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the historic districts review board shall determine that:
The wireless application for the 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 meets the requirements of Section 14-5.2 (Historic Districts).

(i) The application complies with applicable requirements of Section 14-5.2 and this section; and
(ii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of telecommunications facilitates on the basis of the environmental effects of radio frequency emissions where such telecommunications facilities comply with 47 C.F.R. 1.1310 et seq.
(d) The planning commission or the historic districts review board may place conditions upon its approval of an application, but the conditions shall not prohibit or have the effect of prohibiting the provisions of telecommunications services.
(e) A denial of an application or an approval of an application with conditions not approved by the applicant shall:
(i) be in writing;
(ii) cite to the administrative record; and
(iii) shall not become final until the writing is approved by the planning omission or historic districts review board, as applicable, as its next regularly scheduled meeting.
(f) The planning commission and historic districts review board shall each review applications submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

14-6.2(E)
(5) General Requirements

All towers and antennas, whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable city codes and with the following:

(a) Zoning Districts; Locations

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, telecommunications facilities shall be sites:
(i) on existing structures: There were no existing structures that could accommodate the height needed to service the area.
(ii) in nonresidential districts; The applicant exhausted attempts to secure a location other than a nonresidential area but none exist in the area.
(iii) in C-2, I-1 and I-2 districts. The applicant exhausted attempts to secure a location other than a C-2, I-1 and I-2 districts area but none exist in the area.

(b) Maximum Height

Telecommunications height requirements in this section????

(c) Aesthetic Requirements

Subject to applicable federal standards and design ad safety codes, the following criteria must be met:

(i) Telecommunications facilities shall be installed underground to the maximum extent technically feasible;

The equipment used by AT&T/FirstNet is meant for outdoor use only. An underground vault would not allow adequate ventilation since the climate controls for the telco equipment work on ambient air. The ventilation would not allow removal of the built-up heat inside the underground vault, causing the equipment to overheat and fail. Additionally, due to Sant Fe's monsoon season and snow falls, flooding is a real possibility, which could endanger the workers 9cell technicians) and equipment, potentially causing electrical failure. Furthermore, underground equipment vaults must be large enough for two cell technicians, and be

ventilated and water tight. This would make the underground equipment vault larger than what is needed for the site. In this application AT&T/FirstNet and the property owner feel that a smaller, above ground equipment compound is safer, and least obtrusive solution.

(ii) If above ground, the telecommunications facilities shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, public rights of way and residentially zoned property. Acceptable methods to minimize visual impact include concealment, screening, camouflaging, color, materials, texture, shape, size and location. Much consideration has been involved in the design of the equipment cabinet. We purposely went with a smaller, shorter cabinet and took the location of the trees and existing coyote fencing to place the equipment area away from the general public. By using the same coyote fencing both in height and design in an effort to match the existing area as to blend as much as possible. The placement of the equipment is installed as to minimize the impact to adjacent lands, public rights of way and residentially zoned property.

(iii) Consideration shall be given to minimize disruption to or alteration of the natural land forms and landscape;

Installation of the equipment cabinet will cause minimum disruption or alternation to the existing land as it will be located in an unused area east of existing parking spaces on the Northern portion of the campus.

(iv) Permanent lighting of telecommunications facilities shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the application. Permanent lighting hall not include equipment status indicator lights exceeding fifteen watts of power.

Proposed in the application and shown on the plans are small light fixtures to only be used by the technicians working within the equipment shelter in case of emergency at night. The proposed lights are to be installed lower that the height of the coyote fence of the equipment cabinet. The proposed lights are to be installed in a fashion that will only direct light into the equipment cabinet and not toward the sky or onto adjacent properties or streets. There will be no lights installed on the proposed Monopine.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the City's archaeological review districts is required.

This proposal is in compliance with Section 14-5.3, approximately 1,000 square feet of land will be disturbed. Any land disturbance above 2,500 square feet would require an archaeological clearance.

(e) Signs

Signs are not allowed unless required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city.

Signs required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city are the only signs that may possibly be required.

(f) Telecommunications facilities Maintenance

All telecommunications facilities shall be maintained so as to be safe, orderly, attractive and in conformity with all applicable federal, state and city laws, ordinances, regulation and codes. Weeds, trash and graffiti shall be promptly removed. All lockable telecommunications facilities shall be kept locked when not being actively serviced. All telecommunications facilities shall be kept free of graffiti.

This proposal will maintain compliance with Section 14-6.2E(5)(f) Telecommunications facilities Maintenance. AT&T/FirstNet equipment compound will be locked and monitored 24 hours a day, 7 days a week by the National Network Operation Center (NNOC). Any issues with either security or maintenance may be addressed by calling the NNOC.

(g) Noise

All telecommunications facilities shall be designed, constructed and installed in such a manner as to minimize noise to the maximum extent feasible, but in no event shall noise exceed the standards set forth in Article 10-2-SFCC 1987.

Chapter 10-2.5 Zone District Noise levels; maximum;

The wireless communications facility at 1160 Camino de Cruz Blanca will maintain and not exceed the maximum noise levels. The generator proposed will be at or lower than the 50 db.

(h) Restoration of Improvements

Promptly upon completion of a tower or antenna construction, all public and private property improvements, landscaping, fixtures, and facilities damaged in the course of construction or as otherwise agreed to by the applicant.

AT&T/FirstNet acknowledges and will comply with this request.

(i) Airport

Telecommunications facilities within the Class D airspace surrounding the Santa Fe airport shall be constructed in conformity with all applicable FAA regulations. A copy of any submittals required to be made to the FAA shall be provided to the city's airport manager at the time the submittal is made to the FAA. **Not applicable 1160 Camino de Cruz Blanca is not in Class D airspace. And the carrier will comply with all FAA regulations.**

(j) Co-location Requirement

A tower or tower alternative shall not be approved unless the applicant and the telecommunications owner agree to allow on a nondiscriminatory basis, to the maximum extent technically feasible, the co-location of other antennas on commercially reasonable terms on the approved tower or tower alternative.

The proposed 75' monopine is being structurally design to accommodate all wireless carriers and we will do everything possible to ensure collocation occurs.

(k) Tower setbacks and Separation Distances Between Towers

All towers shall be set back a distance equal to at least one hundred percent of the height of the tower from any adjoining lot line, measured from the base of the tower. A tower shall not be sited closer than one thousand (1,000) linear feet to another tower, measured from the base of the towers, unless co-location on the existing tower is not technically feasible or would have a significant adverse visual impact. (ord. NO. 2014-31 13)

The proposed monopine will have a 100% separation from any adjoining lot line, measured from the base of the monopine.

(i) Certification

On or before one year after the date of any final action approving an application and annually thereafter, the applicant shall provide to the land use director the certification or qualified independent parties that based on an inspection of the approved telecommunications facilities

their structural integrity remains intact and they remain in compliance with the radio frequency exposure limits set out in 47 C.F.R. 1.310 Table 1(A) and (B).

AT&T/FirstNet acknowledges and will comply with this request.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____

Name: Kevin Winner

Title: Agent, Gravity Pad Partners II, LLC, on behalf of AT&T/FirstNet

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 27 day of May, 2020, by Kevin Winner as the Agent of Gravity Pad Partners II, LLC, a New Mexico Limited Liability Company on behalf of said company.

_____

Notary Public: Linda T. Anaya

My Commission Expires: 3-15-22

OFFICIAL SEAL
Linda T. Anaya
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-15-22

RECEIVED
JUN - 1 2020
BY:

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

5/29/2020

City of Santa Fe
Historic Preservation Division
Historic District Review Board
P.O. Box 909
Santa Fe, NM 87501

Re Exception to the allowable height under SFCC Section 14-5.2. Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Exception Letter

Dear Mrs. Roach,

The following is a complete exception letter to the allowable height under SFCC Section 14-5.2.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

May 29, 2020

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 75' Monopine, with antennas hidden by the foliage, which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 75' monopine for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopine will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
   a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Thank you,

Sean Milks

Sean Milks

PROJECT DESCRIPTION

SHEET INDEX		
SHEET #	DESCRIPTION	REV #
T-1	SITE LOCATION	A
V-1	V-1 EXISTING	A
V-2	V-1 PROPOSED	A
V-3	V-2 EXISTING	A
V-4	V-2 PROPOSED	A
V-5	V-3 EXISTING	A
V-6	V-3 PROPOSED	A

AT&T

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT



SITE LOCATION
SCALE (11" X 17"): 1/32" = 1'-0"
0 16'-0" 32'-0" 64'-0" 96'-0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-889-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
-105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

SITE LOCATION

SHEET NO.

T-1



VIEW 1–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–869–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V1–EXISTING

SHEET NO.

V–1



1 VIEW 1-PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SUD

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NML00255

SITE NAME
SJC PARKING LOT

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LONGITUDE
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SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V1-PROPOSED

SHEET NO.

V-2



VIEW 2–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V2–EXISTING

SHEET NO.

V–3



VIEW 2–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–689–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

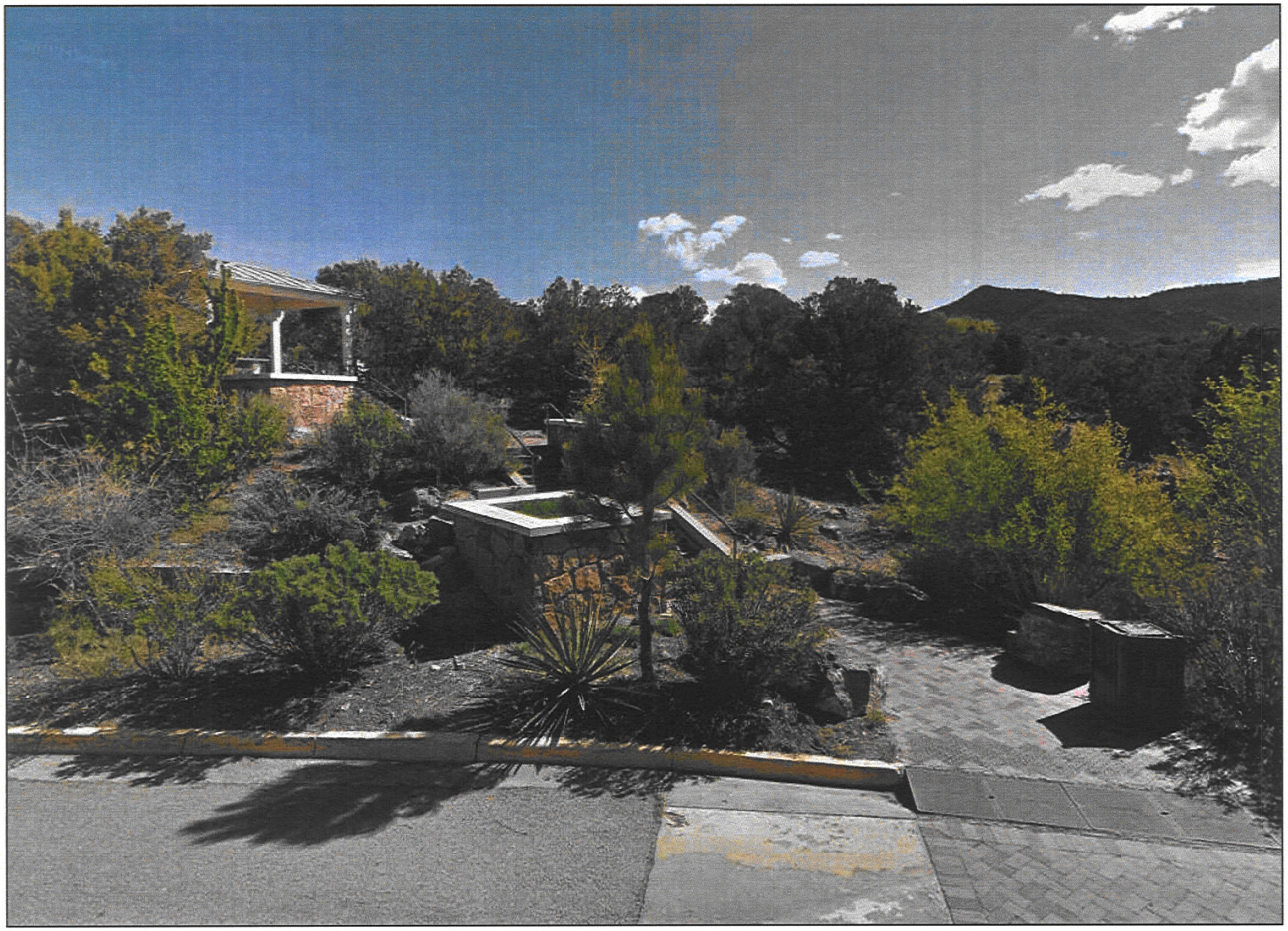
SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V2–PROPOSED

SHEET NO.

V–4



VIEW 3–EXISTING
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.20.19	ISSUED FOR REVIEW	SJD

PROJECT INFORMATION

SITE ID
NML00255

SITE NAME
SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

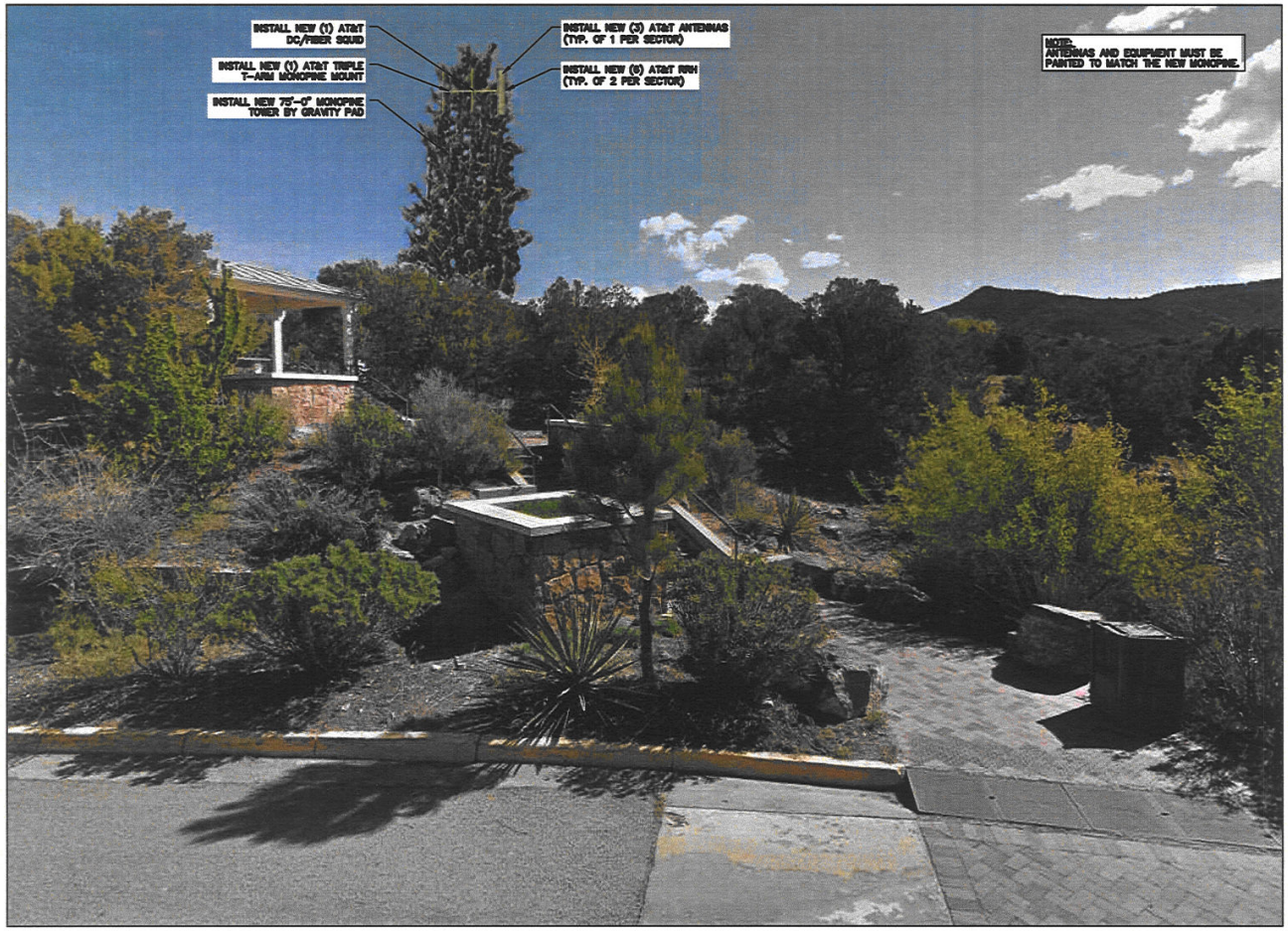
SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V3–EXISTING

SHEET NO.

V–5



1 VIEW 3–PROPOSED
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–689–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
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PROJECT INFORMATION

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SJC PARKING LOT

LATITUDE
35.6685320°

LONGITUDE
–105.9118060°

SITE ADDRESS
1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

SHEET DESCRIPTION

V3–PROPOSED

SHEET NO.

V–6

ITEM # 20-0488

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-002194-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Sean Milk, Gravity Pad Partners, LLC
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2020.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

General

1. 1160 Camino de Cruz Blanca comprises the campus of St. John's College. **[August 11, 2020 HDRB Minutes, p. 39]**
2. The campus is located within the City's Historic Review District and is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development). ***[Id.]***
3. Saint John's College ("Owner/Applicant"), through Gravity Pad Partners, LLC ("Agent"), proposes to construct a new telecommunications tower on the campus to a height of 75-80 feet. ***[Id.]***
4. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. ***[Id.]***
5. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
6. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluated the factors relevant to the Application. **[August 11, 2020 Staff Report]**
7. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District, *see* SFCC § 14-5.2(I). ***[Id.]***

8. Staff determined that the maximum allowable height for new structures on the subject property, as calculated pursuant to the Historic Districts Ordinance, is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
9. Under SFCC Section 14-5.2(E)(8)(c), the Board "may grant a waiver of the standards . . . within its jurisdiction only if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
10. Because the proposed tower height of 75 to 80 feet exceeds the maximum allowable height of 16 feet for the site, Staff determined that a height waiver would be required for approval of the Application, as specified in SFCC Section 14-6.2(8)(c). **[August 11, 2020 HDRB Minutes, p. 40]**
11. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards. ***[Id.]***
12. The Applicant has had three public hearings before the Board, on June 23, 2020; July 14, 2020; and August 11, 2020.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

June 23, 2020 Hearing

14. At the first public hearing, held June 23, 2020, Owner/Applicant, through its Agent, proposed to construct a 75-foot-tall "monopine" telecommunications tower. **[June 23, 2020 HDRB Minutes, p. 45]**
15. The proposed tower would be designed to look like a tall pine tree and would have antennae hidden by designed artificial foliage and ground equipment screened behind a 6-foot-high coyote fence to match an adjacent section of existing fencing. ***[Id.]***
16. The design drawings submitted by the Applicant reflect that the artificial foliage at the top of the monopine would extend higher than the 75-foot tower. **[June 23, 2020 Staff Report, p. 36]]**
17. According to the Agent, the Agent worked with the Executive Board of St. John's College and explored the 250-acre campus, including the rooftops of all buildings, to identify three possible locations for the proposed tower. **[June 23, 2020 HDRB Minutes, p. 45]**
18. The Owner/Applicant selected a location next to the parking lot near the trailhead to the Atalaya Mountain Trail. ***[Id.]***
19. According to the Agent, this location was selected due to the density of trees and the adjacent 6-foot-high coyote fencing, and because this location would allow the tower and associated ground equipment to blend into the surroundings as much as possible. ***[Id.]***
20. The site was also selected to maximize coverage for the campus and surrounding neighborhoods and to facilitate communication with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. ***[Id.]***

21. Board members expressed concern about the height, visibility, and location of the proposed tower, which would be close to Camino de Cruz Blanca and the trailhead for the Atalaya Mountain Trail and connecting trail system. **[*Id.* at 46-55]**
22. The proposed monopine will not look like the existing trees at the proposed site, which do not exceed a height of approximately 40 feet. **[*Id.* at 50]**
23. The Agent did not propose any alternative siting locations to the Board for consideration at the first public hearing and presented only a single site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
24. The Agent testified that the Owner/Applicant had rejected a location behind the dorms and had identified the proposed location near the trailhead as the best location. **[*Id.* at 47]**
25. The Agent did not provide the Board with quantitative data or evidence at the first hearing, such as propagation studies demonstrating the lack of coverage. **[*Id.* at 49]**
26. The Agent testified that existing coverage in the area without the tower is about 88%, and that with the tower, the coverage would be about 98% but did not provide any documentation or evidence to support this assertion. **[*Id.*]**
27. The Agent testified that he did not know if other locations would be adequate to meet coverage requirements because the proposed site was the only site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
28. The Agent testified that the proposed height of the tower was necessary to allow the tower to communicate with the telecommunications site located at St. John's Methodist Church but did not provide any documentation or evidence to support this assertion.. **[*Id.*]**
29. After discussing the merits of the project, the Board voted unanimously to postpone the case until July 14, 2020, so that the Applicant could submit additional information about alternative locations and evidence demonstrating that the proposal represents the least intrusive option for closing the gap in cell coverage for the area. **[*Id.* at 55]**

July 14, 2020 Hearing

30. At the July 14, 2020 hearing, the Applicant provided additional information for the Board's consideration, which was attached to the Staff Report, as follows: (1) Exhibit A: Radio Frequency Propagation Study; (2) Exhibit B: Google Earth map showing alternate locations considered; (3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere; (4) Exhibit D: Previous survey of West Dorm site; (5) Exhibit E: Previous survey of Santa Fe Prep School site; (6) Exhibit F: area zoning; and (7) Exhibit G: Specifications for the "Monopine" (drawings and calculations). **[July 14, 2020 Staff Report & Exhibits]**
31. At the hearing, members of the Board noted that the Board still lacked information about whether there was a better location on campus. **[July 14, 2020 HDRB Minutes, p. 32]**
32. The Agent testified that the Owner/Applicant was considering additional locations and that negotiations with a group of neighbors were ongoing. **[*Id.* at 39]**
33. The Agent agreed to toll the 150-day "shot clock" established by federal law for 30 days to allow for additional negotiations with the community. **[*Id.*]**
34. After discussing the merits of the project, the Board voted unanimously to postpone the case until August 11, 2020 to allow the Owner/Applicant additional time to work with neighbors to consider alternative siting, in conjunction with a thirty-day tolling of the federal shot chock. **[*Id.* at 45]**

August 11, 2020 Hearing

35. Following the July 14, 2020 hearing, the Agent and Owner/Applicant made efforts to reach an agreement with a group of neighbors, but no agreement had been reached prior to the August 11, 2020 hearing. **[August 11, 2020 HDRB Minutes, p. 39]**
36. At the August 11, 2020 hearing, the Agent presented three alternative siting and design options for the Board's consideration as follows: **[*Id.* at 39-40]**
    a) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. **[August 11, 2020 Staff Report, pp. 15-16]**
    b) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus. **[*Id.* at 15, 17-19]**
    c) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the Owner/Applicant believed would minimize its visual impact. **[*Id.* at 15, 20-24]**
37. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
38. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. **[August 11, 2020 HDRB Minutes, p. 39]** *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).
39. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
40. The Owner/Applicant did not present any alternatives for a tower with a height of less than 75-80 feet or evidence that a tower of that height was the minimum necessary to close the gap in coverage for the area. **[August 11, 2020 HDRB Minutes, pp. 39-54]**
41. The Owner/Applicant did not present any alternatives for co-locating new telecommunications antenna(s) on one or more of the existing structures on the campus. **[*Id.*]**
42. The Board finds that the Owner/Applicant failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
43. The maximum allowable height for a new structure at 1160 Camino de Cruz Blanca is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
44. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
45. The Board finds that the Owner/Applicant has failed to demonstrate to the satisfaction of the Board that the Owner/Applicant has explored all alternatives including the alternatives for a shorter tower or for the colocation of new antennas on one or more of the existing buildings. **[*Id.* at 54]**

46. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
47. The Board finds that granting the waiver would damage the character of the streetscape because the height of the proposed structures are out of character with and intrusive to the Historic Review District. **[August 11, 2020 HDRB Minutes, p. 54]**
48. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
49. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height of 16 feet unless the project will "[p]rovide the least negative impact with respect to the purpose of" the Historic Districts Ordinance, as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
50. The Board finds that the Owner/Applicant has failed to demonstrate that the proposal will provide the least negative impact with respect to the purposes of the Historic Districts Ordinance because the Applicant failed to provide sufficient information to demonstrate that no less impactful site and design is available. **[August 11, 2020 HDRB Minutes, p. 54]**

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board cannot grant the Application because the Owner/Applicant has failed to demonstrate that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable; specifically, the Owner/Applicant has failed to show that existing structures or towers of a lower height could not be utilized to close the gap in coverage for the area.
6. The Board cannot grant a waiver to the maximum allowable height of 16 feet because the Owner/Applicant has failed to demonstrate that the waiver criteria in SFCC Sections 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i)-(iii) and (v)-(vi) have been met; specifically, the Owner/Applicant has failed to demonstrate (1) that it has explored all alternatives to the proposed site in the historic district and to the proposed height and design; (2) that the waiver would not damage the character of the streetscape; and (3) that the proposal would have the least negative impact with respect to the purposes of the Historic Districts Ordnance.

WHEREFORE, IT IS ORDERED ON THIS 8TH DAY OF SEPTEMBER 2020 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Board denies the Application, including the request for a waiver to the maximum allowable height.

Cecilia Rios
Chair

9/23/2020
Date

FILED:

Yolanda Y. Vigil
City Clerk

9/24/20
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

September 8, 2020
Date

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
July 13, 2021

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved	3-4
C. Approval of Minutes	Approved as amended	4
D. Findings / Conclusions	Approved	4
E. Matters from the Public	Comments	5
F. Staff Communications	Comments	5
G. Old Business		
1. Case 2020-002693-HDRB 3 Placita Rafaela	Approved	5-12
2. Case 2021-003611-HDRB 84 E. San Francisco	Approved	13-20
H. New Business		
1. Case 2021-3844-HDRB 1160 Camino De Cruz Blanca	Postponed	20-41
2. Case 2021-003830-HDRB 123 Grant Avenue	Approved	42-43
3. Case 2021-003829-HDRB 1302 Cerro Gordo Road	Approved	43-45
4. Case 2021-003832-HDRB 844 Don Cubero Avenue	Postponed	45
5. Case 2021-003847-HDRB 620 Garcia Street	Postponed	45

6.	Case 2021-3835-HDRB 905 Don Miguel Place	Postponed	46
7.	Case 2021-003834-HDRB 905 Don Miguel Place	Postponed	46
8.	Case 2021-003829-HDRB 1302 Cerro Gordo Road	Postponed	46
9.	Case 2021-003845-HDRB 848 Don Cubero Avenue	Postponed	46
10.	Case 2021-003847-HDRB 620 Garcia Street	Postponed	46
11.	Case 2021-003831-HDRB 608 ½ Camino de la Luz	Postponed	46
12.	Case 2021-003826-HDRB 206 McKenzie Street.	Postponed	46-47
I.	Discussion Items	None	47
J.	Matters from the Board	Comments	47-49
K.	Next Meeting: Tuesday, July 27, 2021		49
L.	Adjourn	11:25 p.m.	49

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
July 13, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=mltEolP7XQs&t=14s.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Mr. John Bienvenu
Mr. Anthony Guida
Mr. Buddy Roybal

MEMBERS EXCUSED:
Ms. Jennifer Biedscheid
Ms. Flynn G. Larson

OTHERS PRESENT:
Ms. Nicole Ramirez Thomas
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Mr. Jason Kluck, Interim Land Use Director
Ms. Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu to approve the agenda.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. June 22, 2021

Chair Rios noted on page 8, under Questions for Staff, first question, first sentence, after "contributing" add *with the proposed changes*; on page 11, 2nd to last sentence starting with "Chair Rios" - instead of *viga's* should read vigas.

MOTION: Vice Chair Katz moved, seconded by Member Guida, to approve the minutes of June 22, 2021 as amended.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz and Roybal voting in favor and none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case 2021-003719-HDRB. 234 ½ Irvine Street.

2. Case 2021-003720-HDRB. 855 El Caminito.

3. Case 2021-003722-HDRB. 310 Magdelena Road.

4. Case 2021-003726-HDRB. 377 Garcia Street.

MOTION: Vice Chair Katz moved to approve the Findings of Fact and Conclusions of Law as presented. The motion was seconded by Member Guida.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz and Roybal voting in favor and none voting against.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said that Geronimo's on Canyon Road put in a 15-20 foot long large refrigeration unit that is very visible from Canyon Road. It has no screening, and someone should go out to look at that.

F. STAFF COMMUNICATIONS

Attorney Paez said her last day at the City will be August 12, 2021 as she is returning to the Supreme Court as the Deputy Clerk of the Court. She has been working closely with staff and the new attorney. She said she is sad to leave the City, but excited.

G. OLD BUSINESS

Chair Rios provided information on the right to appeal process if anyone disagreed with the Board's decision.

She limited public speakers were to two minutes of speaking time..

1. **Case 2020-002693-HDRB. 3 Placita Rafaela.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Laura Holmes and Graham Creasey, requests to add a rooftop deck with guardrail and coyote fencing on a non-contributing building. (Angela Bordegaray)

STAFF REPORT

Number 3 Placita Rafaela is a Spanish Pueblo style structure built in 1932. It is designated non-Contributing to the Downtown and Eastside Historic District. It has adobe wall-dominated massing, flat roof and parapet, inset portal, and a front courtyard with an adobe yard wall and gate. A small second story was added in 1970, along with a storage shed on the southeast elevation. It has stucco walls and exposed vigas on the east and north elevations; windows are a mix of historic, multi-lite casements and some are aluminum that were added later. The front portal has exposed lintels; the canales are metal; and the front courtyard wall is adobe with a gate.

The board approved a remodel at its October 27, 2020 hearing with the condition that the applicant return to the board for a second story roof deck with guardrail. Since that meeting, the applicant received a variance with respect to rear setback and step back requirements and now seeks to add a roof deck and guardrail.

The applicant proposes the following:

- Add a wood deck and railing atop the second story. The guardrail will be 3'0 – 2"0 tall and run along the perimeter of the roof on the south, east and north elevations. The railing style is, in the applicant's words, "a nod to the rustic woodwork of old Santa Fe Carpenteros that mimic the lathed turned balusters with a flat wood

baluster interspersed with plain verticals." An image of its style is in your packet. It will be stained medium brown to blend in more with the walls.

- Attach stuccoed stepped buttresses to the second floor enlarged upper story. The proposed buttresses will flank the sides of the east façade.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked the height of the guard rail.

Ms. Bordegaray said 3 feet 2 inches.

Chair Rios asked the purpose of the buttresses.

Ms. Bordegaray said they are part of the design and mimic the front. The design style will be simple and of wood.

Vice Chair Katz asked if the guardrail would be on the top or inside of the parapet.

Ms. Bordegaray indicated the parapet will not change. She understood it is not on top but in the back of the parapet.

Vice Chair Katz asked about the rules on guardrails being required.

Ms. Bordegaray said the requirement is dictated by the safety standards in the zoning Code regarding minimum height. There are no standards for the HBoard.

Member Guida said typically guard rails are 36 inches high.

Ms. Bordegaray said the preliminary zoning review and steps for variance, guide the requirement.

Member Bienvenu asked if the buttresses proposed for the roof of the existing building and those that mimic buttresses around the gate, are existing or proposed.

Ms. Bordegaray said they already exist.

Member Bienvenu asked if she knew why the building was designated non-contributing.

Ms. Bordegaray said because the alteration was to such a degree.

Member Bienvenu asked if it was originally designated as noncontributing or was it downgraded.

Ms. Bordegaray said it was downgraded sometime after the second floor addition.

Member Bienvenu said the decision on the railing was postponed at the last meeting because of appearance and he had even more concerns now. He was concerned that approval could set a precedent to have decks on every property.

Ms. Bordegaray said there is nothing to prevent decks being developed in historic districts. She thought they were considered case-by-case on design standards.

Member Bienvenu said if the Board approved this, he couldn't understand how someone with a Pueblo Revival flat roof house couldn't propose railings around the entire home. His major concern was if whether the Board could prevent even having it on the second floor and making a deck on top of that. He also found the buttresses on the roof out of character and thought they look like pony walls. He wasn't in favor of the buttresses.

Chair Rios asked for clarification that the proposed railings would be on all sides.

Ms. Bordegaray said on all elevations with the exception of the rear portion of the west elevation.

Chair Rios asked how much was publicly visible.

Ms. Bordegaray said it is visible from all sides.

APPLICANT'S PRESENTATION

Gayla Bechtol, 320 Aztec Street, was sworn in.

Ms. Bechtol explained that the deck already exists on the roof and the house has always been considered noncontributing since the 1980s. The railing is a safety railing and will be behind the parapet and cantilevered off the deck. The building is seen obliquely, which precipitated the idea of the buttresses. The wall on the north and south was blank and they tried to mimic the parapet on the gate. That would help the eye flow through. The idea of the buttresses came from the Acoma Pueblo as an idea to blend in more with the surrounding adobe structures by adding a step.

QUESTIONS FOR APPLICANT

Chair Rios confirmed that the house already had a deck.

Ms. Bechtol said someone made it into a deck, and it has no railing and is dangerous. A guardrail is required.

Vice Chair Katz shared member Bienvenu's concerns on the railing. He asked if possible to not extend the deck to the east wall. It could be parallel with the east wall on the second story of the north and south. That would give deck space without a strong presence in the front.

Ms. Bechtol said they discussed initially how to make the railings less but walk around the building. It is possible to put a door on the other side, but the area is very small, and the furniture layout wouldn't work. This will be behind the parapet and diminish the view from the street.

Vice Chair Katz asked if it is 3 feet from the deck or from the top of the parapet.

Ms. Bechtol explained the deck is a floating deck and it is 3 feet from the deck to avoid damage to the roof. She wasn't sure but thought the height of the parapet around is 6-9 inches.

Member Roybal asked the City's requirements for having a railing.

Ms. Bechtol said no one has ever inspected the deck and she wasn't sure the owner had received a permit. If granted a building permit, this will be held to a higher standard than those who built the deck.

Ms. Ramirez Thomas asked to clarify that the door is not currently permitted, and if approved, a floating deck would be above the existing membrane roof. She asked if the elevations were accurate because some show the frame on the outside of the structure.

Ms. Bechtol confirmed the railing is on the inside of the parapet and indicated it was her mistake in drafting.

Chair Rios asked Ms. Ramirez Thomas to confirm whether the door was not permitted because of safety concerns when someone stepped out.

Ms. Ramirez Thomas said yes, the door accesses the roof and does not have an appropriate railing. She clarified her question was about the frame of the fence and whether it would be on the interior.

Ms. Bechtol indicated the design shows what they had considered which was a coyote fence. It will actually be more of a continuous wooden railing with balusters to break up the rhythm. She showed a sketch of the design.

Chair Rios asked her to describe the height and thickness of the buttresses.

Ms. Bechtol explained they are 14 inches plus or minus. They will look like an adobe buttress and step up in increments. The width is approximately 4 to 5 feet and softly steps down and stops more than a foot below the building.

Member Bienvenu commented if the railing is a safety issue violation, without the ability to build a railing, there isn't any potential to use it as a rooftop deck. One could preempt the other. He thought the resolution could be to have a railing more on the interior. This design strikes him like having a fence on the roof. He asked if that made it a structure on the roof that unless blocked from view, would not be permitted.

Ms. Ramirez Thomas said she has not contemplated the question. Roof decks have been allowed in the downtown and other districts with appropriate railings. She did consider the roof deck a structure, and the buttresses are an architectural detail.

Member Bienvenu said the rule, 14-5.2(E)(d) for flat roofs states, "shall not be construed to prevent the construction of skylights, installation of air conditioning or any necessary roof structures". As such, structures, with exceptions for chimneys, etc., shall be concealed by the firewall from public view. He thought that was clear that the railing should not be prevented.

Chair Rios asked Member Bienvenu where the interior railing should be placed.

Member Bienvenu explained there appears to be a space on the roof that is used as a deck and the owner wanted to expand that.

Attorney Paez noted that the property owner Graham Creasey, was present.

Member Guida said he took exception to much of the Board's discussion. The Board has reviewed and approved roof decks many times before. The interpretation that a roof deck is a structure is misreading the intent of Code. The "structures" are referring to mechanical items such as antennae, HVAC etc., not architecture. This is and always was a non-contributing building and is an addition not unlike other features. This is change, and the Board's job is to manage change.

Member Guida said this is a sensitive proposal to the district and improves the appearance of the structure through design. The question is not whether the elements are familiar to the Board, but are about harmony and meeting district standards. Per staff's recommendation, this meets district standards. This is an appropriate use of the balustrade. He is 100% in favor of what is proposed, including the buttresses.

Member Roybal agreed with Member Guida. He felt this was made more complicated than what it is. He was also in favor of approving this per staff's recommendations

Graham Creasey, 2 Placita Rafaela, was sworn in. He explained the alterations had been approved and the main reason for this railing was to maintain it as safe. The edges of the buttresses would be softened from the boxy look. The extension to the left makes it more in proportionate with the portal. The buttresses are intended to match the adobe wall.

Chair Rios referenced the interior railing suggestion made by Member Bienvenu. She asked if he wanted more space to maneuver on the second floor.

Mr. Creasey said no, the smaller deck area had been approved to extend the upper floor into that space. It will no longer be available as a deck.

Member Guida said the design does not challenge the integrity of the building. The guardrail is set inside the parapet and the buttresses appear as a change in plane. Both can be recognized as additions that have occurred. The design intent is to take an awkward building and integrate the upper story with the lower base. The buttresses and railing at the perimeter, step down the height of the building more gracefully than other alternatives. This tends to make the severe massing a continuous step down. It is a strong idea to deal with the awkward property and that should be recognized in addition to Code.

Mr. Creasey clarified that the smaller area will not be usable.

Vice Chair Katz asked Mr. Creasey if there would still be an area to the south of the addition for a similar sized outside deck to the edge of the building.

Mr. Creasey referred to the aerial photo showing area to the left where someone could step out onto that portion of the roof. Having only that part railed would appear awkward from the street.

Vice Chair Katz said instead of a fence, it could be behind a stucco wall and be less disruptive.

Mr. Creasey said building another adobe wall on the second floor would be disproportionate, and an awkward form of massing. It would be more obvious than a fence. The fence will be lightweight in structure.

Ms. Bechtol said they could have raised the parapet around the building but it still is only a 12 foot wall. They did not want that because they want to maintain the integrity

of the historic building even though it is noncontributing. She offered to hide the deck if that were the problem, and the walls would still be within the height limit.

She reminded them she presented several ideas in the initial meeting. The Board did not like the idea where this was only on one side of the building. They decided the railing looks better if completely around the building. She said she appreciates that Member Guida understands what they are attempting with the design. The building is very small, one thousand square feet, and they are trying to improve it.

Vice Chair Katz asked if correct that the railing was moved flush with the east façade and the angle from the street was less visible.

Ms. Bechtol explained looking from the east, the building hides what is on the south, but she wasn't sure why that was important if you are down the street.

Vice Chair Katz said if he is on the street looking at the east elevation, if it is moved flush with the building of the second floor he would see a lot less of the railing.

Ms. Bechtol said it is 3 feet back, and barely noticeable and that would take away the functionality.

Member Bienvenu asked if the applicant had suggested they were agreeable to raising the parapet, instead of having a railing.

Ms. Bechtol said yes, she would agree.

Mr. Creasey said if the first floor height were raised by 3 feet it would be out of proportion and more massive and higher than the neighbors. That makes it more strikingly different than its surroundings.

Member Bienvenu asked if that was a yes, or a no.

Mr. Creasey said they would be reluctant to raise the height of the adobe walls. They are trying to preserve the look of the neighborhood as a whole.

Member Bienvenu thought this design more radically changes the look of the neighborhood and would set a precedent. He was in favor of raising the parapet and not the railing.

Chair Rios asked the length of the front of the house.

Ms. Bechtol replied it is 47 feet. She noted the line of the adjacent houses in a photograph. She thought the railing, because it is more transparent, is a better solution than raising the parapets.

Chair Rios asked Ms. Bordegaray to outline the first story of the house. She agreed with the applicant that raising the parapet makes it out of proportion. She recalls the La Pena house has a roof deck in front. She said this is a really small house and she would leave out the buttresses, but the railing in this does work.

Member Roybal said the Board is trying to redesign. He suggested they move on and either approve or deny the request. The redesigning work is not beneficial to anyone.

Member Guida said he agreed.

Chair Rios said when members have concerns, they have to be addressed, whether you agree or disagree and every case has to have its due process.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn in. She said she was in agreement with Members Katz and Bienvenu. She agreed the railing looks like a fence and is not harmonious with the building and would be noticeably different from adjoining buildings. She agreed because of the setback, a smaller deck to the south would make the railing less noticeable. She favored raising the parapet all the way around.

Chair Rios closed the public hearing seeing no others wishing to speak.

BOARD DISCUSSION

MOTION: In Case 2020-002693-HDRB, 3 Placita Rafaela, Member Roybal moved to approve per staff's recommendations, including the buttress. The motion was seconded by Member Guida.

VOTE: The motion passed by majority (3-2) roll call vote with Members Guida, Roybal and Chair Rios voting in favor and Member Bienvenu and Vice Chair Katz voting against.

Chair Rios added that decks are removable more so than walls. This deck is not huge, and the house is very small.

2. **Case 2021-003611-HDRB. 84 E. San Francisco.** Downtown and Eastside Historic District. John Padilla, agent for Doug Roberts, proposes to increase window and door sizes on non-contributing structure. (Angela Bordegaray)

STAFF REPORT

84 E. San Francisco is a non-contributing single-story commercial structure at the northeast corner of Old Santa Fe Trail and fronting the Plaza at East San Francisco Street. It is directly across the street from La Fonda Hotel in the Downtown and Eastside Historic District. It was built between 1912 and 1930, remodeled in 1949 by John G. Meem, and underwent window alterations on the north and east elevations in the 2000s. It is built in the Spanish-Pueblo style. It has plate glass windows with divided lites. There is no portal across its front. In 2000, the board approved a proposal to widen and lengthen the windows on the north façade and east façade. At that time, the board approved the window alterations with the condition that the panes be divided lites, no larger than 30" in any dimension. The current structure's windows have no divided lite windows making them existing non-conforming to the district standards.

The applicant proposes the following window and door alterations:

North Elevation

1. Remove existing glass entry door, sidelight, and transom window and replace with two larger glass doors. New doors will have simulated divided lites.
2. Remove and replace two north façade windows with larger divided lite windows.
3. Remove and replace entry windows that flank the glass entry door with larger windows with simulated divided lites. New windows and doors will be 2" x 4 ½" profile aluminum storefront with a bronze anodized finish and a simulated divided lite pattern.

East Elevation

4. Remove and enlarge double window on the north end by increasing its height 2'. The width will not change, and the header will remain. The effect will be to lower the exterior windowsills 7" inches from the sidewalk. New windows will be simulated divided lites.
5. Remove and enlarge the triple window on the south end, also lengthening the opening by 2'. No changes to the window widths or headers are proposed. New windows will be 2" x 4 ½" profile aluminum storefront with a bronze anodized finish and a simulated divided lite pattern.
6. Replace awnings in-kind. New awnings will be black and use the existing frames.

STAFF RECOMMENDATION

Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(D) Downtown and Eastside Historic District Standards.

QUESTIONS FOR STAFF

Chair Rios asked if the door dimensions would change.

Ms. Bordegaray showed the existing and proposed door and indicated it will increase in size.

Member Roybal said it would've been helpful to have what had been presented previously with what is being presented. They could see the difference and what was modified.

Ms. Bordegaray displayed the existing east elevation and the proposed elevation. She noted the dimensions were the same on both, but without divided lights. The divided lights were the only change in the new proposal.

Member Roybal asked if that had been a recommendation of the Board. He seldom sees a showcase window downtown with divided lights.

Ms. Bordegaray said the previous proposal did not meet the Downtown/Eastside Historic District standards.

Vice Chair Katz asked if it was also that the existing windows were approved with divided lights and the owner ignored that.

Ms. Bordegaray said that was correct when the windows were approved 20 years ago that was with a condition.

Chair Rios asked if this owner is the same as the owner 20 years ago.

Ms. Bordegaray said yes.

Member Bienvenu asked if Ms. Bordegaray found that simulated divided lights comply equally with Code as true divided lights.

Ms. Bordegaray said it is determined by Code and if the historic contribution of the buildings were likely to have that material. She would recommend replacing true divided lights with the same.

Member Bienvenu asked to clarify whether staff would not recommend them when it is not a matter of replacement.

Ms. Bordegaray said it depends on the structure and its historic status, and whether a primary façade. Code directs replacement being kind of original historic material on a primary façade.

Member Bienvenu asked to confirm that Ms. Bordegaray recommended approval in this case, even though the divided lights are simulated.

Chair Rios added that simulated divided lights are often approved. That just means the mullions can be the same thickness outside as inside, but the divided are removable. But it does look bulky.

Ms. Bordegaray said the muntin and mullions in windows can divide the light and the panes. The simulated doesn't divide the panes and some have different material. Some simulated divided lights are snap-in. There is a range.

Ms. Ramirez Thomas said snap-in, divided lights are often not allowed, simulated are sometimes. She noted that this building is noncontributing, but true divided lights are always preferred.

APPLICANT'S PRESENTATION

John Padilla, PO. Box 22986 was sworn in. Mr. Padilla referenced the question about the difference between this presentation and the previous one. The application is exactly the same and there are no changes to openings or proposed improvements. A bone of contention at the last meeting was the signature on the application. The application was signed by the tenant, but the owner's name was not on the form. The concern was that the previous owner had not complied with the condition for simulated divided lights. A member of the Board requested the application form be signed by the owner and it has been signed and submitted.

Mr. Padilla said he proposed undivided lights in his previous presentation and there was Board discussion about making those divided lights. He went forward with an application for simulated divided lights to try to get the fixed glass to 30 inches or less. Responding to what the difference of the two cases presented is, the Board required the form be updated. It has been. He reminded the Board this is a noncontributing structure. The improvements proposed will allow the tenant to be competitive with the downtown retail market and provide a better display of market. He noted Member Roybal's comment that he did not see a lot of divided lights downtown, and he agrees. He has included photographs of downtown businesses such as La Fonda, among other historic buildings listed as contributing, that have glazing elements greater than 30 inches in any direction.

Mr. Padilla stated his proposal to the Board tonight is for a storefront renovation that would allow simulated divided lights. He said they are staying within the limits of the left and right windows and jams and are not raising the window. It will lower sill height.

He addressed Chair Rios' question and explained the change in the door is to gain the ability to successfully compete in a downtown retail business. A larger opening is needed for two reasons, accessibility and attracting visitors into the store. And this makes it easier and more appealing for the tenant to display their product and people passing by to see that product.

Mr. Padilla said they are here having addressed the issue of the last meeting, specifically the form. Divided lights were not the issue. They actually proposed a simulated divided light.

QUESTIONS FOR APPLICANT

Chair Rios said the packet contains a lot of pictures of the different types of windows downtown. The one closest to what he proposed is at *Things Finer* at the La Fonda. She asked him to describe the mullion dividers.

Mr. Padilla said the width is relative, possibly an inch wide. The photo of Things Finer, shows a 2-3 inch mullion, but it is built up of wood frame with glass inside of it. That is the closest example. The glass goes down to the sidewalk. He thought the divisions of light would probably be no greater than 1/2 to 3/8 of an inch.

Vice Chair Katz said at the last hearing there was a lot of concern about the glass going all the way to the floor. He asked if the glass would go to the sidewalk.

Mr. Padilla said the glass in any of his photographs do not go to the sidewalk. Typically, the sidewalk is a step down of 6 inches. His glass is about seven inches off the sidewalk because of the change in elevation of the outside walkway to the store's interior. He displayed a photograph showing a 5 1/2 to 6 inch grade change in a 3 foot alcove into the store. He said they are not altering the finished floor. The finished floor elevation is from 5 1/2 to 7 inches.

Vice Chair Katz asked why, if the larger windows are important for displaying the owner's wares, the window is blocked off one third to one half. That made him think it was convenient to say this is needed, but it is not as necessary as Mr. Padilla claims.

Mr. Padilla explained the front window has a scrim of all glass with a vinyl adhesive that allows for signage. Retail businesses change in the use and product line is changing.

The product is small jewelry. The intent is so those passing by could see specific items. This product requires larger windows to see into the store by those passing.

He added, to dictate to the tenant that since they don't have large windows now, he doesn't really need them, is arbitrary. The ability to extend or lower the sill height and remove the scrim and have full glass allows more productivity and sales. It attracts more customers, especially in the downtown, walk-by market. Up the street they have an arcade with large glass, and further up there is a large retail glass that harkens back to the old Santa Fe downtown era.

Mr. Padilla said the "why" is because the tenant is changing their product line and needs to expand the visibility into the store.

Vice Chair Katz said almost all of that can be achieved by ripping off the vinyl. The small amount gained at floor level possibly allows a two-year-old to see more. He said he is not impressed.

Mr. Padilla said he appreciates Member Katz's comments, but did not want to design as they go, in the meeting.

Member Guida thanked Mr. Padilla for a clear presentation of what his client hopes to achieve by widening the doors and lowering the windows. And for his explanation of the differences in the last presentation. His question had to do with preferences. The grids don't match. He asked if possible to get the grids more in agreement and still meet the 30 inch diagonal rule, or if he was limited by Code.

Mr. Padilla thought they could modify the right (north window) in the east elevation so the pattern for the simulated divided light will have a consistent rhythm. He wasn't sure the public would notice but that could be modified easily. Nothing else would change other than both elevations would have a similar pattern and rhythm.

Member Guida said that was his only comment. He pointed out that the divided lights bars are called muntins, not mullions. He said he felt the Review Board exists to review exceptional cases. This divided light rule doesn't make a lot of sense downtown, particularly with businesses. He said he would be happy to approve the proposal without divided lights, but others may not be. He cautioned that just following the rules can sometimes produce uneven results. He appreciated that Mr. Padilla saw a way to get more proportioning consistency in the divided lights. That is his recommendation. He said to clarify, he found this to be a silly application of the divided light rule.

Chair Rios asked which pattern of the muntins would be used.

Mr. Padilla said if the Board wanted divided lights, he could take the right hand window of the east elevation and find a pattern, if he can return to staff for approval. He added that he didn't think Packard's, with their large glass display, had been asked why they needed it. They are willing to provide simulated divided lights to meet guidelines if that was the wish of the Board.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed with Member Katz. She hoped if lowered this is tempered glass. She thought the conversion of the doors will make the windows and doors continuous and the door look fake. She found it interesting that Chair Rios brought in a building that is not in the record and would point out references to another building/project should be part of the record. She said you should abide by the rules in every case and if the windows are not under a portal they are to be divided lights. Packard's is probably not divided because they haven't had any changes for a long time. She said the tenant was supposed to do this 20 years ago and she hopes the inspector makes sure it happens this time.

John Eddy, 227 E. Palace Avenue, was sworn in. He asked the Board to exercise caution on the north elevation. The facade has the final Meem woodworking and exposed lentil and what is approved with the windows could continue to erode that character. He strongly disagreed about the eastern façade windows coming down almost to the sidewalk. It will eliminate massing on the wall of the building. All of the buildings on Old Pecos Trail have substantive masonry massing under the windows and the La Fonda Things Finer windows, are book-ended by vigas and corbels. It is comparing apples to oranges. He said people coming from Old Santa Fe Trail will see the character change.

There were no other public comments, and the public hearing was closed.

Mr. Padilla referenced the safety issue mentioned by Ms. Beninato. He said Code requires glazing be tempered. With regard to the lintel, viga and corbel, he has no desire to impact that. The head height of the existing windows will not change and will not be impacted. They actually book-end on the east with the buttress on the corner and they will not be revising that. On the west end there are double columns and corbels flanking the façade. He said Old Pecos Trail was referenced, but is actually Old Santa Fe Trail, when going south. There are a number of businesses with full glass, undivided glazing to the ground. Regarding the comments about preserving the Meem corbel beams; all of that will be preserved and there is no desire to downplay that importance. Regarding massing, his application provided a massing study of each elevation. They are far below the maximum open fenestration allowed by the Land Use and Historic Districts Code in each elevation. They have not decreased the master window or the fenestrations on the north or east elevations.

He said he wanted to take time to respond to those statements because often the comments are taken as true. He wants the Board members to know what the applicant has done, and he could show them the studies.

Chair Rios asked to see photos on Old Santa Fe Trail. She asked Mr. Padilla how many inches he proposed to extend the length of the windows.

Mr. Padilla explained the dimensions of the existing sill to the sidewalk and said they will drop about one foot, four inches to the glazing.

BOARD DISCUSSION

Vice Chair Katz said he heard Mr. Padilla say he is changing the massing ratio, but was still within the rules. He suggested the Board walk down the street on Google Maps.

Ms. Bordegaray offered to show some of the photographs.

Ms. Ramirez Thomas displayed the Google street view.

Mr. Padilla offered his photographs.

Chair Rios asked to look at Google going from the Plaza.

She said she could see both Mr. Padilla and Member Katz's points. From the inside you might be on the floor, but not from the outside.

Vice Chair Katz said that is what is relevant.

Chair Rios asked Mr. Padilla if he would consider not going as far down so there is more wall instead of a lot of glass. They could do as presented on the north side.

Mr. Padilla said he wanted to hear the desire of the Board. His client has been clear that what was presented is what he prefers. That puts them at the finished floor and approximately 7 inches from the sidewalk. He reminded the Board the grade change on Old Santa Fe Trail is almost 3 feet as you go down. He said to maintain a level sidewalk is impossible. Comparing other windows relative to this is not an equitable review because of the sloping grade. His client asked that the windows be considered as proposed.

Member Guida said as a point of order, the Board is on hour two of the second of 17 cases. He pointed out they are reviewing material that the applicant has presented to the Board and public in terms of process. He thought it unfair to the Board, the applicant

and the public to review the material over and over again. He noted that Mr. Padilla showed the Board in the last meeting with the idea of lowering the sills, which the Board moved forward with. He said he would suggest strongly the Board move forward with the ruling as proposed. He offered to make a motion.

Member Bienvenu commented this was a continuation of the last discussion. This addresses the concerns voiced last time, which were twofold. First that the proposal was nonconforming as to district standards. Second, what was required of the applicant by the Board in the last hearing, which was divided lights. This proposal adequately addresses those two concerns. It isn't perfect but the whole downtown area has a wide variety, including traditional plate glass window storefronts. This will not harm that and is similar to Things Finer. It is difficult to prohibit something this close to what is surrounding it in the downtown area.

MOTION: In Case 2021-003611-HDRB, 84 E. San Francisco, Member Bienvenu moved to approve the application as recommended by staff and as established by what was submitted. The motion was seconded by Member Roybal.

Member Guida asked a friendly amendment that the applicant submit to staff for approval, revised muntin patterns that even out the proportions of divided lights.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by majority (3-1) roll call vote with Members Bienvenu, Guida and Roybal voting in favor and Vice Chair Katz voting against.

Chair Rios said she knew some of the Board members were getting frustrated, but they have a lot of Board members with different viewpoints. She feels every viewpoint should be heard. Board members are dedicated, and all look at and evaluate cases in different ways.

H. NEW BUSINESS

1. **Case 2021-3844-HDRB. 1160 Camino De Cruz Blanca Telecommunications Facility.** Historic Review District. Gravity Pad Partners, LLC, Agent for AT&T/FirstNet NML0255, Applicant, proposes to install new telecommunications facilities at the St. John's College campus, located within the Historic Review District. The proposal includes a sixty-five foot (65') monopole tower and associated ground equipment. The Applicant seeks approval under Sections 14-5.2 and 14-6.2(E) and

requests a waiver to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c). (Nicole Ramirez Thomas)

Member Guida recused himself from hearing this case.

STAFF REPORTS

Attorney Paez said they have a guest planner so she would start the presentation. This is a new application that has been submitted. This went to Planning Commission and has been reviewed by Dan Esquibel, Senior Planner as well as Ms. Ramirez Thomas. In addition to Mr. Esquibel's staff report, Ms. Ramirez Thomas will provide a staff report through the lens of Section 14-5.2.

Mr. Esquibel provided the following staff report:

Gravity Pad Partners, LLC, Agent, for AT&T/FirstNet NML0255, Applicant, requests approval of a new telecommunication facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review Overlay. The facility would be located at 1160 Camino De Cruz Blanca, off the east end of the St. John's College parking area. The base station design before the Planning Commission is the second design iteration. The first design was presented and denied by the Historic District Review Board (HDRB) on August 11, 2020. The first design was a 75' high mono-pine tower and related equipment. The Applicant has now filed a second application with a new design that consists of a 65' high monopole design tower, open antennas and related ground equipment. The tower will be set back approximately 72 feet from the north property line. As set forth in Subsection 14-12.1, telecommunications facilities are defined as follows:

> TELECOMMUNICATIONS FACILITIES The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunication services.

QUESTIONS FOR STAFF

Chair Rios confirmed that all of the power poles shown in the demonstration were in Santa Fe. She understands 4G has a lower signal and a higher pole and 5G has a higher signal, but what about the height.

Mr. Esquibel said the hearing is not to approve telecommunication on frequency, however, 5G is a higher frequency but there are low and mid-band ranges. He provided

T-Mobile as an example whose 5G is 600 MHz but doesn't carry any more bandwidth than 850 MHz LTE. The download and upload speeds are much the same. The carrier's choice may depend on a larger antenna with multiple antennas within each panel. The higher bandwidth has a smaller antenna, but he hasn't seen any in Santa Fe.

Vice Chair Katz referred to the slide showing cell cluster. He asked if the areas of heavy cell concentration would require more antennas and towers.

Mr. Esquibel said that will happen when a tower reaches capacity. There are only so many frequencies an antenna can hold, and the tower can only hold so many antennae and the channels are broken up. Towers are providing service to the internet, computers, smart phones, heart monitors, etc. and that uses up more frequency and requires bandwidth. The result is dropped calls and other issues. And there will be more requests for capacity and another tower location to maintain the service.

Vice Chair Katz confirmed the circle in yellow is expected to have more antennas than other areas. He mentioned the discussion to put 5G on existing telephone which could provide many more antennas. He asked if that is possible.

Mr. Esquibel said the question is hard to answer because Chapter 14 subdivisions require that all utilities be on the ground. The existing subdivisions with power poles, may be candidates if they meet requirements of the service needed. However, the newer subdivisions are required to have all utilities on the ground.

Vice Chair Katz said the Board concern is about downtown, not new subdivisions.

Mr. Esquibel thought it will depend on what service the carrier wants to provide. He explained the differences in antenna needs and that it is up to the communication carrier and their technology what supports that frequency. It is different for each carrier.

Ms. Ramirez Thomas said she would present her staff report and some public comment letters. She requested hearing public comment prior to Board discussion.

Ms. Ramirez Thomas presented the following report:

Gravity Pad Partners, LLC proposes to construct a telecommunications facility on the St. John's College campus in an effort to improve services to the college and its students, as well as the surrounding roads and neighborhoods. The facility is proposed to be a 65-foot-tall monopole with open antennas and associated ground equipment. The location of the pole is proposed to be 72 feet south of Camino de Cruz Blanca. The proposed facility would provide emergency services through the AT&T/FirstNet network for first responders and would accommodate the collocation of other FCC wireless carriers in the future.

The Applicant submitted a previous application that was denied by the HDRB in August 2020. The Applicant submitted this new application on September 16, 2020. In the new application, the Applicant initially proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage." The proposed telecommunications facility would also include an equipment enclosure at ground level, with dimensions of 72" by 102".

Because St. John's College is listed on the National Register of Historic Places, the Applicant has been working with State Historic Preservation Office (SHPO) of the New Mexico Department of Cultural Affairs to complete the process required by Section 106 of the National Historic Preservation Act. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party; and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.

Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65 feet, changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed tower would look like from a variety of vantage points. On February 11, 2021, after reviewing the photo simulations, the SHPO formally concurred with the Applicant that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design. The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.

The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City. On March 19, 2021, the Applicant submitted revised plans, reflecting the reduced 65' height and revised monopole design. On July 1, 2021, the City Planning Commission approved the application and adopted written Findings of Fact and Conclusions of Law.

Provided below are the following: requirements for review of telecommunications networks, relevant definitions, a summary of Current Planning staff-recommended Conditions of Approval to the Planning Commission, and responses to the request for waiver as they apply to the Historic Districts.

The Planning Commission packet and the Commission's Findings of Fact and Conclusions of Law are available in the packet. She reviewed the Planning Commission conditions placed on approval; waiver to the height with consideration of the 5 exception criteria in Chapter 14.

Ms. Ramirez Thomas stated she prepared an analysis to show her consideration of whether to recommend the project or not. Although it exceeds the height, the ordinance would not anticipate this as part of the streetscape, but it fills a gap of need for telecommunication. A full range of design options have been presented. She believes 65 feet is definitely the shortest the tower can be in this area to receive coverage.

STAFF RECOMMENDATION

Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application for its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(F) Historic Review District.

She offered to review photographs and asked to share a couple of public comments. Kevin Winner is present as requested by the Board to address the reason for the choice of location and tower preference.

Attorney Paez agreed hearing public comment first was a good idea, but first they should hear from the applicant.

APPLICANT'S PRESENTATION

Sean Milks and Kevin Winner were sworn in.

Mr. Milks at 205 Tierra De Corrales, Corrales, New Mexico, said he and Mr. Winner came before the Board last year with an 80 foot monopine design. After meeting with neighbors several times as well as others in the area, they have looked to find if there is a better site. He and Mr. Winner have built quite a few sites. They want to build the least obtrusive site that works for all the carriers. Per the ordinance they have to build one site that can accommodate all the carriers and police, fire and the City. After several discussions with the State Historic Preservation Office (SHPO) they decided on a shorter 65 foot monopole. It is considerably smaller but still has to be above tree level for coverage to the campus and trails and homeowners. The nearest site is a mile and half away and this is the best location for the carriers.

Mr. Milks said they have hired an architect, used a drone and are working diligently with SHPO and St. John's College. The Los Miradoras neighborhood has complained but the location of the tower would be seen only by 8-10 residents from their back porches.

He said they understand this is in the historic district and no one wants to see this tower, but the community cries for coverage to be provided. He offered to answer questions after Mr. Winner talked about the design.

Keven Winner addressed the design characteristics and the design they feel is the best for the carrier. The monopole offers the most flexibility for the carriers. The Board will have input on the color, typically galvanized steel, or a blue tower offset against the sky. The pole can be painted any color or design to blend in. Also, the feature is a closed mount design for antennas. Mounting the antennas closer to the pole could provide a streamlined design and less horizontal footprint. That allows them to build a shroud design around the antennas to block some of the white creating a more unified design.

They have also proposed screening equipment on the ground for minimal footprint and less noise. They are open to any type of screening and will landscape. They would be happy to work with the Board and community to find the least obtrusive design.

PUBLIC HEARING

Chair Rios asked if all the speakers could be sworn in at once.

Attorney Paez suggested swearing each person individually and limiting speaking to two minutes. They can circle back to the written public comments.

A speaker by the name of Steve was unable to be heard due to technical difficulties.

James Howard, 1201 La Rambla, was sworn in. He asked if there will be a clause in the ground lease if new technology allows the removal of the tower. If so, will there be a remediation bond or letter of credit guaranteeing payment. Also, he asked the term; how large the ground lease is; and how many towers can be put on the lease.

Chair Rios suggested the applicants take notes and all of the answers be given after public comment.

Mr. Howard wanted to know if the first two questions could be answered now.

Attorney Paez recommended people direct their questions to Chair Rios and they will circle back to address the questions.

Cesar Cervantas, 6 Esquina Road was sworn in. He is the Director of Student Life at St. John's College and spoke about safety concerns in an effort to get this passed. He oversees an on call system and his staff with regularity is unable to communicate with students or staff who are on or off campus. Connectivity is lost. He provided an example

of a situation with a student with a mental health crisis unable to connect with a staff member on campus. He implored the Board to approve this to increase the health and safety of the students and the community who also comes on and off campus.

Christine Guevara, 26 Camino de Verdad, was sworn. As the Director of Health and Safety at St. John's College, her safety concern goes beyond the student body. Staff constantly hears concerns from the parents of students about cell coverage. They are dissatisfied that the students most likely will need to leave the campus to find coverage. The campus is open to the community to enjoy the bookstore, coffee shop and hiking trails so, the community is also reliant on coverage.

William Bruno, 2357 Botolph Road was sworn in. He has lived in Santa Fe since 1990 and received a grant to study the effects of microwaves on rats. There are other safety issues. The IARC (part of the World Health Organization) classifies cell phone microwave radiation as a class 2B possible carcinogen. He understands they are only to address the aesthetics, and he likes the design of the tower. But people should be aware of what they are being exposed to and that should not be hidden. Also, the shrouds look ugly and either way it is a terrible thing. The campus could have their own cell phone install and that wouldn't need a cell tower to do that.

Noah Roen, 1621 Camino de Cruz Blanca was sworn. He thanked the Board for their service. He graduated from St. John's and lives up the street and is interested in several things regarding the safety issue; why doesn't the campus have a better Wi-Fi system; why are there no hard wired phones but instead a cell tower; why not locate the tower in the middle of the campus instead of the outskirts. He suspected the location is because St. John's didn't want the tower anywhere on campus. Also, why couldn't this be camouflaged like the church, where you can't even tell there is a cell tower. This will be a jumbled mess of antennas. He would love better coverage but hopes it can be camouflaged and, on the campus, so it doesn't affect the skyline.

Malcolm Morgan, lives on St. John's campus. He is a senior resident for the College and oversees student safety. They have a lot of community events, and he is a concerned parent of a foster kid. He had an experience where he had to call CYFD because he thought his child was missing. The child was a building away and simply did not receive his text. He asked the Board to consider the safety of the students and the community. There are many different kinds of safety concerns, including habitat. The campus is in the mountains. He also experienced inability to post an alert about a bobcat.

Nicolle Jensen, 1621 Camino de Cruz Blanca, was sworn in. She said St. John's doesn't want this pole on their campus. The location proposed doesn't impact anyone going in or out of the campus, but people in her neighborhood will see this every day. She found it baffling this would be considered in her neighborhood and upsetting that St. John's wants to offload this. She said it is St. John's responsibility to pay for phone lines

and provide Wi-Fi. This pole will only increase coverage by 10%. That is not a compelling reason to add a structure that impacts the neighborhood. She said the 6-0 vote Mr. Milks referenced was with the specific commentary that it was going to be reviewed by the HDRB.

Hannah McCaughey, 2214 Wilderness Meadow Road was sworn. She said she will drive by this tower every day and the tour bus will too. She reminded them that the trees in this area are an average of 20 feet and the tower is 65 feet, but they are hearing it "peeks" over the trees. She said the photograph shown is a huge lie and a realistic photograph should be shown. And she objected to the comment that the tower would face the back of Los Miradores; it faces the front for many neighbors and directly blocks their views.

Ruben Romero, 1229 Loma Vista, Espanola, was sworn in. He has worked as a public safety officer at St. John's College for seven years. He handles numerous emergencies and is concerned about the lack of service and Internet. Every second counts in an emergency and it is terrible when you are unable to render aid immediately. He asked that the cell tower be approved.

Stefanie Beninato, PO Box 1601, Santa Fe previously sworn, said she is opposed to the cell phone tower. She agrees St. John's is remiss in not providing their students Internet and Wi-Fi service and it should have been provided 15 years ago. That the cell tower is 400 feet from the campus but only 100+ feet from residential property says a lot. St. John's wants the money and for everyone else to pay. They don't want to see the tower. She said it would be appropriate to build a water tower behind the campus for the tower to be hidden. The college is not being a good neighbor and placing the tower by the trail is contradictory in terms of the beauty of the trail and the ugliness of the tower. She isn't confident cell/communication companies care about anything but their own technology or income. She said Comcast had a resolution that if more broadband was put in town it had to be on streets of a certain width. But they ran a line down a 10 foot alley in violation of the City ordinance.

Madeleine Carey, 1674 Camino de Cruz Blanca was sworn in. She is the daughter of a Johnny and a landlord. She supports the analysis reflected by the proposal; the College is offloading their responsibility onto the neighborhood. This project doesn't improve safety or work from home connectivity for her. It is a rub to have to deal with the visual impact of the tower. She said there are facets of the modern world and safety concerns that cannot be mitigated without connectivity, but that should be a communitywide concern. Asking a neighborhood to bear the brunt of the visual impact of the cell tower with what appears to be no plan to improve the neighborhoods connectivity, it is a rub. There are a lot of alternative solutions. Everyone has to make sacrifices for this. She added that she also raised concerns at the Planning Commission about the final tower design being negotiated with City staff. That concerns her.

Robert Snow, on Calle Resplendor in Los Miradores was sworn in. He has attended all of the meetings and the tours and looked at all of the proposed site. He is still in shock the developers came back to the same site, closest to Camino Cruz Blanca. The developers told him there were sites closer to St. John's more off the trailhead and further from Cruz Blanca. St. John's staff and students deserve safety and cell service, but the bottom line is they don't want the tower near their campus. He asked that the Board unanimously reject this site.

James Polk, 736 Calle Resplendor, was sworn. The Los Miradores Board submitted a letter to the Historic Review Board. He asked that it be read into the record by Ms. Ramirez Thomas. He said granting the developer the right to build the tower gives them the opportunity to create a substantial and lucrative income stream. They can continue to add multiple users to the tower and later monetize that. The lease should have a clause to remove and remediate the tower if technology changes. He also doesn't feel that St. John's has worked in good faith with the Los Miradores Board. It is clear that the administration and faculty at St. John's doesn't want this on the campus. The Board should also know that the land Los Miradores is on belongs to St. John's College.

Richard Groenendyke, 1128 West Ridge Road, was sworn. He had three things he asked the Board to consider. First is the public safety. His house backs up to the trails and in an emergency on the trail the first responders need to be able to locate the person. Cell service has been so poor for many years, and he has to walk room to room to find cell reception and he has many dropped calls. Both he and his wife graduated from St. John's, and he is on their board of directors. The poor cell reception is a disincentive and embarrassment for the kids attending St. John's. The reception isn't just for convenience; female students who walk the campus are unable to contact someone in an emergency. That makes it a serious safety issue. Lastly, he asked that the Board balance the public and private rights. What the Los Miradores neighborhood is saying is about aesthetics. No one wants to see a cell tower. He said we have been trying to get one since 2009 and this is probably our last shot. He asked the Board to keep those things in mind when making their decision.

Steven Durkovich, 1607 Camino Cruz Blanca was sworn. They have submitted a written presentation he wanted to be read into the record. He summarized the letter by saying the neighborhood has no argument that St. John's needs Internet communication. Their position is there are better ways than what is proposed. The only difference in this application and the application turned down by the Board in August is the tower height is 65 feet opposed to 75 feet. There are communication facilities at St. John's Church and at the City constructed by AT&T serving the same function. They recognize the problem but feel there is a better solution. They have a presentation that shows St. John's Church and Hotel Santa Fe [tower] is completely camouflaged. AT&T has done this before and can do it here. He said he has offered assistance to St. John's to construct something

less obtrusive. He noted that Ms. Ramirez Thomas stated the application was live since September 2020. That application was filed incomplete and the City informed Gravity Pad and asked for more information. They waited six months and the application was completed on July 7 this year and is the first his neighborhood knew of this. They need more time to work with St. John's and think they can resolve the issues.

Chair Rios closed public comment. She asked that Ms. Ramirez Thomas to read a summarized version of the letters into record.

Ms. Ramirez Thomas read a letter from James Snow who is on the Los Miradores Board. The letter is attached as Exhibit 1.

Ms. Ramirez Thomas read a letter from Mr. Steven Durkovich, The letter is attached as Exhibit 2.

BOARD DISCUSSION

Chair Rios said she appreciated everyone's comments. It is undisputed that better telecom service is needed. The big questions facing the Board is what the visual impact will be; if the location proposed is the best location and if there other alternatives. She asked Ms. Ramirez Thomas to display the exhibits that show the monopole by the trees. In a comparison of height, the La Fonda Hotel is 65 feet high and about the same height as this monopole. She thought the exhibits were different in the presentation. She asked if staff noticed if the height of the trees appeared the same as the pole.

Ms. Ramirez Thomas said the photograph may have been taken from one perspective on the streetscape. The pole did appear higher, and the perspective makes it appear the trees are a little closer to the height of the pole.

Mr. Milks explained that they fly a drone at exactly 65 feet and take pictures from different locations. Some are closer than others and at different vantage points. After the picture is taken, they note the location of the drone and implement the photographs so if you were standing in that location, that is what you see.

Chair Rios asked Ms. Ramirez Thomas if she agreed the greatest impact is on the neighborhood and not St. John's College.

Ms. Ramirez Thomas said her personal opinion and evaluation of the packet material, is the greatest impact is to people walking the trail. The tower is quite a distance from the College buildings and SHPO determined an adverse impact on the college as a national register property. In regard to Los Miradores, she was sure it would be significantly visible but had not evaluated impact in the same way as at the College.

Chair Rios asked to see Exhibit 10H and 10J. She asked if Mr. Milks agreed with the comment that coverage will only be increased by 10 percent.

Mr. Milks said he did not. The coverage will be significant covering 99% of the College and a significant increase to the neighborhood. Most importantly they will have line of sight and ability to offload calls and communicate with the College.

Chair Rios confirmed that Mr. Milks' plans were to collaborate with other service providers. She asked in what area their antennae would be attached.

Mr. Milks said each carrier will have 10 feet of space below the existing array of antennae.

Chair Rios asked the number of carriers that could attach.

Mr. Milks said the design is for the four FCC wireless carriers, AT&T, First Net, Verizon, T-Mobile, and Dish Network. All will have local, state and fire, police etc. and includes existing Wi-Fi companies that want to be in the neighborhood

Chair Rios asked if Gravity Pad had presented this location in their last hearing.

Mr. Milks explained they did but it was for an 80 foot monopine. He said SHPO did say that would have an adverse effect and after speaking with SHPO they are discussing parallel to the hearings, an MOA (Memorandum of Agreement) with SHPO. They also understand the desperate need for a site. They understand no one wants to see the tower and this is the absolute best location for all of the carriers, and it is the best equipment.

Chair Rios asked if Gravity Pad had discussed with St. John's College the possibility of putting the tower in a less obtrusive location on campus.

Mr. Milks replied they discussed less obtrusive when they met with everyone. He has been working since 2009 to find a solution and has looked at every rooftop, the water tanks, etc. This is the location his clients say will work for their network. Locating the tower somewhere else will not work. He said he personally built and designed the one at St. John's Church and the Hotel Santa Fe site and if he could design the same here, he would. People keep saying there are other solutions, but in the 12 years he has been doing this, no other carrier has tried. They know what they are up against with the scrutiny.

Chair Rios said obviously the coverage is lacking. There were a lot of comments from people on the safety issues at the College and the need for service. She asked Mr. Milks how bad the issue really is.

Mr. Milks said it is horrible. This is the worst he has seen in the entire state. People come to him because he has been doing this for 24 years. We are actively working with carriers to fill spots in Ruidoso and Carrizozo, and this is the worst spot and has a dense population. He said FCC carriers are not going to spend $500,000 to cover an area blocked by a tree.

Chair Rios said she read in the packet they would revisit the tower in a three-year period.

Ms. Ramirez Thomas didn't recall that.

Attorney Paez explained approvals do expire if work hasn't started within 3 years and it is a normal zoning approval expiration provision. She thought it might have been in the Planning Commission Findings and the Staff Report.

Chair Rios asked if approved by the Board would the provision apply.

Attorney Paez said once development starts, and permits are received it is a vested right for the company to continue. However, if they are unable to complete reviews and obtain permits, then it could expire. Under federal law, the City does not have the authority to prohibit or do anything to effectively prohibit, coverage. Some local federal courts have looked at a two-prong inquiry regarding if the City prohibited coverage. They look at what the significant gap in coverage is and secondly if this is the least intrusive means to fill that gap. Courts allow you to consider a lot of factors such as location, how many customers are affected, the dropped call rate, ability to provide service outdoors, indoors, etc., and if service is appropriate. They have to keep in mind the mobile technologies, etc.

Attorney Paez said regarding significant coverage, the applicant does not have to show the tower will fill the exact gap. And City ordinance requires the developer to provide opportunity to co-locate and encourages a facility/structure that will coordinate with future carriers. Regarding being the least obtrusive, consideration is if the height, location and design are what is best.

Vice Chair Katz agreed there isn't a question about the need for service in the area or that they want the ability for all the carriers to add an antenna. He asked on the question Mr. Durkovich raised on filing a new application, if that is a legal impediment.

Attorney Paez explained the application was filed in September 2020 and this is the second application. The City has an obligation to begin processing written requests to build telecommunication facilities. Once an application is received, staff responds with a list of items to complete the application. Basically, that stops the clock. One item in Mr.

Esquibel's letter was that the applicant had to respond to the height waiver criteria and the considerations of the Historic Districts' ordinance. In the interim the SHPO process commenced, and the applicant agreed to further toll the time period for the City's processes to try to obtain SHPO approval or finding of no adverse effect, etc. SHPO required a MOA before FCC could move forward and the applicant requested to proceed with the zoning review, so the City started work on the application again. About that time there was a Planning Commission packet exhibit letter dated in June. The applicant submitted additional application information in response to requests.

She thought this would be processed as a single application. It is not typical, and they are using the September 2020 application to process through a separate case number for the Planning Commission. This Board will have a different case number for review for tracking and permitting systems. This is one application requiring review by both the Planning Commission and HDRB and is being treated as a second application.

Attorney Paez said there isn't anything to stop the Board from proceeding with the case tonight.

Vice Chair Katz asked on the search area if there is a graphic that shows the range of search.

Mr. Esquibel indicated the search ring was included in everyone's packet.

Vice Chair Katz said the real question is if there is an alternative location. He doesn't believe this is the only site an antenna can be placed.

Mr. Esquibel showed the search ring around the coverage.

Vice Chair Katz said the testimonies from St. John's made clear the importance. He asked why something like a St. John's Methodist Church chimney couldn't be done on a St. John's building.

Mr. Milks pointed out there is a mountain to the south of St. John's College.

Vice Chair Katz pointed to the search ring and stated he was telling them that is the search ring, and it includes St. John's buildings.

Mr. Milks explained St. John's College has 250 acres of land and Los Miradores is also part of the search ring. They were asked if they wanted the tower in their community and had responded, "no". He said we have had this discussion of whether there is a better location.

Vice Chair Katz said St. John's wants this. The City and SHPO need to sit down with St. John's and suggest a chimney on one of their buildings similar to St. John's Church. It takes a little negotiation and maybe a little pressure on St. John's, but that hasn't been explored.

Mr. Milks explained it *has* been explored. There is a coverage objective, and his clients will not meet the coverage required on a roof top. He added they went through 9-10 locations, and he is working with SHPO.

Vice Chair Katz asked to see the search ring and to see within that, what would meet coverage. He asked if someone was present from St. John's as he had requested. He said obviously there are alternative sites, but the problem is St. John's College won't say yes. They need to talk with them.

Mr. Milks said we are working with SHPO. He said he was trying to explain that AT&T has looked at every rooftop. If he told AT&T tomorrow that the site for the monopole was not approved, but it can be on a rooftop, AT&T would not build it. It does not work for their network and technology.

Vice Chair Katz asked if he were saying that this is the only possible site to place the tower that would work.

Mr. Winner replied, no, we can put it across the street in Los Miradores.

Mr. Milks added that they gave the homeowners association several locations in and around the area that would work. The neighborhood didn't like any of them.

Vice Chair Katz asked for an explanation of the legal requirements of the MOA.

Attorney Paez said the applicant had requested to proceed with zoning and review and the MOA is a requirement because of a finding of adverse effect. Provisions will have to be incorporated between the FCC, SHPO and the applicant and the City has consulting party status, so they do have a voice. Mr. Esquibel's strategy was to recommend placing conditions on the approval. She recommended the Board follow the recommendations approved by the Planning Commission, with the same conditions.

She said this is conditioned to ensure the ordinance is met in some type of aesthetics. The MOA provisions require the visual impacts of the tower, antenna, and ground equipment be minimized as required by ordinance. Acceptable methods include screening, camouflaging, concealment, color that would conceal size, and location.

Attorney Paez listed options for the Board to consider; recommending approval with a specific condition; or deferring to the MOA reached with a recommendation of what the Board prefers. Or not approving the project is also an option.

Vice Chair Katz asked for clarification of what adverse effect means.

Attorney Paez said St. John's College is a federally listed property and they have to rely on the letter by Andy Wakefield from the Department of Cultural Affairs. The letter states SHPO found the tower an adverse effect to the National Register listing because of inconsistent design with the property's setting, including its architecture and landscape design. The letter further recommends determining whether the tower design, or location can be changed to a no adverse effect. If not possible, they recommend having an MOA between the applicant and a proponent to resolve the adverse effect. She wasn't sure of that status.

Vice Chair Katz said if there is an adverse effect on St. John's, it is certainly the same on the whole neighborhood. Some will see it more. The real issue is if there is an alternative location. He said he was not comfortable that the company who would build this and make money on this, was saying this is the only site that will work. People mentioned St. John's didn't want to build on campus, but St. John's is who is missing here. They can solve this problem and remove the adverse effect by placing the tower on their buildings that are tall enough on campus.

Vice Chair Katz thought the Board didn't have the information to make a decision.

Mr. Milks said there are information studies; if the Board needs a letter from AT&T to say if this isn't built they will not build any others… he said it is too low and if it doesn't see 246, there is a capacity issue, and the coverage objective would not be met.

Vice Chair Katz said the height on the buildings at St. John's could be made the same height. It would be higher up the hill and they could build a chimney or something.

Mr. Milks asked why he would build this at St. John's Church and at Hotel Santa Fe and not do the same thing here. He thought that Member Katz didn't believe him because this is a business. He said," I would go through the path of least resistance. Do you think I want to be here at 10 o'clock at night arguing." He said this is the only site and if not approved, he doesn't know what else to do. They cannot go anywhere else.

Vice Chair Katz replied, maybe we just shouldn't have service up here.

Mr. Milks said that is fine, but that would be a disservice to the College, and everyone that is begging for coverage. He said he understands no one wants to see the tower, but he can't make it invisible. They will build a tree, or a windmill, or shade it; they

hired a local architect to come up with designs. People scoffed at them. They will do whatever the Board wants, but it will not get approved by the client unless it is in this general vicinity.

Vice Chair Katz said his client is not the only cell provider. There may be another provider willing to do it.

Mr. Milks said everyone needs coverage and the carriers are begging for this to be approved so they can co-locate. No one wants to do this; argue at 10 o'clock at night and be called in question that they are lying about this being the only spot. He said our RF engineer is telling us we cannot build here.

Chair Rios said Mr. Milks indicated it has to be "in this general area". She asked if the tower could be moved and how far, that it wouldn't be as obtrusive.

Mr. Milks said he and Mr. Winner met with a group of those opposed on site and looked at 2-3 different locations a few hundred feet away. None of the other sites were approved and no one liked the architect's designs. They told him, "If you don't move it we will take you to court."

Member Bienvenu thanked the concerned citizens, neighbors and St. John's representatives and said their perspective was helpful. He also appreciates the applicant's efforts to try to find a solution so many times. He understands the frustration. He said he wasn't sure the public adequately appreciated the limitations for the City to regulate regarding the Telecommunications Act. Recent FCC guidance has made it very difficult for municipalities to apply ordinances to protect aesthetics and other concerns and the City is limited here.

Member Bienvenu said as a Board we are even more limited and only have authority through the City's ordinances. The ordinance is specific about what is needed to approve an application. That may be even more restrictive than the federal requirements and the Board must approve according to the ordinance. There are two issues: whether all alternatives have been considered, and if the waiver criteria for height exception have been met by conclusive evidence presented by the applicant.

He shared the frustration that this is St. John's property, which until now had never appeared or submitted their position. He said there is no one from St. John's here to answer key questions; are there alternatives on campus that would work but were rejected by St. John's. He recalled in previous meetings there were aesthetic reasons the student body and administrators did not want the equipment near their dormitories. There was no one present from AT&T on what they require. He would like the opportunity to ask why this is the only location and something less is not acceptable.

Mr. Milks noted there was someone from St. John's College who could answer questions.

Member Bienvenu said that was good. He asked to clarify if he heard Mr. Milks indicate some campus buildings could possibly be used to place equipment that could be hidden. He asked if he was saying nowhere on campus would provide sufficient coverage.

Mr. Milks said coverage would not be sufficient. He noted on the statement that the College would not approve equipment by the dorms because of aesthetics, that was in 2009 and 2010. The request was for a 45-foot monopole on the hill before site 246 was built. Technology was 2 and 3Gs and use capacity was a lot less so coverage was different. That was before Snapchat, Instagram, and Netflix, streaming, etc. now 11 years later he was told by the RF engineer what area the tower has to be in. He explained the process was he went to every spot and got exact coordinates. There were 9 to 10 locations in an earlier presentation. That information is sent back to the engineer who runs studies one by one. The only sufficient places are before the Board now.

Mr. Milks said they can jostle the design, but if they were to lower the tower to 45 feet it would technically not be co-locatable and violates City ordinance. No carrier could be at 25 feet and meet their coverage. He said they are trying desperately to build one site as small as possible to accommodate everyone.

Member Bienvenu asked to confirm that Mr. Milks testified this is the only location that will *technically* work, not just the only location that St. John's College will approve on their property.

Mr. Milks said that was correct.

Member Bienvenu said that satisfies for the record that there are no other alternative locations. That leaves alternative designs and Mr. Milks has said he is open to alternative designs and currently negotiating an alternative design.

Mr. Milks said if this is approved tonight, Gravity Pad and SHPO with the City as a consulting party will meet. They will be as flexible with the design as possible.

Member Bienvenu said that is both good and bad because the Board doesn't know what they are approving. Height doesn't seem to be an available option and he heard Mr. Winner suggest sheathing. The ballpark has a light 65 feet high used as a cell tower that is sheathed.

Mr. Milks said that is made out of fiberglass and covers the antennae. He was willing to put that on site and it could be a condition for the other carriers to ensure everything matches.

Member Bienvenu said sheathing on the tower at Fort Marcy isn't a lot thicker than the light pole. He asked if the antennae, as drawn, had to be that large.

Mr. Winner said a different antenna arrangement could be done that will minimize the separation but will still be a 7 foot diameter circular shroud.

Member Bienvenu said the Board has to find that all exceptions have been conclusively demonstrated to authorize that height. He couldn't see how this doesn't damage the character of the district with the finding by SHPO. There is no room to overcome those findings. He is stuck because the Board has to make those findings, but isn't sure that would stand up in court.

Attorney Paez explained if a certain factor in the ordinance conflicts with federal law, the federal law would preempt that rule. Federal law says the City cannot prohibit the provision of coverage and the City's interest is to follow that.

Member Bienvenu said that was helpful.

Chair Rios asked if Member Bienvenu had a question for the St. John's representative.

Member Bienvenu said he didn't and was fine with the record. It might be helpful if the representative addressed the issue of whether the college rejected other locations.

Christine Guevara, Executive Director of Campus, previously sworn, said the locations were rejected based on the inability to meet technical requirements. The entire community of St. John's will also see this large antenna. Visibility may be even more than that of the community. The College recognizes this won't be pleasant but are willing to sacrifice because of the importance to the community. Other sites were not rejected by the college for any aesthetic reasons. The sites just did not work for the technology.

Member Roybal said he appreciated everyone's testimony and input and he found this hard. The Board is about design, streetscape, and exceptions, none of which have been met. There were quite a few other design options that were not presented. There is definitely a need and he appreciated everyone who participated tonight.

Vice Chair Katz said his question was if St. John's was willing to have an antenna enclosed and disguised in one of the buildings.

Ms. Guevara replied absolutely. That was their hope when originally approached that one of the buildings could work and the antennae could be disguised. They were just as disappointed as the community it wouldn't work, but they are willing to compromise.

Vice Chair Katz said he appreciated her answer and found it helpful. She has made clear that St. John's would have been happy to have it anywhere on campus.

Chair Rios said Mr. Milks had mentioned the proposed tower had to be in the general area. She asked if it could be moved somewhere less obtrusive.

Mr. Winner said it is proposed at the east edge of the parking lot. Other locations are across the parking lot to the south, which is 5-7 feet lower, or in the trail system off a gravel road to the east. That would put the tower closer to the homes though. Those three locations would meet the objectives.

Mr. Milks said previously on historic sites they were most successful when everyone went to the site and there was compromise on the solution. He recommended approving with conditions as they have done in the past. One condition could be to get SHPO to approve this, without which they cannot pull a building permit. If approved tonight with conditions they could set up a meeting and physically visit the site, discuss and find a resolution with compromises.

Chair Rios said it sounded like, depending on the action of the Board, that a postponement would make more sense. She believed this could be on the next agenda. She asked Board members their thoughts.

Vice Chair Katz agreed. He said he wanted to ask the other Board members since it has to be that location area and height if they would be happy with an undisguised monopole. He liked the honesty of the design but it would be good if it could be disguised. Since there were so many comments about the tower being in people's faces could this be moved further east and still satisfy SHPO. There would be some who were unhappy but many more would be happier. He was happy to postpone to see if there is a better placement.

Attorney Paez said time to process the application is limited and she would ask the Board to try to make a decision tonight. An alternative could be for the applicant to continue to toll the timeline in writing so there is time to work this out. She reminded them that the Board does not have final say on what is in the MOA. But they could approve contingent on a condition that would be included in the MOA.

Member Bienvenu clarified if the Board approves, she was saying that the condition for approval they put in the MOA, the Board will have no control over.

Attorney Paez explained that the Planning Commission imposed a condition for approval that the M0A must have a provision that complies with the City ordinance regarding providing camouflage. It could be color, a design that is the most aesthetic etc.

the Board could specifically say if it is at “this site and looks like this.” There could be inconsistent approvals if SHPO and the MOA cannot get there.

The Board could either defer to the final result in the MOA process, impose the same condition as the Planning Commission, which basically deferred to the end result of the MOA, or the Board could say it has to be a specific way, for the final zoning approval.

Chair Rios said they also have the option to postpone. She thought a big problem is the location and moving the tower 100 feet one way or the other might make a difference. She would recommend physically seeing where the best location of the tower would be.

Member Bienvenu addressed Ms. Guevara from St. John’s. He asked if as stated in testimony, that nearby property owners were in discussion with St. John’s for alternative locations.

Ms. Guevara replied she is not aware of any discussions.

Vice Chair Katz asked if it is a burden to postpone for a couple of weeks until the next meeting. The Board could meet in the interim at the site.

Attorney Paez said she would note the possibility that postponing would also be postponing a number of other cases. The Governing Body rules require cases not considered by 11:30 at night be postponed without a motion to continue. The Board is hearing case #3 of 14 cases, making another 11 cases that would be postponed tonight. The next agenda is full and some of those cases will probably also get bumped.

Vice Chair Katz said he appreciated her reminder but is aware of the other cases. He thought this case has a much greater impact on people and taking two weeks would be worth it.

MOTION: In Case 2021-3844-HDRB. 1160 Camino De Cruz Blanca Telecommunications Facility, Vice Chair Katz moved to postpone to the next meeting and have the Board, the applicant, SHPO and St. John’s meet in the interim. The motion was seconded by Member Roybal with a friendly amendment that a special meeting be held to hear this case.

Member Roybal said it doesn’t make sense to do all of this again.

Attorney Paez noted that a site visit required a special notice be posted and the public would be invited. She will be out of town for 10 days in the next two weeks and it may be difficult to arrange a site visit.

Vice Chair Katz withdrew his motion.

Chair Rios said this case is of most importance and would be helpful for the Board to physically look at the site. She addressed the applicant and told him that the Board was bending over backwards to help him. The Board had listened to what everyone had to say, those in favor and against. The Board has an obligation to visit the site.

Mr. Milks said that was why he suggested approval with conditions. He will agree to the conditions directed by the Board, and that will be included in the MOA with SHPO as conditions of approval.

Vice Chair Katz said what he heard was the Board could approve the tower with a condition it be in a location agreed on by the Board. He said Mr. Milks might say then he doesn't agree with the location.

Mr. Milks said they will put the tower in the least obtrusive location and can show the Board all of the areas that they can choose for location that will work.

Vice Chair Katz said he would accept that. That was what he referred to when asking for the search area.

Member Bienvenu asked Attorney Paez to comment on that option.

Ms. Ramirez Thomas suggested August 10th at noon as that is an HDRB meeting day.

Attorney Paez clarified that if approved tonight, the site visit would be scheduled on August 10 and be part of the consultation for the MOA. Tonight's approval would be conditioned on input from each Board member at the site visit. The final site and design will be communicated through City staff and the consultation process.

Ms. Ramirez Thomas agreed. She said that would give time for the notice and other changes.

Attorney Paez said if the Board is comfortable delegating the final tweak, she would be comfortable.

Member Bienvenu said he was in favor, but how would the public know what was approved and how could they appeal.

Attorney Paez said the public appeal would begin when the Findings of Fact and Conclusions of Law were approved. The Board approval is subject to subsequent consultation. They might want to request the applicant toll one more time before the vote to allow for a site visit.

Chair Rios said she was most comfortable with that.

Member Bienvenu thought that was the only way, although he would prefer a traditional approval tonight, but that couldn't work because the Board does not know what they would be approving, and neither does the public.

MOTION: In Case 2021-3844-HDRB. 1160 Camino De Cruz Blanca Telecommunications Facility, Member Bienvenu moved to postpone to a date certain to allow time to accept the applicant's offer to find a mutually acceptable, final location and a design that will meet the necessary requirements.

Ms. Ramirez Thomas said moving the tower within a workable radius would alleviate the adverse effects by SHPO. She thought it would be good to meet with SHPO on site to express their thoughts in person. She suggested August 10 would be enough time to organize a trip and provide notice, and not an unreasonable amount of time for the applicant to have to wait.

Member Katz seconded the motion.

VOTE: The motion passed by unanimous (3-0) roll call vote with Members Bienvenu, Katz and Roybal voting in favor and none voting against.

Member Guida returned to the meeting after the vote.

Attorney Paez noted the remaining 11 cases and suggested if the Board thought they could not hear all of the cases tonight it would be appropriate to postpone some of the cases until the next meeting.

Chair Rios asked Board members on the number of cases they wanted to hear tonight.

Member Roybal suggested in fairness to those waiting all night, they should do two or three cases; Member Bienvenu suggested three; Member Guida suggested doing one and not going past 11:30; and Vice Chair Katz suggested doing the next two.

Attorney Paez recommended a motion to postpone to a date certain.

MOTION: Member Guida moved to postpone cases #4 through #12 until the meeting on July 27, 2021. Member Roybal seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz and Roybal voting in favor and none voting against.

Attorney Paez read the addresses of the cases postponed to July 27, 2021.

2. **Case 2021-003830-HDRB. 123 Grant Avenue.** Downtown and Eastside Historic District. Georgia O'Keefe Museum, agent for 123-135 Grant LLC, owner, requests a historic status review and primary facade designation, if applicable, for a non-contributing structure. (Daniel Schwab)

STAFF REPORT

123 Grant Avenue is a 19,000 square foot non-residential structure constructed originally in 1966 as a downtown Safeway supermarket facing onto a 21,000 square foot asphalt parking lot. It currently has a non-contributing status. It was originally designed with a "generalized Pueblo Revival appearance" including a portal with wooden posts and corbels, although the actual storefront was a standard modern form, with large plate-glass windows and sliding doors. The building has seen extensive changes over the years, including the enclosing of the west-facing portal in 1983 and its reinstatement with a different design in 1993. In that year, the doors and windows were also changed in size and location. The landscaping and smaller structures also date from around 1993. The building's use as a supermarket ended in 1993, when it was converted into offices.

A more extensive history of the structure is given in the HCPI from June 2021.

STAFF RECOMMENDATION

Staff recommended that the historic status of the structure remain non-contributing per Section 14-5.2(C)(2).

QUESTIONS FOR STAFF

Chair Rios confirmed the HCPI says it is non-contributing.

APPLICANT'S PRESENTATION

Lorn Tryk, 436 W. San Francisco St., was sworn. He introduced the others on his team. He clarified a couple of things in the staff summary. The original Safeway with the large plate glass windows and slender portal is now all gone. The portal today is a new

portal with different posts, etc. Also, the entire south façade was *not* original. The store configuration only had a truck ramp and loading dock which was demolished. A new portal with a raised sidewalk is there and the loading dock was enclosed and added on to. The east side was blank except for an exit door and all of the doors except for one are more recent and non-historic. The north side has always been a blank wall. Originally the plate glass was replaced with aluminum sash, wood and residential windows. There have been substantial modifications and additions that rendered the grocery store retail style unrecognizable today.

Chair Rios confirmed that Mr. Tryk agrees with the non-contributing status.

QUESTIONS FOR APPLICANT

Vice Chair Katz confirmed that all the portals were non-historic.

PUBLIC HEARING

No public comments were given.

BOARD DISCUSSION

MOTION: In Case 2021-003830-HDRB. 123 Grant Avenue, Member Roybal moved to approve per staff recommendation. The motion was seconded by Member Bienvenu.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz, and Roybal voting in favor and none voting against.

3. **Case 2021-003829-HDRB. 1302 Cerro Gordo Road.** Downtown and Eastside Historic District. Mavrick Lobe and Cristiana Costa, applicants and agents, request a historic status review and primary facade designation, if applicable, for a non-contributing structure. (Daniel Schwab)

The Canyon Neighborhood Association Submitted a letter regarding this case which is attached as Exhibit 3.

STAFF REPORT

1302 Cerro Gordo Road is an approximately 1,900 square foot single family residential structure located in the Downtown and Eastside Historic District. The applicant requests a historic status review.

The house was constructed in around 1961 in a ranch style. It has an asphalt roof with a shallow pitch and stuccoed walls. The northeast corner is dominated by a carport with a slight pitch, which is connected to the main house. To the west on the north façade is a multi-paneled wood door and tall fixed wood windows. The windows appear to be more vertically extended and to sit lower than on the original plan, although their position and form are approximately the same.

The east elevation shows the gable of the pitched roof, leading into the carport and one small window whose position has been moved since the original construction.

The south elevation contains three windows whose size and position have been altered at an unknown date. The west portion was originally a roofed patio. This was enclosed in the around 1990 and has large windows. In the 1980s, solar water collectors were installed on the roof. These were screened with plywood to meet the requirements of the Historic Styles Committee.

The west façade shows mostly this enclosed porch, having originally been a windowless wall.

The site also includes a non-historic CMU wall that was partially stuccoed and given an archway in the 2000s.

More details on the history of the property can be found in the 2021 HCPI.

STAFF RECOMMENDATION

Staff recommended that the historic status of the structure retain its historic status of “non-contributing” per Section 14-5.2(C)(2).

QUESTIONS FOR STAFF

Chair Rios asked if the original roof was pitched and is it still there.

Mr. Schwab said yes, it is pitched. There is a separate pitch for the carport. The roof is significantly different now. The footprint remains except in the open portal. He displayed the floor plan showing the front and rear and terrace.

PUBLIC HEARING

No public comments were given.

APPLICANT'S PRESENTATION

Maverick Lobe, 108 Placita Helcon, was sworn in. He has lived in Santa Fe for 30 years. His intent is to restore his home back to a historical home befitting of Cerro Gordo.

John Murphy, 2833 Plaza Verde was sworn. He said this is a very rudimentary structure and doesn't represent traditional vernacular construction or a ranch house in any form. The carport is very intrusive and is almost one-third of its front façade. The cars don't park perpendicular but parallel. Mr. Schwab was correct in showing the changes in the windows. Historically the terrace as indicated was boxed in the 90's with the inappropriate windows. There is not much design or interest in the building even though 50 years of age. Its overall footprint has remained but other than that, not much is there.

BOARD DISCUSSION

Member Bienvenu added this is a nonconforming structure and the Board has addressed that issue before. His view continues to be that even if the property is over 50 years old, if it is nonconforming, the ordinance has a provision that states shall not be altered except to bring into conformance unless there is architectural or historic or other significance, which this does not. It is important not to go down the path of protecting a building just because it is 50 years old or more when nonconforming

MOTION: In Case 2021-003829-HDRB. 1302 Cerro Gordo Road, Vice Chair Katz moved to continue the status as non-contributing status. The motion was seconded by Member Guida.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz and Roybal voting in favor and none voting against.

4. **Case 2021-003832-HDRB. 844 Don Cubero Avenue.** Don Gaspar Area Historic District. Steve McCormick, agent for Evelyne and Tim Taylor, owners, requests a historic status review for a contributing structure. A possible status downgrade has been noticed per 14-5.2(C)(2)(d). (Daniel Schwab)

Postponed to July 27, 2021.

5. **Case 2021-003847-HDRB. 620 Garcia Street.** Tami and David Schiltz, owners, request a historic status review for a contributing structure with primary elevation designation if appropriate. A historic status downgrade was noticed per 14-5.2(C)(2)(d). (Angela Schackel Bordegaray)

Postponed to July 27, 2021.

6. **Case 2021-003835-HDRB. 905 Don Miguel Place.** Downtown and Eastside Historic District. Luna Design Build, agent for Melissa Weiner, owner, requests a historic status review and designation of primary facades if applicable, for a non-contributing structure (Daniel Schwab)

Postponed to July 27, 2021.

7. **Case 2021-003834-HDRB. 905 Don Miguel Place.** Downtown and Eastside Historic District. Luna Design Build, agent for Melissa Weiner, owner, proposes to replace windows, change opening dimensions, and restucco a non-contributing structure. (Daniel Schwab)

Postponed to July 27, 2021.

8. **Case 2021-003846-HDRB. 335 Camino Cerritos.** Downtown and Eastside Historic District. Martinez Architecture, agent for Bob Brady and Kent Kirkpatrick, request to add 82 sq. ft. to an non-contributing structure including a portal. (Nicole Ramirez Thomas)

Postponed to July 27, 2021.

9. **Case 2020-003845-HDRB. 848 Don Cubero Avenue.** Don Gaspar Area Historic District. Will McDonald, agent for Mary L. Ellis, owner, proposes to construct a 232 sq. ft. addition and replace a window on a contributing structure. (Daniel Schwab)

Postponed to July 27, 2021.

10. **Case 2021-003828-HDRB. 701 East Alameda Street, Unit 3.** Downtown and Eastside Historic District. Steven P. Brown, owner and agent, proposes to construct a 198 sq. ft. portal on a non-contributing residential structure. (Daniel Schwab)

Postponed to July 27, 2021.

11. **Case 2021-003831-HDRB. 608 ½ Camino de la Luz.** Downtown and Eastside Historic District. Will McDonald, agent for Sheri Sinclair and Mike Russo, owners, proposes to construct 6 ft. yard walls, a 150 sq. ft. pergola and deck, replace windows and doors, change window openings and other minor items on a non-contributing structure. (Daniel Schwab)

Postponed to July 27, 2021.

12. **Case 2021-003826-HDRB. 206 McKenzie Street.** Downtown and Eastside Historic District. Bradyn Furry, agent for FC3, owner, proposes to construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions are requested to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to

construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status. (Daniel Schwab)

Postponed to July 27, 2021.

I. DISCUSSION ITEMS

None.

J. MATTERS FROM THE BOARD

Member Guida said he appreciated Chair Rios' comments about the desire to be thorough and he agrees. His intent was not to suggest they not hear from his colleagues on the Board. He said the Board has an equal obligation to be succinct and process cases in a timely manner. That is not just an obligation to get through the workload, it is a fundamental aspect of equity. Some applicants may not have the means or the time to sit through multiple hearings and certainly not ones that extend into the night. Those applicants often pay expensive consultants to represent them, and the process is expensive to begin with, and if the Board is inefficient, it could be made more expensive. It's also a matter of equity with the public. Covid and remote meetings have made some things more acceptable. Member Guida said the more meetings we have and the longer they extend into the night makes it more difficult for the public to participate in this process.

He said that equity issue also extends to the Board. We hope to have qualified people serving and giving up their time for the Board, and not just people who have the time to do so. He said he encourages them all to be as succinct as possible. They should hear all the comments. Possibly a time limit for Board members, as they do so for the public, would be a good idea, or more preparation. A lot of time is lost hearing a case presented, then having it re-presented by the applicant; by the Board not reading and doing their homework and often covering ground that has already been heard or has already been explained.

Member Guida said he thought this a really pressing issue. There is a lot of tension in the public and the community and those living in an historic district about this Board being troublesome. He said some of that was heard tonight. He said his interest is not in shutting down conversation, but in providing better service for the City and the public.

Chair Rios told Member Guida that she appreciated his comments and thanked him. She said when she adjourns the meetings she thinks about how it could have been more efficient. She questions herself in running the meeting, but she also believes the Board must be thorough, whether someone from the public, an applicant, or a Board member is speaking. Everyone has different thoughts and ways of processing and different ways they evaluate things. She said she agreed with Member Guida and will try to do a better job, but it is also important to be courteous to the public. She said she

knows that Board members read their packets and believes they are prepared. She reads everything in the packet. She said she will take his words into consideration.

Member Roybal said he agrees with them both. His concern was the number of cases loaded on the agenda. They know with that many cases it is unfair to the applicants who do not get heard. He cautioned about overloading the agendas. Everyone is trying to meet their deadlines, but he prefers having a special meeting if they get that far behind so cases can be heard correctly. It was unfair to the cases who were not heard tonight after all of them hung around for hours listening. He thought they could be more efficient on watching the number of cases being presented.

Ms. Ramirez Thomas said the telecom case came to staff late and staff has an obligation to put it on the agenda as soon as possible. It was put at the front of the agenda at the request of the Board and all the other applicants were already on the agenda. They have been talking a lot about agendas and agenda management and how many cases should be on the agenda. There are different ideas on that, but they will take the Board comments into consideration.

Chair Rios said hindsight is 20-20 but the Telecom case should have been a special session.

Member Roybal was concerned scheduling for August 10th, during a regular Board meeting, will result in the same thing. He suggested for an important case they hear it individually in a special session.

Chair Rios said that could happen. She noted there was a lot of discussion. They will have a field trip and she is hoping it will not take as long in the next meeting.

Vice Chair Katz said he didn't think it would, they have covered the difficult issues and they know they don't control the end result.

Attorney Paez said she would propose on the timeline that she draft the Findings of Fact and Conclusions of Law for the Board and they could possibly edit and approve on the spot. Also, she wasn't sure if they should open public comment only to what is related to the field trip or specify something on the agenda. It could be noticed on the agenda that the public hearing portion has already occurred. That would've been better specified as part of the motion, but that could be done in future cases when postponing after there was public comment opportunity.

Member Roybal agreed. He thought what really took a lot of time was listening to all of the technical information that was already heard.

Attorney Paez said people could be encouraged to testify only to things that are new information.

Chair Rios said public comment shouldn't be excluded but agreed they should be asked not to repeat what has been said.

Vice Chair Katz said this is such a technical area. The decision depends on technical information. He was sorry that the City did not have an expert to help the Board. He thought there would be enough time on the 10th and apologized this case took so long.

Member Guida said they occasionally have special cases that derail them. He doesn't want the blame on staff because of the number of cases on the docket. They do a wonderful job. The Board spent an hour on each of the first two cases on things that were already reviewed. The Board has an obligation to still be thorough but give themselves a time limit. He asked that the Board be more proactive about that.

K. NEXT MEETING: Tuesday, July 27, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 11:25 pm,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

HDRB
July 13, 2021
EXHIBIT 1

LOS MIRADORES
UNIT OWNERS' ASSOCIATION
1225 La Rambla • Santa Fe, NM 87505

July 8, 2021

City of Santa Fe – Historic Districts Review Board
P.O. Box 909
Santa Fe, NM 87504-0909

Mr. Mark Roosevelt
President, St. John's College
1160 Camino Cruz Blanca
Santa Fe, NM 87505

Mr. Michael Duran
Chief Financial Officer
1160 Camino Cruz Blanca
Santa Fe NM 87505

RE: Application for new telecommunications facilities at 1160 Camino De Cruz Blanca at the St. John's College Campus

Ladies and Gentlemen:

This letter is sent on behalf of the Los Miradores Unit Owners' Association ("Los Miradores"). The Los Miradores residential community consists of 55 residences, located across Camino de Cruz Blanca from the location where St. John's College and Gravity Pad Partners, LLC (the "Developer") are proposing to build a new 65-foot "monopole" cell tower.

Last year when the original application was made to build a cell tower on the same site, Los Miradores notified St. John's that we strongly objected to the location of the tower, which is directly across the street from many homes in Los Miradores. Residents felt that the proposed 75-foot "monopine," designed to "blend in with the natural surroundings," would be aesthetically offensive and would detract from the views of many of our residents.

Members of our community met with the City and the Developer to discuss and look at alternate sites on the St. John's campus. After the application was denied by the HDRB, the Developer showed us other potential sites and it was our understanding that they were continuing to evaluate other locations on the campus that would not visually impact the homes in our community. Instead, we were notified in May that they were proposing to build a 65-foot mono-pole cell tower in the exact same location. Lowering the height of the tower by 10 feet and "painting it in Santa Fe's color pallet to blend in as

much as possible with the surrounding area" as suggested by the Developer does not change the aesthetics. There is no hiding a 65-foot tower among 20- foot pinon trees.

The Developer's proposal last year was unanimously declined by the HDRB and this "new" submittal appears to be a re-packaged iteration with a major un-highlighted change: The original application was presented as an AT&T-only tower, implying a single antenna on the proposed tower. In both the ENN in May and otherwise, the Developer has now disclosed that this is a commercial project and that they have been contacting all phone providers and other users with antenna location needs to lease tower space. This would result in an antenna "array" and directly offsets any claimed aesthetic improvements by going to a monopole over the fake "monopine" tower. The appearance will be a large visual blight. That fact, coupled with community and market concerns about microwave emissions in such proximity to residences, will negatively impact surrounding owners.

We understand the desire for improved cell phone service, but do not feel that St. John's and the Developer have proceeded in good faith to find a location that is acceptable to their neighbors. They have a 250-acre campus on which to locate a cell tower, yet have insisted that the location they selected is the only one that will work. In our opinion, they have not demonstrated that the proposed site and design are the least intrusive alternatives available. We would also encourage St. John's to explore the possibility of newer technologies that would solve their need for better cell service without negatively impacting the aesthetics of the surrounding neighborhood.

In summary, we are opposed to the cell tower in general and in particular to the previously-rejected and re-presented proposed location.

Regards,

Los Miradores Unit Owners' Association

By: Jane Snow

Jane Snow, Board Member

STEPHEN DURKOVICH
Trial Lawyer

Santa Fe Number
(505) 986-1800

July 12, 2021

VIA ELECTRONIC MAIL

Historic Preservation Division Staff
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909
ljmcculley@santafenm.gov

Re: *Application No. 2021-003844-HDRB for a telecommunication tower located at St. John's College, 1160 Camino de Cruz Blanca, Santa Fe, New Mexico 87505*

Members of the Board:

Please accept this as the submission of the Upper Camino Cruz Blanca Neighborhood on the telecommunication tower proposed at St. John's College.

GRAVITY PAD'S APPLICATION FOR WAIVER ON THE HEIGHT LIMITATIONS OF A TELECOMMUNICATION TOWER AT ST. JOHN'S COLLEGE WAS DENIED BY THE HISTORIC DISTRICT REVIEW BOARD ON AUGUST 11, 2020.

On August 11, 2020, (see City of Santa Fe Historic District Review Board *Findings of Facts and Conclusions of Law* Case# 2020-002194-HDRB) the Historic Review Board turned down Gravity Pad's application for a 75-foot tower adjoining the Los Miradores Residential Development. The decision of the Historic Review Board on August 11th remains the law governing the height of any proposed telecommunication tower on St. John's property. An IPRA request (Inspection of Public Records Act) made of the City on June 23rd of this year disclosed that Gravity Pad made but a single application for a waiver in the Historic District height requirements for a telecommunication tower in 2020.[1] A still further IPRA request on June 23rd disclosed that Gravity Pad made no new or additional request for approval of a telecommunication tower height waiver in the Historic District in 2021.[2]

[1] See June 23rd IPRA request and City of Santa Fe's response # 21-2764.
[2] See June 23rd IPRA request and City of Santa Fe's Response # 21-2765.

Gravity Pad has nevertheless attempted to pursue a height waiver for a 65-foot tower under the same 2020 application (Case# 2020-002194-HDRB). In doing so,[3] Gravity Pad has informed the surrounding neighborhoods and the Planning Commission that it was doing so as an amendment to its earlier 2020 HDRB application. Gravity Pad in fact has made no request for an amendment of its 2020 Historic District height waiver application. Further, there can be no amendment of Gravity Pad's 2020 request for a height waiver after the Historic Review Board decided that issue on August 11, 2020.

All of this was pointed out to Gravity Pad by the Upper Camino Cruz Blanca neighborhood representatives in June of this year

GRAVITY PAD'S APPLICATION FOR A TELECOMMUNICATION TOWER MADE LAST WEEK, ON JULY 7, 2021, IS NOT RIPE FOR HEARING BEFORE THE HISTORIC DISTRICT REVIEW BOARD'S MEETING ON JULY 13, 2021.

Apparently acknowledging that the Historic Review Board's decision of August 11, 2020 was binding on it, Gravity Pad finally made a new application to the Historic Review Board for approval of a 65-foot tower on July 7th of this year. Gravity Pad's July 7th application for a height waiver is not ripe for a hearing before the Historic Review Board less than a week after filing it. None of the procedural requisites to the processing of that application including Neighborhood Notification have yet been met.

Interim Historic Preservation Division Manager Nicole Thomas in her July 13, 2021 memo to the Historic District Review Board for its July 13, 2021 review hearing, states:

> "...that the applicant submitted a previous application that was denied by the HDRB in August 2020. This new application was submitted on September 16, 2021."

The Interim Division Manager's statement is obviously incorrect. September of 2021 has not yet arrived. More importantly, Gravity Pad made no new application for a height waiver until Wednesday of last week (see Exhibit A). Thus the only application current at the time the Historic Preservation Division Manager scheduled the 65-foot height issue before the Historic District Review Board was

[3] See June 23rd IPRA request and City of Santa Fe's response # 21-2766.

last year's request, Case # 2020-002194-HDRB, rejected by the Historic Review Board on August 11th.

THE UPPER CAMINO CRUZ BLANCA NEIGHBORHOOD DOES NOT OPPOSE ST. JOHN'S REQUEST FOR A TELECOMMUNICATION TOWER SIMILAR TO THAT ERECTED AT ST. JOHN'S UNITED METHODIST CHURCH OR AT THE HOTEL SANTA FE.

The Upper Camino Cruz Blanca Neighborhood agrees with the need for a telecommunication tower to provide internet service for St. John's College and the surrounding neighborhood. A telecommunication tower disguised no differently than the ones at St. John's United Methodist Church and the Hotel Santa Fe will provide wireless communication access equal to that provided to the neighborhoods surrounding St. John's United Methodist Church and the Hotel Santa Fe (see Exhibits B & C).

THE UPPER CAMINO CRUZ BLANCA NEIGHBORHOOD STRONGLY OPPOSES THE HEIGHT, LOCATION AND STYLE OF THE 65-FOOT TOWER PROPOSED BY GRAVITY PAD ADJACENT TO THE LOS MIRADORES RESIDENTIAL DEVELOPMENT

A 65-foot telecommunication tower is not necessary for the broadcast of wireless telecommunication to St. John's and the surrounding neighborhood.

Gravity Pad proposes a construction of a 65-foot tower for its own interest as opposed to the telecommunication needs of St. John's and the adjoining neighborhoods.[4] A 65-foot tower allows Gravity Pad to give AT&T the first position for its antennas while leasing out lower levels to Verizon, Sprint and other carriers adding to Gravity Pad's pure profit after construction. When asked at the neighborhood meeting how much it makes on each contract with each of the other telecommunication carriers, Gravity Pad refused to answer.

In short, Gravity Pad is looking after its own interests as opposed to St. John's. Notably, St. John's is not a party to Gravity Pad's illegal efforts to proceed with the construction of a 65-foot tower without a current application to do so. Gravity Pad has never informed St. John's that it was proceeding this year

[4] Gravity Pad has argued that a height of 65-feet is necessary for the telecommunication tower to stand out above the existing (40-foot) trees. In fact, there are no 40-foot trees in the line of sight between the transmitter at St. John's United Methodist Church and most of the other locations available for a communicating antenna on the St. John's campus.

on the basis of its 2020 application for a height waiver despite the Historic Review Board's rejection of it in August of last year. Gravity Pad's course is entirely of its own making and almost exclusively directed towards its own interests.

CONCLUSION

Gravity Pad waited until last week, July 7th, to file a valid application with the Historic Review Board to waive its 16-foot height limitation on a telecommunication tower. Whenever filed, the purported need for a telecommunication antennae for St. John's and the adjoining neighborhood can be met without a tower of the height or the appearance of what Gravity Pad suggests. Representatives of the Upper Camino Cruz Blanca neighborhood have met with representatives from St. John's to suggest the development of other alternatives to the 65-foot tower. The neighborhood is actively seeking to assist St. John's in developing those alternatives. Requiring Gravity Pad's application of July 7, 2021 to proceed through normal channels with all the prerequisites will provide the time necessary to allow that to happen.

Stephen Durkovich

ITEM # 20-0488

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-002194-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Sean Milk, Gravity Pad Partners, LLC
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2020.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

General

1. 1160 Camino de Cruz Blanca comprises the campus of St. John's College. **[August 11, 2020 HDRB Minutes, p. 39]**
2. The campus is located within the City's Historic Review District and is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development). ***[Id.]***
3. Saint John's College ("Owner/Applicant"), through Gravity Pad Partners, LLC ("Agent"), proposes to construct a new telecommunications tower on the campus to a height of 75-80 feet. ***[Id.]***
4. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. ***[Id.]***
5. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
6. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluated the factors relevant to the Application. **[August 11, 2020 Staff Report]**
7. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District, *see* SFCC § 14-5.2(I). ***[Id.]***

8. Staff determined that the maximum allowable height for new structures on the subject property, as calculated pursuant to the Historic Districts Ordinance, is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
9. Under SFCC Section 14-5.2(E)(8)(c), the Board "may grant a waiver of the standards . . . within its jurisdiction only if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
10. Because the proposed tower height of 75 to 80 feet exceeds the maximum allowable height of 16 feet for the site, Staff determined that a height waiver would be required for approval of the Application, as specified in SFCC Section 14-6.2(8)(c). **[August 11, 2020 HDRB Minutes, p. 40]**
11. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards. ***[Id.]***
12. The Applicant has had three public hearings before the Board, on June 23, 2020; July 14, 2020; and August 11, 2020.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

June 23, 2020 Hearing

14. At the first public hearing, held June 23, 2020, Owner/Applicant, through its Agent, proposed to construct a 75-foot-tall "monopine" telecommunications tower. **[June 23, 2020 HDRB Minutes, p. 45]**
15. The proposed tower would be designed to look like a tall pine tree and would have antennae hidden by designed artificial foliage and ground equipment screened behind a 6-foot-high coyote fence to match an adjacent section of existing fencing. ***[Id.]***
16. The design drawings submitted by the Applicant reflect that the artificial foliage at the top of the monopine would extend higher than the 75-foot tower. **[June 23, 2020 Staff Report, p. 36]]**
17. According to the Agent, the Agent worked with the Executive Board of St. John's College and explored the 250-acre campus, including the rooftops of all buildings, to identify three possible locations for the proposed tower. **[June 23, 2020 HDRB Minutes, p. 45]**
18. The Owner/Applicant selected a location next to the parking lot near the trailhead to the Atalaya Mountain Trail. ***[Id.]***
19. According to the Agent, this location was selected due to the density of trees and the adjacent 6-foot-high coyote fencing, and because this location would allow the tower and associated ground equipment to blend into the surroundings as much as possible. ***[Id.]***
20. The site was also selected to maximize coverage for the campus and surrounding neighborhoods and to facilitate communication with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. ***[Id.]***

21. Board members expressed concern about the height, visibility, and location of the proposed tower, which would be close to Camino de Cruz Blanca and the trailhead for the Atalaya Mountain Trail and connecting trail system. **[*Id.* at 46-55]**
22. The proposed monopine will not look like the existing trees at the proposed site, which do not exceed a height of approximately 40 feet. **[*Id.* at 50]**
23. The Agent did not propose any alternative siting locations to the Board for consideration at the first public hearing and presented only a single site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
24. The Agent testified that the Owner/Applicant had rejected a location behind the dorms and had identified the proposed location near the trailhead as the best location. **[*Id.* at 47]**
25. The Agent did not provide the Board with quantitative data or evidence at the first hearing, such as propagation studies demonstrating the lack of coverage. **[*Id.* at 49]**
26. The Agent testified that existing coverage in the area without the tower is about 88%, and that with the tower, the coverage would be about 98% but did not provide any documentation or evidence to support this assertion. **[*Id.*]**
27. The Agent testified that he did not know if other locations would be adequate to meet coverage requirements because the proposed site was the only site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
28. The Agent testified that the proposed height of the tower was necessary to allow the tower to communicate with the telecommunications site located at St. John's Methodist Church but did not provide any documentation or evidence to support this assertion.. **[*Id.*]**
29. After discussing the merits of the project, the Board voted unanimously to postpone the case until July 14, 2020, so that the Applicant could submit additional information about alternative locations and evidence demonstrating that the proposal represents the least intrusive option for closing the gap in cell coverage for the area. **[*Id.* at 55]**

<u>July 14, 2020 Hearing</u>

30. At the July 14, 2020 hearing, the Applicant provided additional information for the Board's consideration, which was attached to the Staff Report, as follows: (1) Exhibit A: Radio Frequency Propagation Study; (2) Exhibit B: Google Earth map showing alternate locations considered; (3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere; (4) Exhibit D: Previous survey of West Dorm site; (5) Exhibit E: Previous survey of Santa Fe Prep School site; (6) Exhibit F: area zoning; and (7) Exhibit G: Specifications for the "Monopine" (drawings and calculations). **[July 14, 2020 Staff Report & Exhibits]**
31. At the hearing, members of the Board noted that the Board still lacked information about whether there was a better location on campus. **[July 14, 2020 HDRB Minutes, p. 32]**
32. The Agent testified that the Owner/Applicant was considering additional locations and that negotiations with a group of neighbors were ongoing. **[*Id.* at 39]**
33. The Agent agreed to toll the 150-day "shot clock" established by federal law for 30 days to allow for additional negotiations with the community. **[*Id.*]**
34. After discussing the merits of the project, the Board voted unanimously to postpone the case until August 11, 2020 to allow the Owner/Applicant additional time to work with neighbors to consider alternative siting, in conjunction with a thirty-day tolling of the federal shot chock. **[*Id.* at 45]**

August 11, 2020 Hearing

35. Following the July 14, 2020 hearing, the Agent and Owner/Applicant made efforts to reach an agreement with a group of neighbors, but no agreement had been reached prior to the August 11, 2020 hearing. **[August 11, 2020 HDRB Minutes, p. 39]**
36. At the August 11, 2020 hearing, the Agent presented three alternative siting and design options for the Board's consideration as follows: ***[Id.* at 39-40]**
    a) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. **[August 11, 2020 Staff Report, pp. 15-16]**
    b) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus. ***[Id.* at 15, 17-19]**
    c) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the Owner/Applicant believed would minimize its visual impact. ***[Id.* at 15, 20-24]**
37. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
38. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. **[August 11, 2020 HDRB Minutes, p. 39]** *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).
39. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
40. The Owner/Applicant did not present any alternatives for a tower with a height of less than 75-80 feet or evidence that a tower of that height was the minimum necessary to close the gap in coverage for the area. **[August 11, 2020 HDRB Minutes, pp. 39-54]**
41. The Owner/Applicant did not present any alternatives for co-locating new telecommunications antenna(s) on one or more of the existing structures on the campus. ***[Id.]***
42. The Board finds that the Owner/Applicant failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
43. The maximum allowable height for a new structure at 1160 Camino de Cruz Blanca is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
44. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
45. The Board finds that the Owner/Applicant has failed to demonstrate to the satisfaction of the Board that the Owner/Applicant has explored all alternatives including the alternatives for a shorter tower or for the colocation of new antennas on one or more of the existing buildings. ***[Id.* at 54]**

46. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
47. The Board finds that granting the waiver would damage the character of the streetscape because the height of the proposed structures are out of character with and intrusive to the Historic Review District. **[August 11, 2020 HDRB Minutes, p. 54]**
48. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
49. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height of 16 feet unless the project will "[p]rovide the least negative impact with respect to the purpose of" the Historic Districts Ordinance, as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
50. The Board finds that the Owner/Applicant has failed to demonstrate that the proposal will provide the least negative impact with respect to the purposes of the Historic Districts Ordinance because the Applicant failed to provide sufficient information to demonstrate that no less impactful site and design is available. **[August 11, 2020 HDRB Minutes, p. 54]**

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board cannot grant the Application because the Owner/Applicant has failed to demonstrate that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable; specifically, the Owner/Applicant has failed to show that existing structures or towers of a lower height could not be utilized to close the gap in coverage for the area.
6. The Board cannot grant a waiver to the maximum allowable height of 16 feet because the Owner/Applicant has failed to demonstrate that the waiver criteria in SFCC Sections 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i)-(iii) and (v)-(vi) have been met; specifically, the Owner/Applicant has failed to demonstrate (1) that it has explored all alternatives to the proposed site in the historic district and to the proposed height and design; (2) that the waiver would not damage the character of the streetscape; and (3) that the proposal would have the least negative impact with respect to the purposes of the Historic Districts Ordnance.

WHEREFORE, IT IS ORDERED ON THIS 8TH DAY OF SEPTEMBER 2020 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Board denies the Application, including the request for a waiver to the maximum allowable height.

Cecilia Rios
Chair

9/23/2020
Date

FILED:

Yolanda Y. Vigil
City Clerk

9/24/20
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

September 8, 2020
Date

Gravity Pad Partners, LLC.

PO Box 2755

Corrales, New Mexico 87048

7/7/2021

City of Santa Fe
Land Use Planning Department

P.O. Box 909

Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Historic board Application Narrative Letter

Dear Ms. Thomas,

The following is a complete narrative letter that describes our proposed revised Monopole site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, which has been lowered 15' from the original proposal from last year. The ground equipment is protected from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 + square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

1. (i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground

   equipment will not be visible from the street.

2. (ii) Prevent a hardship to the public welfare;

   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

3. (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:

a. The proposed monopole would be next to and around other trees to assist with the stealth

design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**
(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

1. (i) The application complies with this section;
2. (ii) The proposed telecommunications facilities are necessary to close a demonstrated significant

   gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

3. (iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
   Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **- The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- **- Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential

medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- - 3 other locations on the St. John's College Campus.
- - The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- - The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- - The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof

mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____*Sean Milks*_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Exhibit

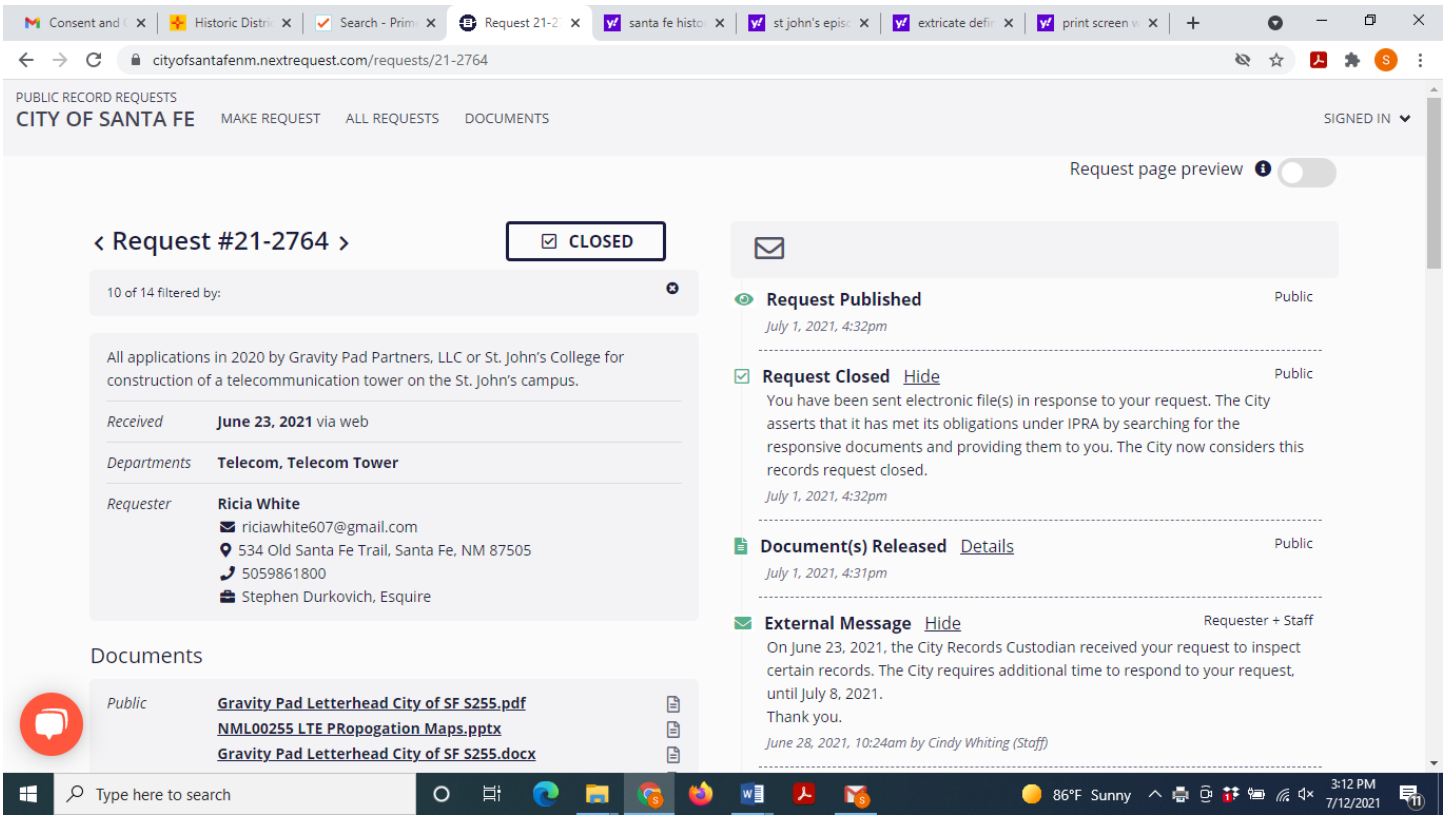
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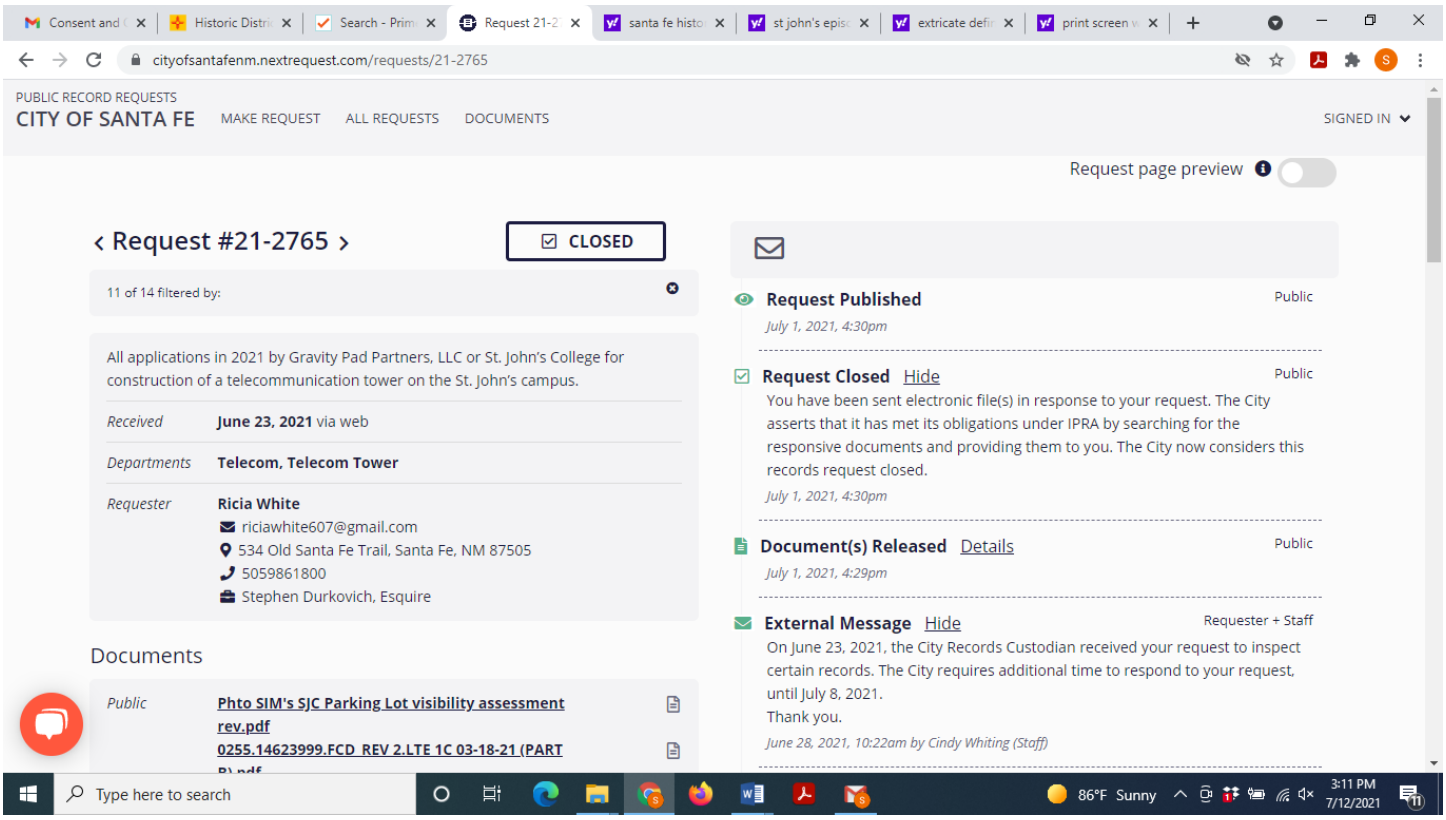


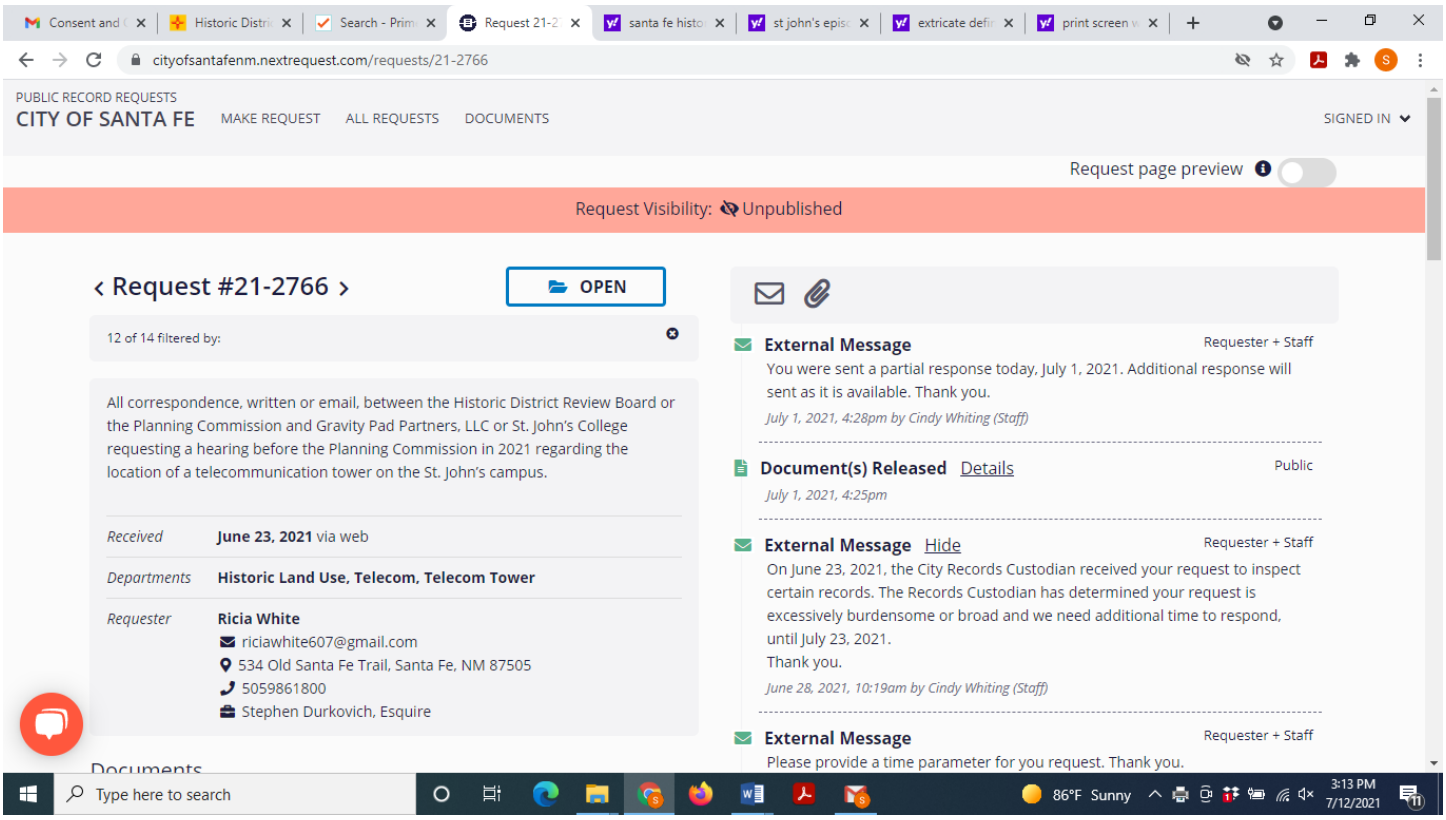
Exhibit

C




cityofsantafenm.nextrequest.com/requests/21-2764
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
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DOCUMENTS
SIGNED IN
Request page preview
‹ Request #21-2764 ›
CLOSED
10 of 14 filtered by:
All applications in 2020 by Gravity Pad Partners, LLC or St. John's College for construction of a telecommunication tower on the St. John's campus.
Received June 23, 2021 via web
Departments Telecom, Telecom Tower
Requester Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
Documents
Public
Gravity Pad Letterhead City of SF S255.pdf
NML00255 LTE PRopogation Maps.pptx
Gravity Pad Letterhead City of SF S255.docx
Request Published
Public
July 1, 2021, 4:32pm
Request Closed Hide
Public
You have been sent electronic file(s) in response to your request. The City asserts that it has met its obligations under IPRA by searching for the responsive documents and providing them to you. The City now considers this records request closed.
July 1, 2021, 4:32pm
Document(s) Released Details
Public
July 1, 2021, 4:31pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The City requires additional time to respond to your request, until July 8, 2021.
Thank you.
June 28, 2021, 10:24am by Cindy Whiting (Staff)
Type here to search
86°F Sunny
3:12 PM
7/12/2021


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PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
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Request page preview
‹ Request #21-2765 ›
CLOSED
11 of 14 filtered by:
All applications in 2021 by Gravity Pad Partners, LLC or St. John's College for construction of a telecommunication tower on the St. John's campus.
Received June 23, 2021 via web
Departments Telecom, Telecom Tower
Requester Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
Documents
Public
Phto SIM's SJC Parking Lot visibility assessment rev.pdf
0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART
Request Published
Public
July 1, 2021, 4:30pm
Request Closed Hide
Public
You have been sent electronic file(s) in response to your request. The City asserts that it has met its obligations under IPRA by searching for the responsive documents and providing them to you. The City now considers this records request closed.
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Document(s) Released Details
Public
July 1, 2021, 4:29pm
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Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The City requires additional time to respond to your request, until July 8, 2021.
Thank you.
June 28, 2021, 10:22am by Cindy Whiting (Staff)
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3:11 PM
7/12/2021


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PUBLIC RECORD REQUESTS
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MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
Request Visibility: Unpublished
‹ Request #21-2766 ›
OPEN
12 of 14 filtered by:
All correspondence, written or email, between the Historic District Review Board or the Planning Commission and Gravity Pad Partners, LLC or St. John's College requesting a hearing before the Planning Commission in 2021 regarding the location of a telecommunication tower on the St. John's campus.
Received
June 23, 2021 via web
Departments
Historic Land Use, Telecom, Telecom Tower
Requester
Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
External Message
Requester + Staff
You were sent a partial response today, July 1, 2021. Additional response will sent as it is available. Thank you.
July 1, 2021, 4:28pm by Cindy Whiting (Staff)
Document(s) Released Details
Public
July 1, 2021, 4:25pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The Records Custodian has determined your request is excessively burdensome or broad and we need additional time to respond, until July 23, 2021.
Thank you.
June 28, 2021, 10:19am by Cindy Whiting (Staff)
External Message
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Please provide a time parameter for you request. Thank you.
Documents
Type here to search
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3:13 PM
7/12/2021

HDRB
July 13, 2021
EXHIBIT 3

Canyon Neighborhood Association

8 July 2021

Daniel Schwab
Senior Planner, Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue Santa Fe NM 87504
dnschwab@santafenm.gov

Mr. Schwab:

We are writing regarding Case 2921-3830 for 1302 Cerro Gordo, "Mavrick Lobe & Cristina Costa request historic status review and primary facade designation, if applicable to a non-contributing structure." As we understand it, the Historic Design Review Board must first determine whether the structure is "contributing", i.e. whether it needs to be preserved as is or in a similar form, or whether it can be remodeled extensively. The opinion of the Canyon Neighborhood Association is that the structure should NOT be considered as contributing to the architectural integrity of the neighborhood. The owner should be allowed to remodel extensively, in a manner that will bring the property more in line with the existing architectural styles of the neighborhood.

While not wishing to be unkind or disrespectful to those who built the home or may have lived there, the board of the Canyon Neighborhood Association has looked at the current structure and the plans for remodel, and uniformly agree that the remodel would be a dramatic improvement. Some of the longer term neighbors remember the original construction, which was created largely from found or heavily discounted materials by a builder who worked at a local supply store, without much regard for the formal plan submitted, surrendering aesthetics to expediency. Though the original structure dates from the 1960s, there has been significant change more recently including a remodel and a new paint color in the early 1990s. Comments from the neighborhood association board included "there is nothing redeeming about the existing house," "the ugliest house on Cerro Gordo," and "anything would be an improvement."

We have not reviewed the proposed new design in great detail, as we understand the current threshold issue is not about the new design but the contributing or non-contributing nature of the existing structure. We understand the basic plan to shift it to become more of a classic flat-roofed adobe style home in the style of many other homes on Cerro Gordo. The cluttered open carport would be replaced with a garage, while the entrance would be re-located away from the street, all of which seem appropriate. As long as the final details of the remodel plan lie within the range of acceptable local styles, without appropriate height and massing, and do not require variances, we will have no objection to the new design.

Please enter this letter into the record for the hearing, and do not hesitate to contact us if you have further questions.

Sincerely,

James Gollin, President
Canyon Neighborhood Association
jgollin@gmail.com

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2021-3844-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Gravity Pad Partners, LLC
Owner/Applicant's Name – AT&T/FirstNet NML0255

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 13, 2021, and August 10, 2021, on a proposal to construct new telecommunications facilities ("Project") at 1160 Camino de Cruz Blanca, which comprises the campus of St. John's College ("Property").

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

Background

1. The Property is located within the City's Historic Review District, which is an overlay zoning district.
2. The underlying zoning for the Property is R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development).
3. Gravity Pad Partners, LLC proposes to construct telecommunications facilities on the campus in an effort to improve services to the college and its students, as well as first responders and the surrounding roads and neighborhoods.
4. The proposed facility would provide emergency services through the AT&T/FirstNet network for first responders and would accommodate the collocation of other FCC wireless carriers in the future.
5. The Project would consist of a sixty-five foot (65')-tall monopole telecommunications tower with open antennas and an associated ground equipment enclosure with dimensions of 72" by 102".
6. The location of the pole is proposed to be 72 feet south of Camino de Cruz Blanca (see Exhibit A, Planning Commission Packet).
7. The Applicant submitted a previous application that was denied by the HDRB in August 2020 (Case #2020-2194-HDRB).
8. The Applicant submitted this new application on September 16, 2021 ("Application").
9. In the Application, the Applicant initially proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage."
10. Because St. John's College is listed on the National Register of Historic Places, the Applicant has been working with State Historic Preservation Office ("SHPO") of the New Mexico Department of Cultural Affairs to complete the process required by Section 106 of the National Historic Preservation Act.

11. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party (see Exhibit B City Request to be a Consulting Party); and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.
12. Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65 feet, changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed tower would look like from a variety of vantage points.
13. On February 11, 2021, after reviewing the photo simulations (Exhibit C Photo Simulation), the SHPO formally found that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design (Exhibit D SHPO Consultation Letter).
14. The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting.
15. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.
16. The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City.
17. On March 19, 2021, the Applicant submitted revised plans as an amendment to the Application, reflecting the reduced 65' height and revised monopole design.
18. Under Santa Fe City Code ("SFCC") Section 14-6.2(E), the Application for proposed telecommunications facilities requires review and approval by both the City Planning Commission and the Board.
19. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
20. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).

Review by City Planning Commission

21. The Planning Commission considered the Application under Planning Commission Case #2020-2639.
22. Pursuant to SFCC Section 14-6.2(E)(4)(a), to approve an application, the Planning Commission must "determine that: (i) the application complies with [SFCC Section 14-6.2(E)]; (ii) the proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed; (iii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable."

23. Current Planning Division staff reviewed the Application and related materials and information submitted by the Applicant and recommended that the Planning Commission approve the application subject to certain conditions of approval, which were enumerated in the Planning Commission staff report.
24. The maximum allowable height for a nonresidential structure in the underlying R-1 zoning district is 35 feet.
25. The Applicant requested a waiver from the Planning Commission to allow the antennas and tower to be constructed to a maximum height of 65 feet.
26. Under SFCC Section 14-6.2(E)(8)(a), the Planning Commission may grant a waiver to the height limitation established by the underlying zoning district if the Commission finds that the waiver meets the criteria set forth in SFCC Section 14-5.2(E)(8)(a)(i)-(vi).
27. SFCC Section 14-6.2(E)(8)(b)(i)-(vii) lists factors that the Commission must consider in granting a waiver, including the proposed design of the telecommunications facilities, the uses on nearby properties, the surrounding topography and vegetation, the availability of existing towers or other structures for co-location, the proposed ingress and egress to the site, and whether the Project will result in improved telecommunication services to Santa Fe residents.
28. On July 1, 2021, the Planning Commission held a public hearing on the Application and voted to approve the Application, including the waiver to exceed the maximum height allowed by the R-1 zoning district, subject to the conditions of approval recommended in the Current Planning Division staff report.
29. On July 1, 2021, the Planning Commission adopted written Findings of Fact and Conclusions of Law reflecting its decision.
30. The Planning Commission's written Findings of Fact and Conclusions of Law acknowledge that full zoning approval would also require a public hearing and approval by the Historic Districts Review Board.

Review by City Historic Districts Review Board

1. On July 7, 2021, the Applicant submitted an additional narrative letter to Historic Preservation Division staff, supplementing the Applicant's responses to the requirements for Board review, as set forth in SFCC Sections 14-5.2 and 14-6.2(E).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluated the factors relevant to the Application.
3. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere to the design standards for the Historic Review District to the extent that such standards can be applied to a telecommunications tower and associated ground equipment, *see* SFCC § 14-5.2(I).
4. Staff determined that the maximum allowable height for new structures on the subject property is sixteen (16) feet, as calculated pursuant to the Historic Districts Ordinance and imposed by the overlay zoning district, and that the Board could not approve the Application unless the Applicant obtains a height waiver from the Board under SFCC Section 14-5.2(E)(8)(c).

5. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards.
6. On August 10, 2021, at 12:00 p.m., the Board met at 1160 Camino de Cruz Blaca for a site visit for the purposes of making factual observations related to the siting and design of the proposed telecommunications facilities.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. SFCC Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
9. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
10. Under SFCC Section 14-5.2(E)(8)(c), the Board may grant a waiver to the height limitation imposed by the historic districts overlay zoning "if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
11. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the [A]pplicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
12. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
13. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
14. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the project will "[s]trengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts." *See* SFCC § 14-5.2(C)(5)(c)(iii).
15. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the need for the waiver is "due to special conditions and circumstances which are not a result of the actions of the [A]pplicant." *See* SFCC § 14-5.2(C)(5)(c)(v).

16. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the project will "[p]rovide the least negative impact with respect to the purpose of [the Historic Districts Ordinance,] as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
17. The Board further finds as follows: _____.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards, including the height limitation of sixteen feet (16').
4. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board's authority to regulate the placement and construction of the proposed telecommunications facilities under SFCC Sections 14-5.2 and 14-6.2(E) is limited by federal law, including the Telecommunications Act, 47 U.S.C. § 332(c)(7) ("Preservation of local zoning authority").
6. Under 47 U.S.C. § 332(c)(7)(B)(II), the Board must apply the City's ordinances, including the waiver criteria, in a manner that does not prohibit or have the effect of prohibiting the provision of personal wireless services.
7. Pursuant to SFCC Section 14-6.2(E)(4)(b), the Board concludes that (*check applicable*):
   - ___ The Applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
   - ___ The Applicant has failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
8. Because the proposed tower height of 65 feet exceeds the maximum allowable height of 16 feet for the site, as imposed by the historic district overlay zoning, the Board cannot approve the Application unless the applicant obtains a height waiver from the Board, pursuant to SFCC Section 14-6.2(E)(8)(c).
9. Pursuant to SFCC Section 14-5.2(E)(8)(c)(i), the Board concludes that (*check applicable*):
   - ___ The Applicant has demonstrated to the satisfaction of the Board that the Applicant has explored all alternatives to the proposed site in the historic district and to the proposed design.
   - ___ The Applicant has failed to demonstrate to the satisfaction of the Board that the Applicant has explored all alternatives to the proposed site in the historic district and to the proposed design.

10. Pursuant to SFCC Sections 14-5.2(E)(8)(c)(ii) and 14-5.2(C)(5)(c)(i), the Board concludes that (*check applicable*):
    ___ The Applicant has demonstrated that the height waiver will not damage the character of the streetscape.
    ___ The Applicant has failed to demonstrate that the height waiver will not damage the character of the streetscape.
11. Pursuant to SFCC Sections 14-5.2(E)(8)(c)(ii) and 14-5.2(C)(5)(c)(ii), the Board concludes that (*check applicable*):
    ___ The Applicant has demonstrated that the height waiver is needed to prevent a hardship to the applicant or an injury to the public welfare.
    ___ The Applicant has failed to demonstrate that the height waiver is needed to prevent a hardship to the applicant or an injury to the public welfare.
12. Pursuant to SFCC Sections 14-5.2(E)(8)(c)(ii) and 14-5.2(C)(5)(c)(iii), the Board concludes that (*check applicable*):
    ___ The Applicant has demonstrated that the height waiver will strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
    ___ The Applicant has failed to demonstrate that the height waiver will strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
13. Pursuant to SFCC Sections 14-5.2(E)(8)(c)(ii) and 14-5.2(C)(5)(c)(v), the Board concludes that (*check applicable*):
    ___ The Applicant has demonstrated that the need for the waiver is due to special conditions and circumstances that are not a result of the actions of the Applicant.
    ___ The Applicant has failed to demonstrate that the need for the waiver is due to special conditions and circumstances that are not a result of the actions of the Applicant.
14. Pursuant to SFCC Sections 14-5.2(E)(8)(c)(ii) and 14-5.2(C)(5)(c)(vi), the Board concludes that (*check applicable*):
    ___ The Applicant has demonstrated that the height waiver will provide the least negative impact with respect to the purpose of the Historic Districts Ordinance, as set forth in SFCC Section 14-5.2(A)(1).
    ___ The Applicant has failed to demonstrate that the height waiver will provide the least negative impact with respect to the purpose of the Historic Districts Ordinance, as set forth in SFCC Section 14-5.2(A)(1).
15. The Board further concludes as follows: _____.

WHEREFORE, IT IS ORDERED ON THIS 10TH DAY OF AUGUST 2021 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions:

___ The Board grants the Application.

___ The Board grants the Application, subject to the conditions of approval imposed by the Planning Commission.

___ The Board grants the Application, subject to the following conditions of approval: _____ _____.

___ The Board denies the Application because the Applicant has failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.

___ The Board denies the Application because the Applicant has failed to demonstrate that the following criterion/criteria have been met, as required to obtain a waiver to the maximum allowable height:_____ _____.

___ The Board denies the Application for the following reason(s):_____ _____.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

August 10, 2021

Sally A. Paez Date
Assistant City Attorney

Public Comment
RE: 2020-003844-HDRB
St. John's Cell Tower
Letters and emails
August 10, 2021

Commenters:

1. Brian Cannon
2. Stephen Durkovich
3. Renette Finley
4. Stephen and Kristen Flance
5. Barbara Frick
6. Pam and Bo Howard
7. Paul Margetson
8. Hannah McCaughey
9. Nurit and Yehuda Patt
10. David Rasch
11. Frances Richards
12. Joe Schepps
13. Sally Schuster
14. Judith Seltzer and Robert Tucker
15. Jane Snow and James Polk
16. Leslie Stern
17. Nancy Wirth
18. Rebecca Wurzburger

August 6, 2021

VIA ELECTRONIC MAIL

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
nicole@wonderstoneconsulting.com

BACKGROUND:

Since 1988, I have been the owner of Premier Trial Exhibits, LLC providing demonstrative exhibits to attorneys in New Mexico in cases involving real estate, medical malpractice, insurance defense, products liability, and many other areas.

Additionally, since 1979, I have worked for nineteen seasons as a surveyor/architect with American universities in the mapping of Roman and Byzantine archaeological sites in the Middle and Near East.

CURRENT STUDY:

On August 2nd, I was asked by Stephen Durkovich to view the location of the communications equipment, located in the tower of the St. John's United Methodist Church, in addition to the grounds of St. John's College. This request was to determine whether there were alternative sites to place a communications tower on the College grounds that have a clear line of site with the antennae in the St. John's United Methodist Church tower.

Utilizing the websites below, I was able to locate six alternative locations, on campus grounds, favorable to the location of either a visible or stealth communication tower.

- Tax Parcel Viewer from the City of Santa Fe's Planning and Zoning Department (sfcomaps.santafecountynm.gov);
- the GeoCortex Viewer from the City of Santa Fe's GIS Department 2- foot contours and other topographic information (santafe.geocortex.com);
- Google Earth Pro for viewshed and topographic elevation information.

Of the six alternative viable sites, three are located on the roofs of buildings on campus while the other three are located to the south and southwest of campus buildings. Three sites, located on the ground and provide the topographic relief and vantage point from which a small tower of 33 feet would suffice in order to have a clear view of the St. John's United Methodist Church tower. Each of the sites is behind the main groupings on St. John's campus and shielded from view by those on the main campus and living in the Los Miradores subdivision.

The image below shows the location of the communications equipment in the St. John's United Methodist Church tower and a view of the campus at St. John's.



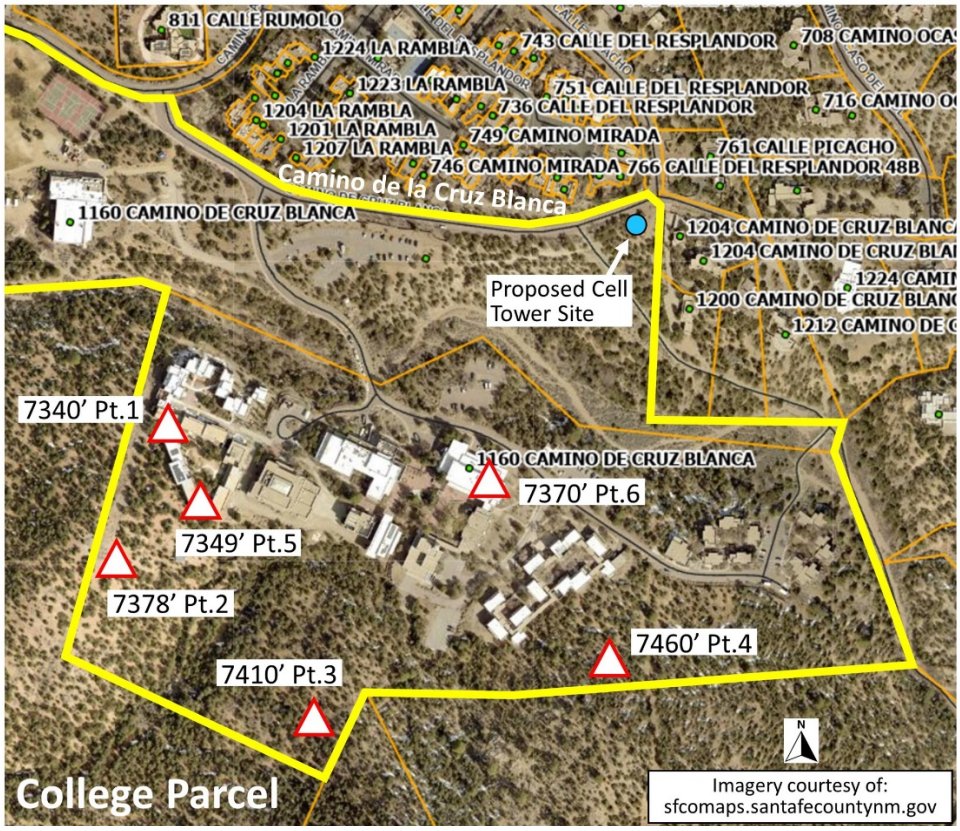
St. John's United Methodist Church

St. John's College

For this study, it was estimated that the church tower equipment was 45 feet above ground level (7,110').

The location of the six alternative viable sites are indicated by the red triangles. The proposed cell tower is indicated as a blue circle.

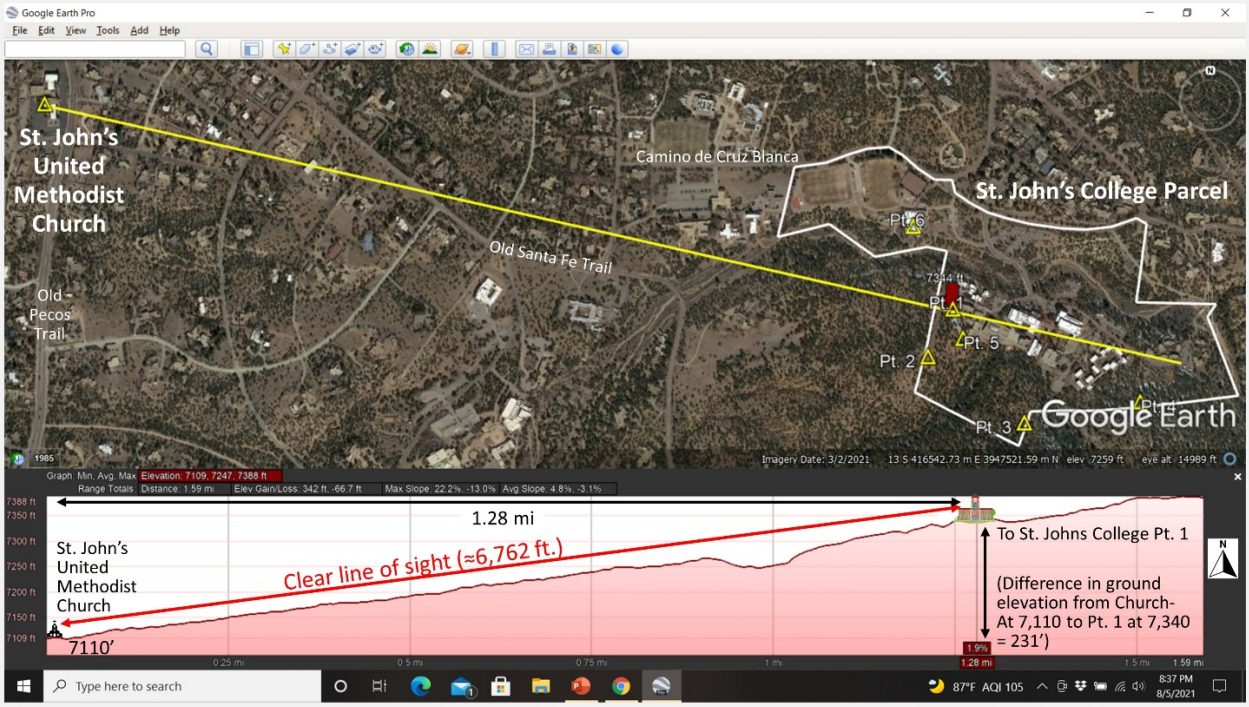
St. John's College Land Boundary



The imagery on the following pages will show:

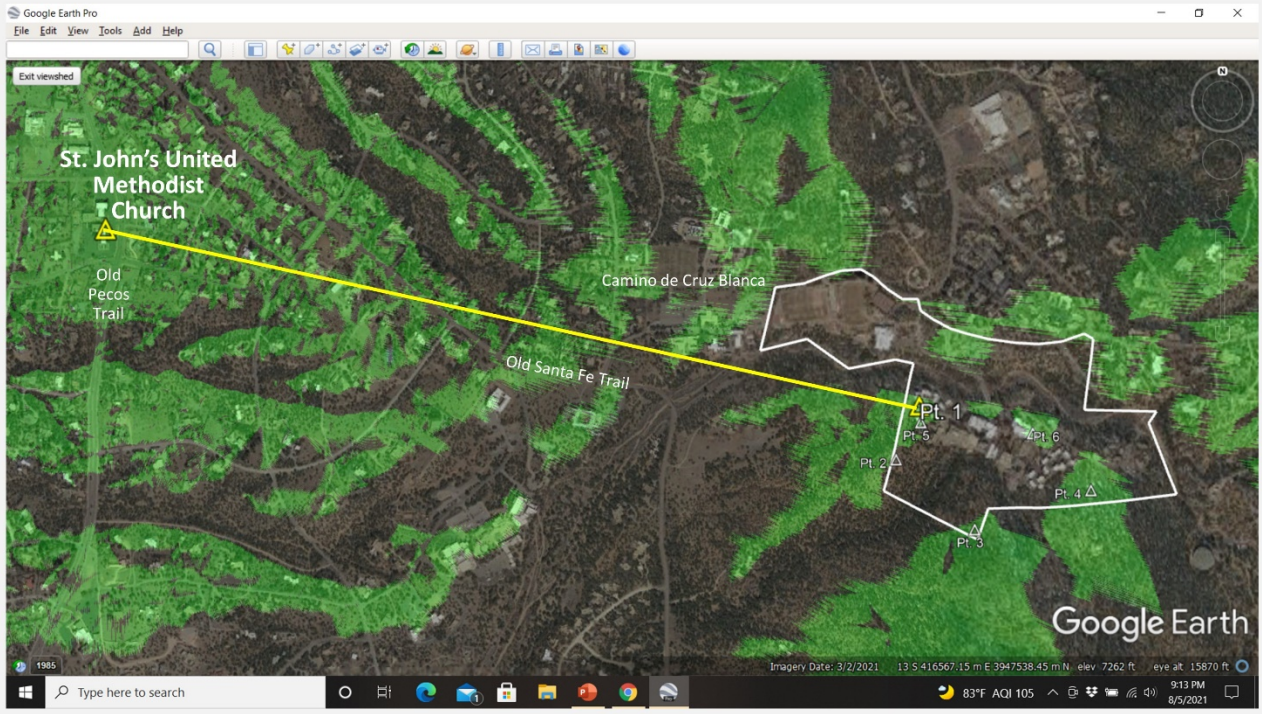
- The location of each of the six alternative viable sites around St. John's campus;
- Their respective distances from, and elevational difference, to the church,
- The elevation profile;
- The approximate clear line of sight distance;
- A description of either the tower height (if placed on the natural ground surface) or the approximate elevation above ground level if a stealth tower were built;
- The viewshed as seen from the church and looking back from various points to the church and their coverage over the campus. (Per Merriam-Webster, a viewshed is described as the natural environment that is visible from one or more viewing points).

Church to Pt. 1 Top of Building on Western Periphery of College

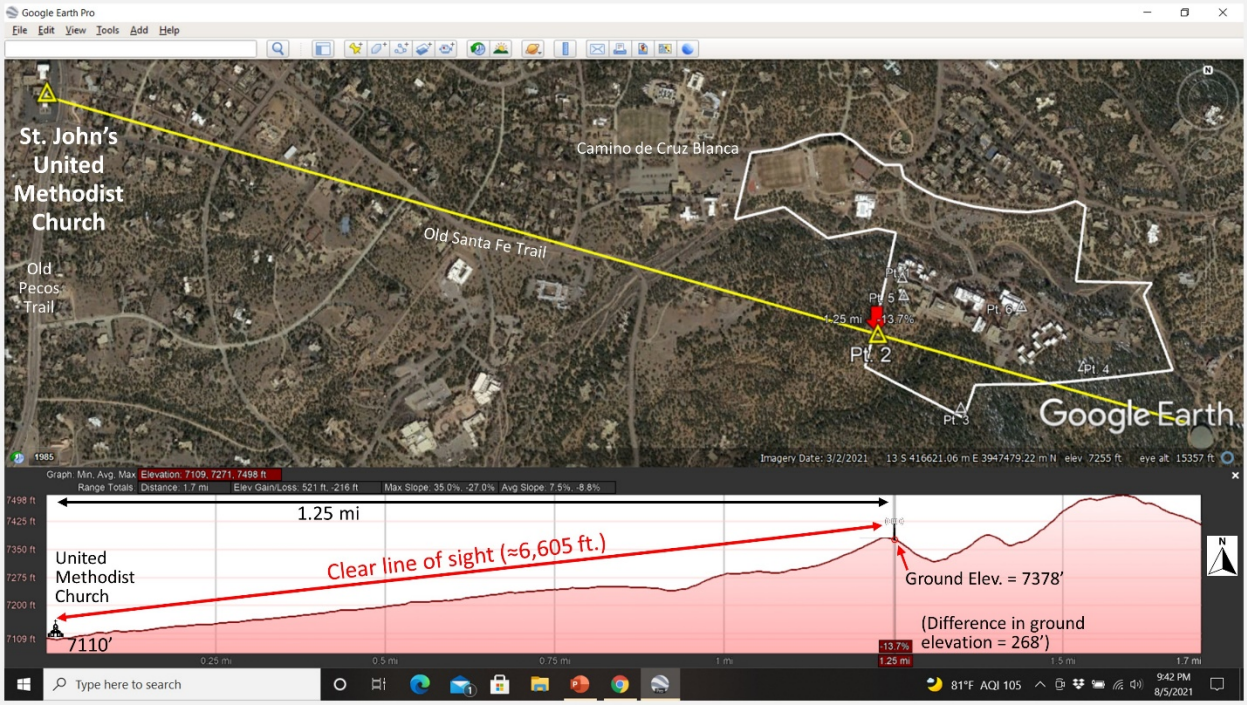


Line of sight from telecommunications equipment approx. 45' above ground level at St. John's United Methodist Church to Pt. 1 atop a building (approx. 22' above ground level plus additional 12' for stealth tower) at St. John's College.

Viewshed from Church to Pt. 1 Atop Building on Western Periphery of College

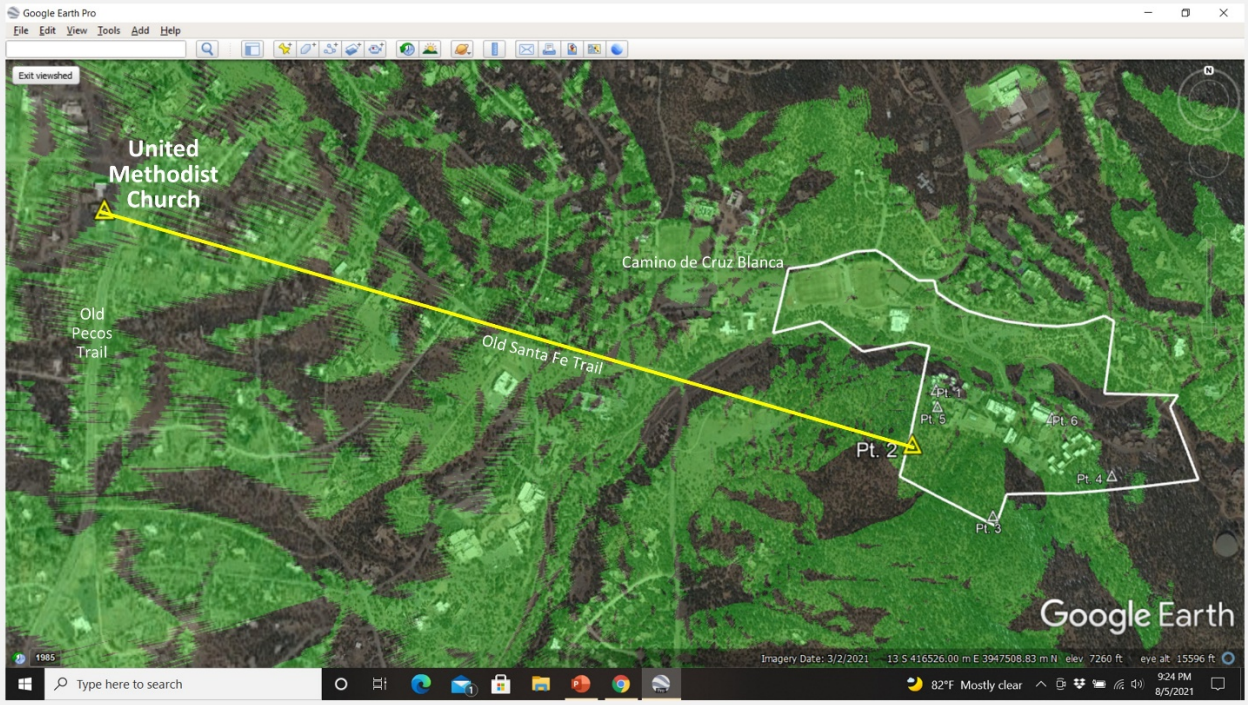


Church to Pt. 2 Located on SW corner of College Property

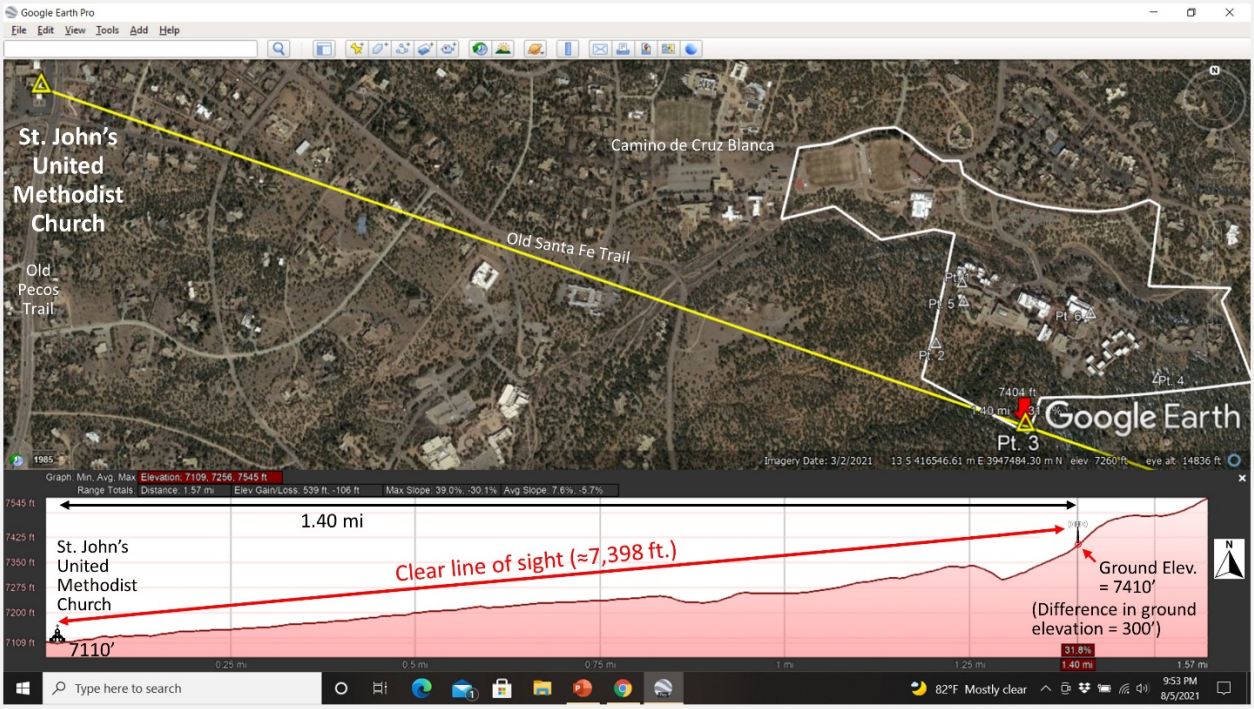


Line of sight from telecommunications equipment approx. 45' above ground level at St. John's United Methodist Church to Pt. 2, a tower approx. 33 ft. above ground surface.

Viewshed From Pt. 2 at St. John's College to St. John's United Methodist Church

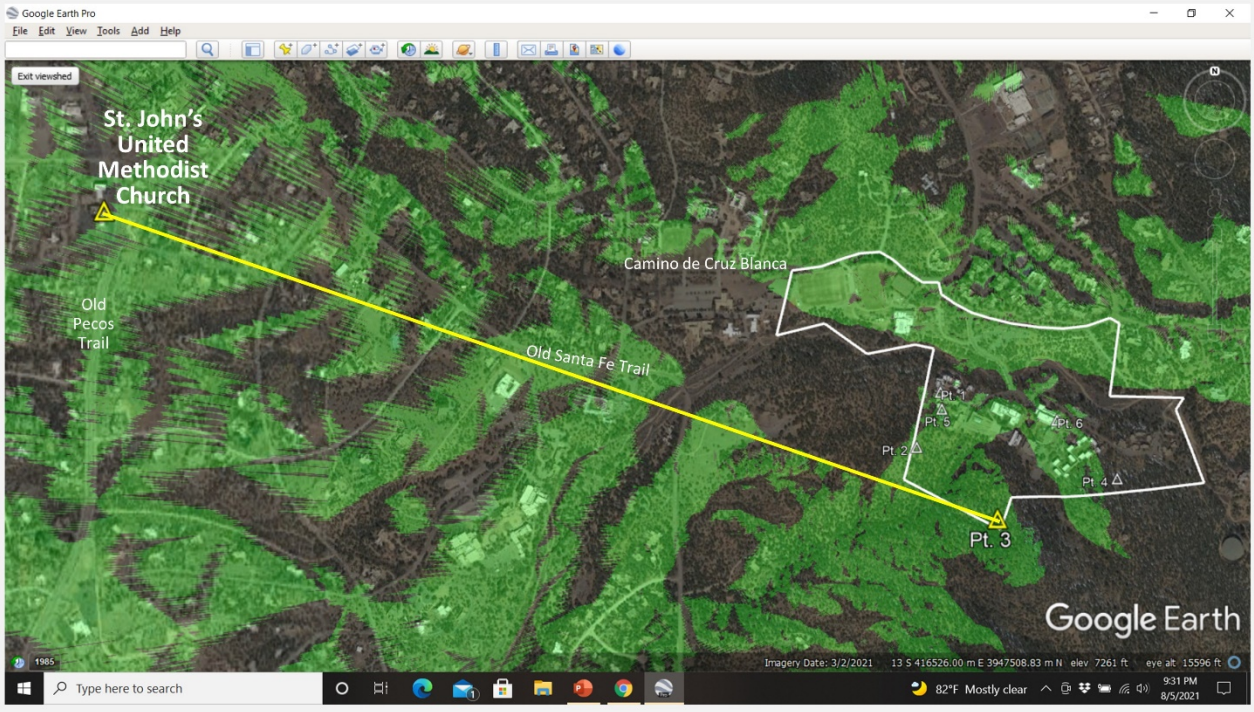


Church to Pt. 3 Located on Southern corner of Property

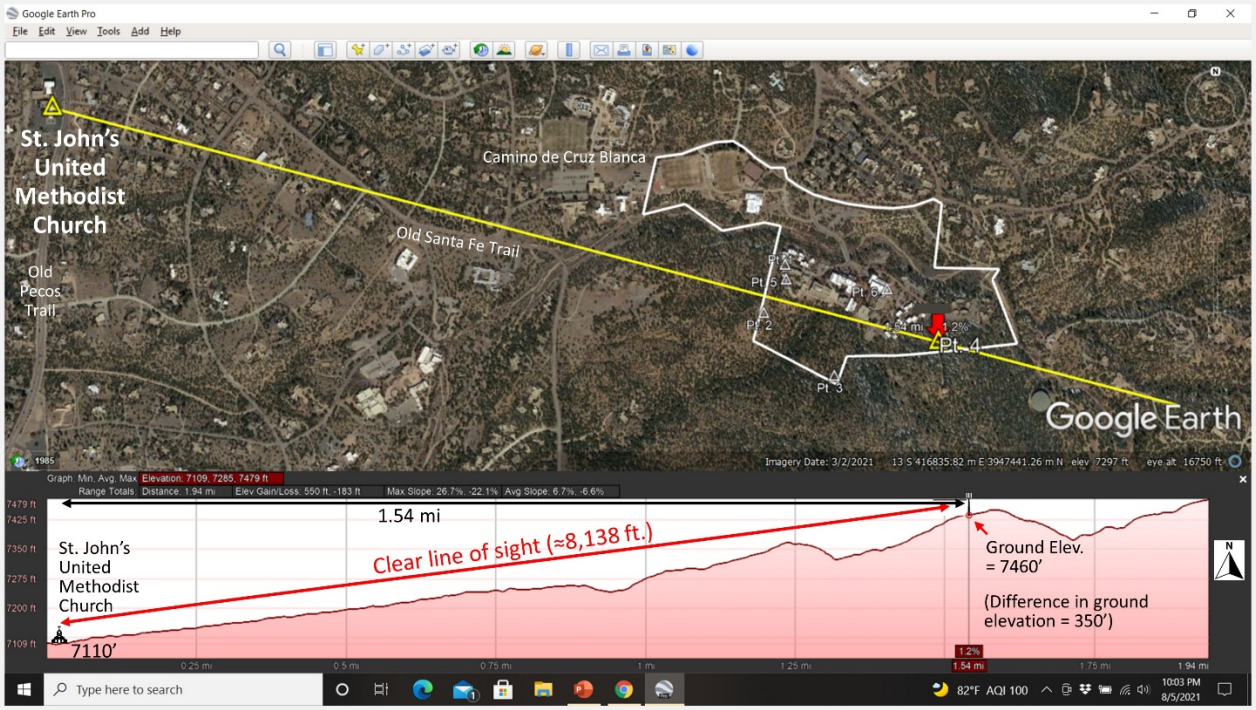


Line of sight from telecommunications equipment approx. 45' above ground level at St. John's United Methodist Church to Pt. 3, a tower approx. 33 ft. above ground surface.

Viewshed From Pt. 3 at St. John's College to St. John's United Methodist Church

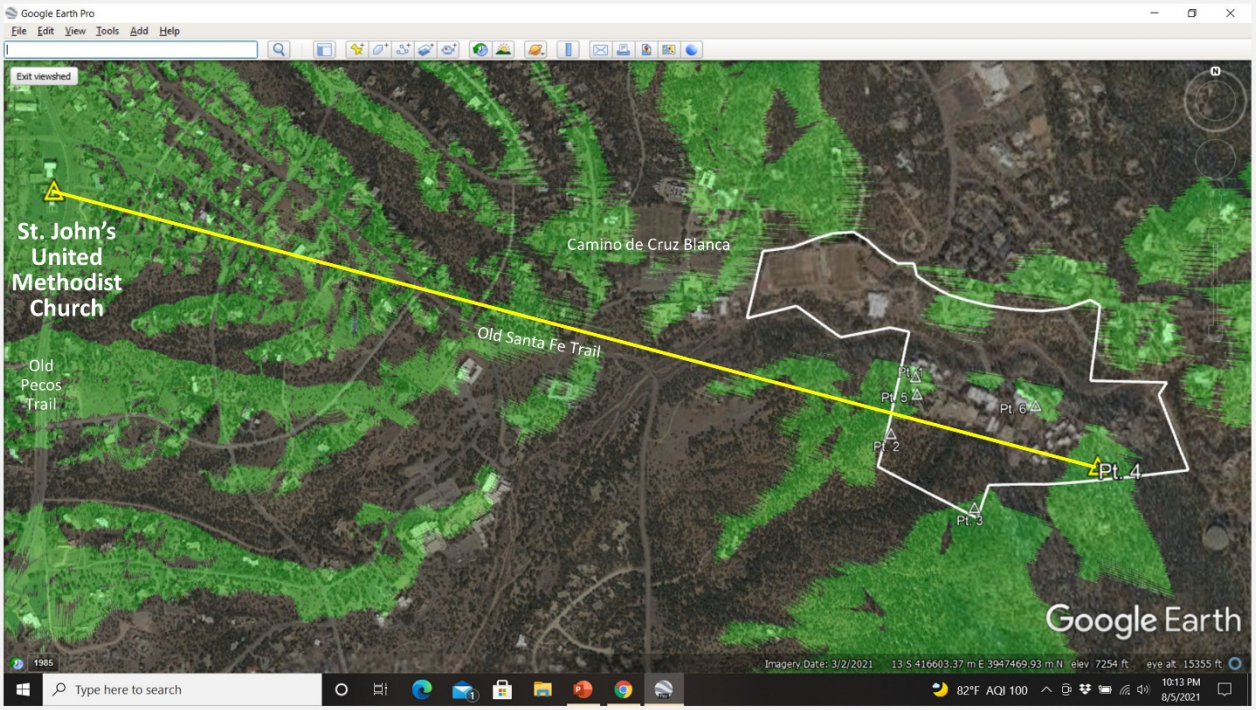


Church to Pt. 4 Located along Southeastern Portion of College Property

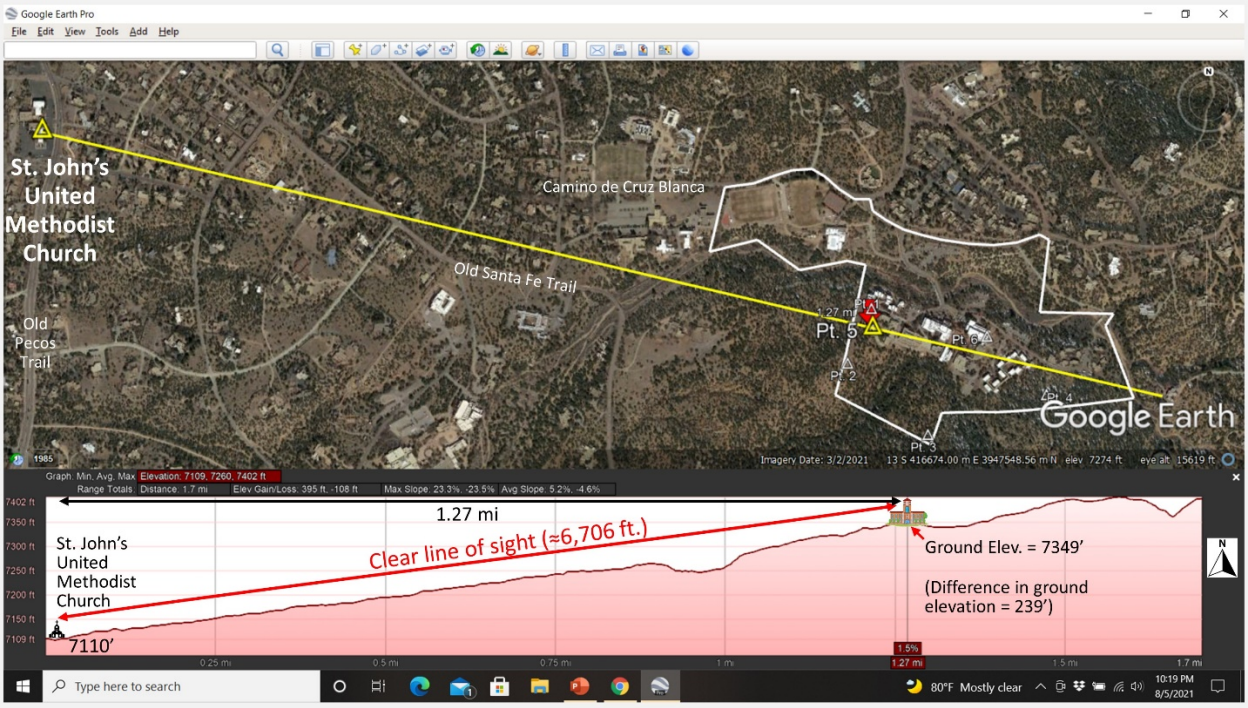


Line of sight from telecommunications equipment approx. 45' above ground level at St. John's United Methodist Church to Pt. 4, a tower approx. 33 ft. above ground surface.

Viewshed From St. John's United Methodist Church to Pt. 4

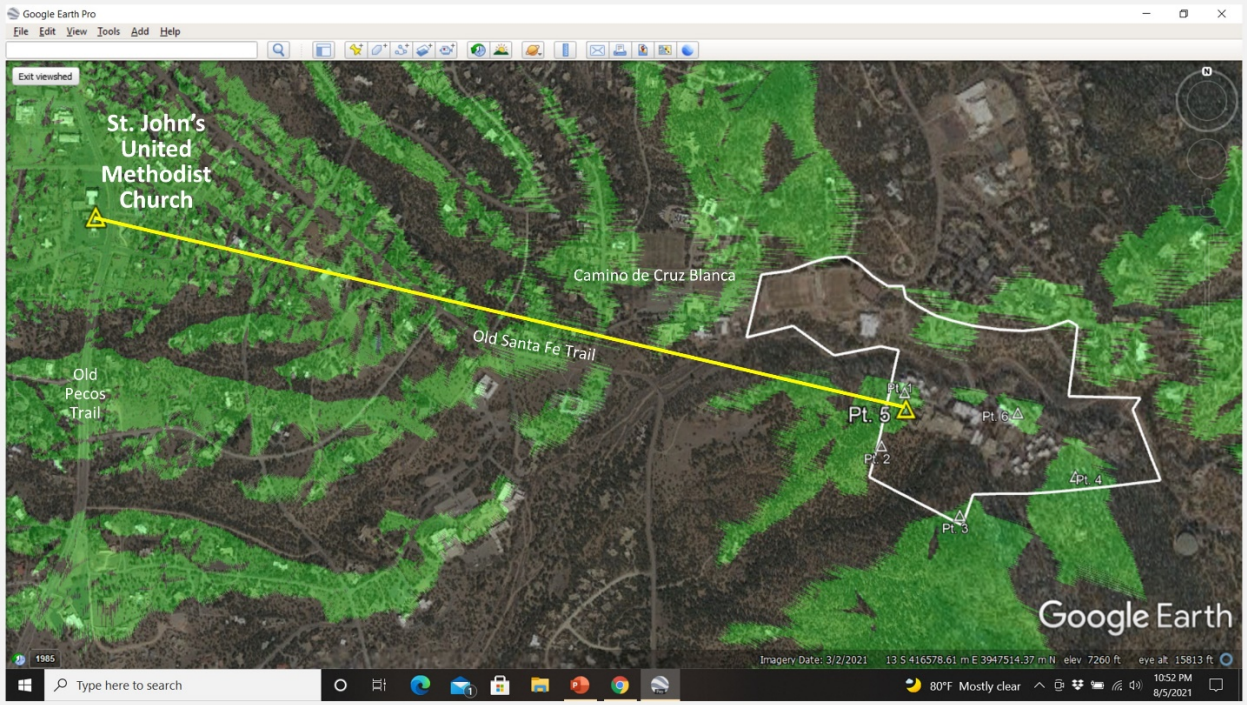


Church to Pt. 5 Top of Building on Western Periphery of College Campus

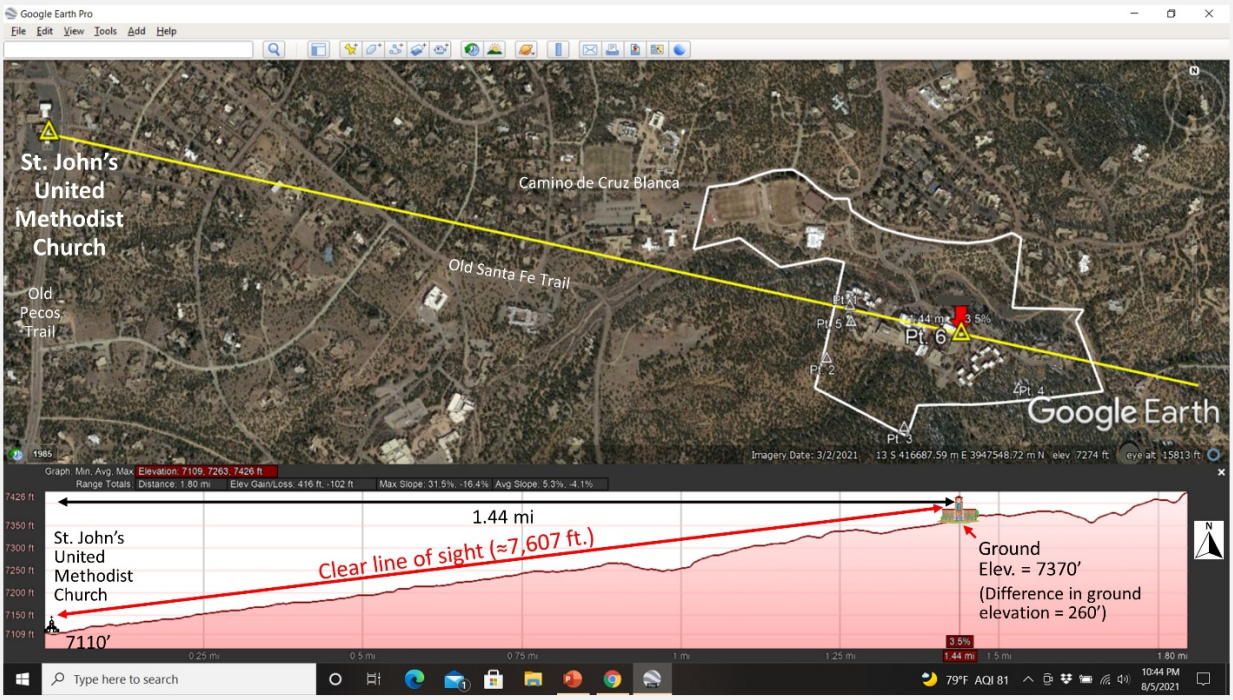


Line of sight from telecommunications equipment approx. 45' above ground level at St. John's United Methodist Church to Pt. 5 atop a building (approx. 30' above ground level plus additional 12' for stealth tower) at St. John's College.

Viewshed From St. John's United Methodist Church to Pt. 5

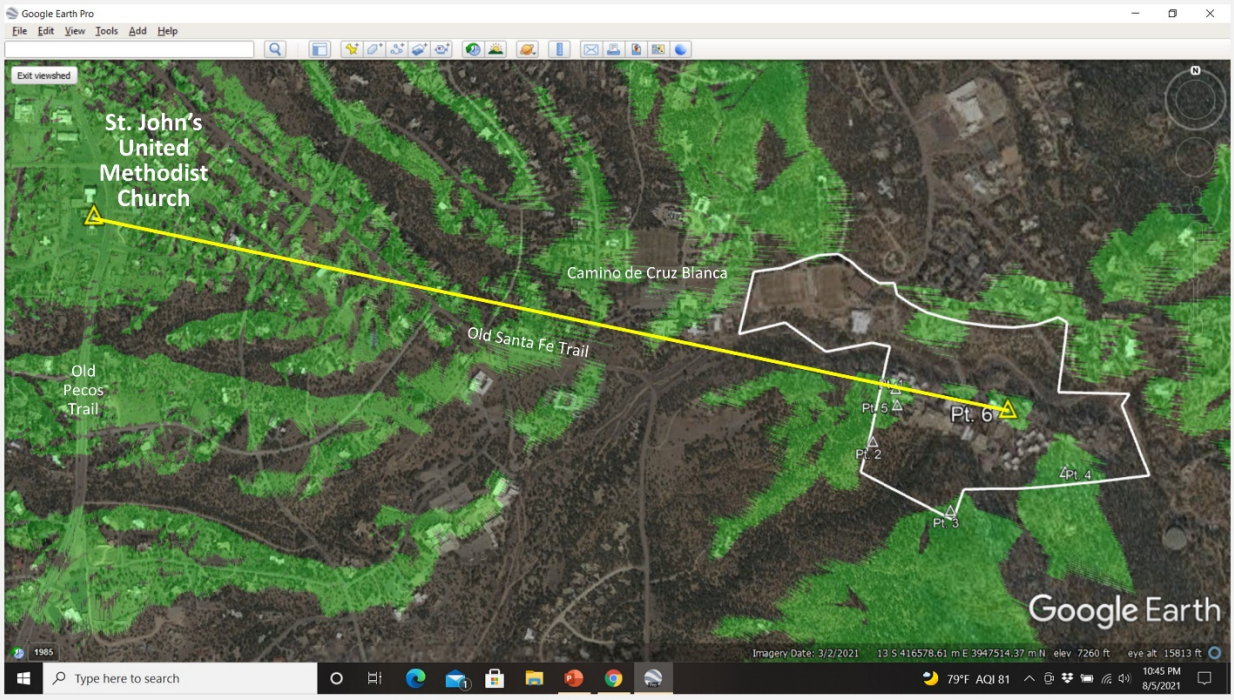


Church to Pt. 6 Top of Building on the East Side of the College



Line of sight from telecommunications equipment approx. 45' above ground level at St. John's United Methodist Church to Pt. 6 atop a building (approx. 35' above ground level plus additional 12' for stealth tower) at St. John's College.

Viewshed From St. John's United Methodist Church to Pt. 6 on College Campus



CONCLUSION:

As shown in the imagery above, each of the six sites demonstrate a viable alternative to the currently proposed cell tower site in terms of:

- Clear line of sight to the St. John's United Methodist Church tower;
- Elevational vantage point not only to the church tower but also coverage over the campus (see viewsheds from Pts. 2 & 3 above);
- For the three sites atop campus buildings, a stealth tower could be constructed to blend in with the campus aesthetic, and
- For three remaining sites located on natural terrain (south and southwest of campus buildings), the visual aesthetic for local residents north of the campus is maintained. The nearest neighbor to any of these three sites is approximate ¼ mile away.

I would ask Ms. Thomas, the Acting HDRB Manager, to immediately forward this map and my letter on to the HDRB so they could read it and be aware of it before taking the view and look at these sights at the time of the view. I ask Ms. Thomas to confirm that my letter has been transmitted to the Board and the date of doing so.

Thank you.

Brian Cannon
Premier Trial Exhibits, LLC
111 Tulane Drive SE
Albuquerque, NM 87106
505.264.2037

STEPHEN DURKOVICH
Trial Lawyer

Santa Fe Number
(505) 986-1800

August 3, 2021

VIA ELECTRONIC MAIL

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
nicole@wonderstoneconsulting.com

Re: Case# 2021-003844-HDRB; 1160 Camino de Cruz Blanca Telecommunication Facility

Dear Nicole Ramirez Thomas,

You have scheduled a "view" by the HDRB members of the sites available for a telecommunication tower on the St. John's campus. Gravity Pad at the last HDRB meeting maintained there were only three usable sites. The Neighborhood contends there are many.

Which sites will the HDRB members be shown and with what, if any, explanations given? The Los Miradores and Upper Camino Cruz Blanca would like to be assured that the Board members be shown the sites the Neighborhood contends are available. How might this be done? The Neighborhood suggest that by 12pm Friday of this week both Gravity Pad and the Neighborhoods submit maps to the HDBR designating the sites they contend are available for the proposed aerials. The Neighborhoods and Gravity Pad shall copy each other what is sent to the HDRB.

Please let us know no later than noon Thursday so we can get our submittal in by noon of the following day. Also let us know, what if any, comment is allowed during the view process.

Cordially,

Stephen Durkovich

518 OLD SANTA FE TRAIL, BOX 210
SANTA FE, NEW MEXICO 87505
STEVE@DURKOVICHLAW.COM

Stephen and Karen Durkovich

August 8, 2021

VIA ELECTRONIC MAIL

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
nicole@wonderstoneconsulting.com

Re: *Case# 2021-003844-HDRB; 1160 Camino de Cruz Blanca Telecommunication Facility*

Members of the Board:

St. John's College asks the HDRB for a waiver of its height requirements to locate a 65-foot tower to provide wireless communication to its students and the surrounding neighborhoods. A request for a similar waiver was unanimously rejected by the HDRB last year for a 75-foot tower and by the Department of Cultural Affairs this year as not fitting in with the historic environment. The current application is for a tower in the identical location of the tower rejected last year. Whether the tower is 65-feet or 75-feet in height, Gravity Pad and St. John's cannot demonstrate "no other less intrusive means or alternative to the proposed telecommunication facilities siting is practicable." Santa Fe City Ordinance Section 14-5-2.

THE EXISTENCE OF LESS INTRUSIVE MEANS

St. John's has admitted in a meeting with some of the neighbors that it is currently investigating a wireless communication technology that requires no aerials. St. John's currently has a RFP out to obtain bids on that process. (*See letter to the HDRB from Jane Snow*). The Board should certainly not grant St. John's the waiver absent information about that technology and the results of the RFP.

The Distributed Antenna System (DAS), a far less obtrusive system, has always been available. The DAS system is a proven alternative technology allowing the receipt and broadcast of wireless communication through beer-keg sized antennae attached to various telephone poles at St. John's and the neighborhood. The DAS system is in use elsewhere and the City is aware of it.

(*See letter to the HDRB by David Rasch, former Director of City Historic Styles/HDRB*). St. John's and Gravity Pad have given no consideration of the Distributed Antenna System.

The wireless communications technology currently in use throughout Santa Fe would be perfectly acceptable to the Neighborhood if put atop of one of St. John's buildings and tastefully disguised no differently than AT&T did when it built those facilities at the Hotel Santa Fe and St. John's United Methodist Church. It can be done on the St. John's campus. (*See letter to HDRB from Brian Cannon*). If St. John's was dealing directly with AT&T, AT&T would in all probability build such a facility for St. John's at AT&T's own cost and make annual lease payments back to St. John's. (*See letter to the HDRB from Paul Margetson, General Manager of Hotel Santa Fe*).

ALTERNATIVE SITE LOCATIONS ARE AVAILABLE

Brian Cannon, who has worked nineteen seasons as a surveyor/architect plotting archeology sites in the Middle East, has use this expertise to identify at least six alternative locations on the St. John's campus where an antenna could be unobtrusively located. Three locations are atop existing buildings at St. John's where a facility can be placed no different than the one that sits atop Hotel Santa Fe and the St. John's United Methodist Church. These three locations are all within the line-of-sight of the aerial at the St. John's United Methodist Church which will transmit the communications signals to it. (*See Brian Cannon letter*).

Additionally, three locations exist behind the main buildings at St. John's upon the ground where a 33-foot tower could be located, each also within the line-of-sight of the transmitter at St. John's United Methodist Church.

A clear line-of-sight from each of the six alternative locations to the transmitter at the St. John's United Methodist Church has been verified by Brian Cannon thus establishing the suitability of each for a potential aerial. These alternative locations have been established by actual measurements of the elevations at issue and the determinations of an unobtrusive line-of-sight between those elevations as established by Google Earth. (*See Brain Cannon letter*).

GRAVITY PAD'S FAILURE TO PROVE THE ABSENCE OF A LESS OBTRUSIVE MEANS OR ALTERNATIVE SITE TO ITS PROPOSED 65-FOOT MONOPOLE

Gravity Pad and St. John's provide no factual support for their positon that the 65-foot monopole, at the proposed location, is the only existing alternative for enhanced telecommunication at St. John's.

Gravity Pad instead provides only the argument of its owner Sean Milks that it can be located only there. Not only is there no support, but almost all the statements made in its application to the HDRB, most of what Mr. Milks has said is palatably wrong.

Mr. Milks' application infers the Neighborhood has agreed with its proposed location.

> *"..After that we met with the neighbors that have land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now."* Gravity Pad partners, 7-07-2021 Historic Board Application Narrative Letter, p.1.

The Neighborhood has never agreed with the location chosen by Gravity Pad.

Mr. Milks has told the HDRB that, "I built the aerials at Hotel Santa Fe and St. John's United Methodist Church, and if I could do it at St. John's College I would but it is not possible." In fact AT&T designed and constructed both installations. (*See Paul Margetson Letter*).

Mr. Milks informs the HDRB that:

> "..due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet radio engineers have solved the “gap” with the proposal of a Monopole." Gravity Pad Partners, 7-07-2021 Historic Board Application Narrative Letter.

However, no engineer from AT&T or FirstNet has ever testified that a monopole is the "sole solution" to the gap, "whatever that is," only Sean Milks. In fact no one from AT&T or FirstNet, engineer or otherwise, has ever even appeared before the HDRB. No one from AT&T has ever attested to the necessity of what Gravity Pad proposes.

Mr. Milks has told *The Santa Fe New Mexican* that he is the agent for AT&T for the construction of the tower at St. John's. AT&T's representative, on being called by The New Mexican, stated the St. John's College tower was not an AT&T project. (*See Milan Simonich's column dated 8-08-2021*). Gravity Pad's signed application indicates Mr. Milks and Gravity Pad are acting only on the behalf of

St. John's.

Mr. Milks' statement that an aerial on a monopole is necessary due to the lack of tall structures in the area is also wrong. In fact three of the existing buildings on the St. John's campus would support a disguised facility such as AT&T built for the Hotel Santa Fe and St. John's United Methodist Church. (*See Brian Cannon letter*).

Gravity Pad's current application lists "three other sites considered" but rejected as alternatives to the current site. In fact Gravity Pad considered no other sites as a part of the current application. Gravity Pad selected the single site identified in both its current application and last year's application and never looked elsewhere. The sites listed by Mr. Milks were considered years ago and one of them, the Santa Fe Preparatory School, was eliminated from consideration not because it wasn't at the height necessary to provide the required coverage but because the Santa Fe Preparatory School refused to let Gravity Pad build the aerial on its property.

ST. JOHN'S REFUSAL TO CONSIDER ALTERNATIVE LOCATIONS OR TECHNOLOGIES

St. John's, and its agent Gravity Pad, refuse to consider any of the alternative technologies or sites not because they do not exist but because only a 65-foot tower can provide the income stream each require after the split of the lease payments from the telecommunication providers for the lease of each ten feet of the upper reaches of the pole. In short, alternative technologies and locations exist but Gravity Pad and St. John's will consider no alternative to the income stream each requires from the 65-foot tower at its proposed location.

Stephen Durkovich

P.S. - To Nicole Ramirez Thomas, HDRB Acting Manager

Ms. Thomas, please immediately forward my letter on to the Historic District Review Board members so they may read it and be aware of it before taking the view. Please confirm it has been transmitted to the Board and the date of doing so.

SD/rw

1607 Camino Cruz Blanca, Santa Fe, New Mexico 87505
kdurkovich@gmail.com

Stephen and Karen Durkovich

August 9, 2021

VIA ELECTRONIC MAIL

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
nicole@wonderstoneconsulting.com

Re: *Case# 2021-003844-HDRB; 1160 Camino de Cruz Blanca Telecommunication Facility*

Dear Ms. Thomas,

Please add the attached photo of the telecommunications aerial located essentially a block off of Cerrillos Road to the packet given the HDRB members before tomorrow's "View" and Hearing. The aerial is located a block southwest of what was formerly MuDu Noodles, now a lingerie boutique.

The photo demonstrates the tower after the addition of two other providers in addition to the aerial affixed to the top to the tower shown on Gravity Pad's depiction of the tower for which it request the height waiver.

The Neighborhood's point in presenting this photograph is that the tower's appearance and it jarring effect on the surrounding environment will only get worse with the addition of each subsequent provider that chooses to use it.

Stephen Durkovich

P.S.

Ms. Thomas, please immediately forward my letter on to the Historic District Review Board members so they may read it and be aware of it before taking the view. Please confirm it has been transmitted to the Board and the date of doing so.

SD/rw

1607 Camino Cruz Blanca, Santa Fe, New Mexico 87505
kdurkovich@gmail.com


KSW

Stephen and Karen Durkovich

August 6, 2021

VIA ELECTRONIC MAIL

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
nicole@wonderstoneconsulting.com

Re: *Case# 2021-003844-HDRB; 1160 Camino de Cruz Blanca Telecommunication Facility*

Dear Ms. Thomas,

We request that the HDRB members, as part of its view, look at the alternative aerial sites located in the map of the *St. John's College Land Boundary* at the bottom of page 2 in Mr. Cannon's letter to the HDRB of today's date.

Respectfully,

Stephen Durkovich

SD/rw

1607 Camino Cruz Blanca, Santa Fe, New Mexico 87505
kdurkovich@gmail.com

Subject: Cell tower on Cruz Blanca
Date: Wednesday, August 4, 2021 at 10:05:43 AM Pacific Daylight Time
From: renfin
To: Nicole Thomas
CC: janeterry505 >> Jane Terry

Nicole, I am a resident of Los Miradores Condos for 20 years, and understand the need to improve cell phone communication at St. John's, around this area, and on the trails on Atalaya. I am also in a one story house quite near the proposed site, just across the street and back a little. At the zoom meeting with the HDRB and the cell tower people, it was said the tower would work in about a 300'(?) area at the location. If it must be in this particular location (?) I would suggest moving it east up the hill a little, and down south a bit, along the St. John's emergency exit road. Many fewer families would be affected by it, including the ones from upper Cruz Blanca that must drive by it every day, as well as hikers on the trail. Please consider this in your discussions.

Renette Finley, 1215 La Rambla

Ms. Nicole Ramirez Thomas August 9, 2021

Santa Fe Historic Design Review Board (HDRB)

City of Santa Fe, NM

Santa Fe, NM 87501

Dear Ms. Thomas,

My name is Steve Flance. I am a planning and development consultant in Santa Fe, and former member of the Historic Design Review Board. My wife Kristen have resided in Wilderness Gate adjacent to St. John's College for 30 years.

Last year I testified before the HDRB in opposition to Gravity Pad's proposal to construct a 75' cellular, monopole aerial tower at the currently proposed location; and wish to inform you that we remain strongly opposed to the Gravity Pad and St. John's College current proposal at the same location and with essentially the same design (although now 65') and intent.

The character, location and height of the proposed aerial tower is completely out of context with the rural residential ambience of this part of the city. It will without question violate and obstruct the open, rural character of the streetscape along Camino Cruz Blanca; as well as the viewsheds to Atalaya Mountain and El Picacho from Camino Cruz Blanca and surrounding areas. Furthermore, the proposed 65' height of the aerial exceeds the maximum height standard established for the Historic District in the Santa Fe City Code by almost 100%; and therefore would require and extraordinary waiver of this limitation.

I suspect you would agreed that character defining criteria related to streetscape and height are major design elements upon which the unique fabric of the Santa Fe Historic District is based. This proposal is in direct conflict with with these criteria.

We therefore urge the Board to refuse to grant the requested height waiver and to deny the proposed cell tower project.

Please see that this letter is forwarded/distributed to Chairwoman Cecelia Rios, the members of the HDRB and its staff prior to its field trip tomorrow afternoon and its meeting tomorrow evening.

Best regards,

Stephen and Kristen Flance

2228 Wilderness View

Santa Fe, New Mexico 87505

Name: Barbara Frick
Comment - 08/08/2021 10:03 PM: (Against)
I am opposed to this tower in the neighborhood of St. JOHN'S COLLEGE. It will be an ugly huge incursion into a neighborhood that is distinguished by low slung homes and open access trails to Atalaya and its environs. Local hikers come to enjoy this open space. A tower in the neighborhood will destroy the bucolic nature of the area, not only for neighbors, but for all those who come to enjoy the character of this region. No one wants the incursion of this monolithic metallic structure.

I live in the neighborhood and do not have problems with internet access.

If St. John's wishes to increase their internet service, they must do so in such a way that it does not produce a visual blight on the neighborhood.The College has not presented any significant reduced alternatives to what they proposed in 2020.

Please consider the interests of the residents of Santa Fe and vote **against** this proposal.

Sincerely,
Barbara Frick
1801 Camino de Cruz Blanca
Santa Fe, NM 87505

Subject: Re: Cell tower
Date: Tuesday, August 3, 2021 at 7:30:34 AM Pacific Daylight Time
From: Bo Howard
To: Pam Howard
CC: Nicole Thomas

Hello mrs thomas,I am Pam's husband and an avid hiker. I would like better cell service but would rather look at Pinons than stainless steel. We are very supportive of the college and their needs as we have a relative who is a graduate but think in the good will of the greater good they could choose an alternate location for this spire and agree that the lobbiest was disingenuous at best Also as technology changes I would like to see a clause in the contract that mandates best visual pollution practices and a letter of credit or some financial guarantee of remediation wherever this is placed. We appreciate your consideration. James m Howard

Sent from my iPhone

> On Aug 3, 2021, at 8:54 AM, Pam Howard <pamhoward1111@gmail.com> wrote:
>
> Dear Ms. Thomas,
> I am a homeowner at 1201 La Rambla which means that the cell tower would loom across the street from my home. I bought the property to enjoy being in nature and to enjoy the pleasing aesthetic of historical Santa Fe. The strong architectural controls over development in the city made me feel secure that visual pollution would never be a problem.
> Obviously, society needs infrastructure. Is there no place to locate this enormous tower where it won't mar the views of hundreds of residents?
>
> The company representative was quite disingenuous when he said the 60' tower would "just peep over the trees". Clearly a falsehood.
>
> Thank you for taking this under consideration.
>
> Pam Howard
>
>
> Sent from my iPhone

August 5, 2021

VIA ELECTRONIC MAIL

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
nicole@wonderstoneconsulting.com

Re: *St. John's to the Historic District Review Board.*

Dear Ms. Thomas:

My name is Paul Margetson. I'm the general manager of the Hotel Santa Fe and have held that position since it was built.

I have been informed that the neighborhoods surrounding St. John's College would like to assist St. John's in obtaining telecommunications coverage but not via the 65-foot tower that has been proposed. Joe Schepps informs me that the Neighborhood has no objection to a telecommunication facility like the one constructed atop of the Hotel Santa Fe by AT&T and would in fact contribute money to help St. John's do so. Joe has asked me to outline for the Historic District Review Board how it was we obtained our facility.

The short answer is that it was all AT&T. AT&T designed it, built it, paid for every dollar of it and makes annual lease payments to us for its use.

I represented the Hotel in AT&T's construction process. I worked directly with AT&T without any agent or broker in between. Scott September was AT&T's Project Engineer and Jeffrey Burley its Radiofrequency Engineer. Jeffrey determined whether or not the aerial proposed to be located at Hotel Santa Fe would, in fact, receive or transmit communications with the other aerials with which it was communicate. Peter Dwyer of Basham Law Firm in Santa Fe did the major legal work. AT&T contracted with General Dynamics, which provided the services of Kimberly Wood for site acquisition zoning approvals and related neighborhood work.

AT&T conceived of the design for our telecommunication facility including its thoughtful masking. All significant decisions were made between Scott September, Jeffrey Burley, Kimberly Wood, and myself.

Once again AT&T provided all the funds for the construction of the facility, pays the annual property taxes on it and takes care of its upkeep. AT&T additionally pays us a yearly sum to lease the facility for its uses.

Neighborhood opposition was slight. AT&T worked directly with the neighborhood and bent over backwards to ensure a design for the facility that fit in with our existing architecture and ultimately met the needs of the neighborhood.

Mr. Schepps informs me that Sean Milks, who apparently represents St. John's, has told the HDRB that he built our facility at the Hotel Santa Fe. He did not. Again, I dealt directly with the AT&T personnel who principally designed and built the telecommunication facility at the Hotel Santa Fe; Scott September, Kimberly Wood, and Jeffrey Burley. To the best of my recollection, Mr. Milks was not a member of that group.

I recommend AT&T highly to obtain an aerial appropriately located and beautifully disguised. Ours has worked perfectly here.

I hope this is of some help to the Historic District Review Board.

Please confirm that t my letter as addressed will be delivered to the HDRB before the August 10, 2021 hearing.

Paul Margetson
Managing Director Hotel Santa Fe

cc: via email

Joe Schepps, President
-Inn on the Alameda

Subject: Re: Application No. 2021-003844-HDRB
Date: Monday, August 9, 2021 at 8:04:39 AM Pacific Daylight Time
From: Hannah McCaughey
To: Nicole Thomas, mgsargent@santafenm.gov

Hello-- Please find below the letter to the board for the hearing this Tuesday August 10th--Application No. **2021-003844-HDRB St. John's Cell tower.** Would you be so kind as to confirm back that you received this letter in time for the HDRB hearing?--thank you!!!

Dear HDRB members,
Thank you for your considerate and voluntary contributions to Santa Fe residents, families, and the many people who flock to our city to enjoy its unique beauty, both natural and architectural. You are an essential part of the reason we love living and raising our kids here.

I am writing to ask you to please **stick with your decision** from last year not to approve the height variance for the proposed cell tower in the historic district of Santa Fe as well as the historic campus of St. John's College. I believe you were 100% justified in denying this variance the first time around and *little to nothing* has changed since then.

1. THE HEIGHT (is still way too tall)
The very minor changes from 2020 are too minimal to be considered new. 15 feet relative to the local height restrictions and natural surroundings constitutes a minuscule adjustment that was only made by the necessity of abandoning the fake tree design (that no longer required the pointy top). Your upcoming visit will surely debunk the misleading renderings presented by Gravity Pad that show the tower "peeking" over the trees and reaffirm that the pinon and juniper trees in that area are the normal average heights.

2. THE LOCATION (affects many more than just a few residents)
While some of us will see this cell tower every time we look out a window, many more people will see it from the road every time they take kids to school, go to work, or go to and from town. Even more, Santa Feans will see it every time they visit this area to hike, walk, run, bike and walk dogs up Camino Cruz Blanca's walking path, or to the Dorothy Stewart trailhead. Everyone who comes to hike Atalaya will have to walk around it. Countless more will see it as part of their first impression of Santa Fe as they drive by on tour buses. The St. John's neighborhood is a part of town with access to many paths to nature enjoyed by even more people from all over town who are not a part of this discussion.

3. THE MYTH OF COMPROMISE (little to none)
Very, very few options or compromises on location have been offered to the community. As you'll see firsthand, the other proposed sites are all within spitting distance of the original site and when it comes to a 65' foot tower these differences are negligible from any vantage point in the surrounding streets and neighborhood. Considering the many many acres of St. John's, there was no substantial compromise ever offered to this community and thus none ever accepted (despite reports to the contrary).

4. COMPLETE LACK OF EXPERT AND UNBIASED TECHNICAL OPINIONS
When you visit the site likely the first thing you will notice is the St. John's bell tower directly to the west. The first thing that occurred to all of us on the site visit was *why not there?* (as was done for the Hotel Santa Fe and St. John's Church) This question has been asked many times but has never been answered satisfactorily other than "it won't work" from the most biased sources involved. We'd like to know, *who* won't it work for? Is it too disruptive for the college or too expensive for AT&T/Gravity Pad? We have never heard a concrete technical explanation from anyone other than the folks who have the most to gain from it. We'd like to hear from unbiased experts about what is the absolute minimal thing that can be done to serve the needs of the college versus what holds the greatest potential to earn the most income for the interested parties.

5. THE FUTURE
Allowing this one tower would surely pave the way for many more to be stabbed all over town. Please do not allow those floodgates to open. As we heard a year ago, even AT&T doesn't think this will ever happen in this neighborhood. And we believe it shouldn't.

You made a well-informed, perfectly considered decision the last time this extremely complicated (and further obfuscated) proposal came before you, please don't go backward for us or for Santa Fe.
With thanks for your consideration,

Hannah McCaughey
2214 Wilderness Meadow Road
Santa Fe, NM 87505

--

Hannah McCaughey

This message and any documents, files or previous e-mail messages attached to it may contain confidential information and is intended only for the individual named herein. If you are not the intended recipient, you should not disseminate, distribute, review, or otherwise make use of this information. Please notify the sender immediately by telephone or return e-mail if you have received this email in error, and delete the original transmission and its attachments and destroy any copies thereof. Thank you.

Subject: Proposed 65"cell phone tower on St. John's parking lot
Date: Monday, August 9, 2021 at 1:14:07 PM Pacific Daylight Time
From: Nurit Patt
To: Nicole Thomas

Dear Madam,

We are residents of Wilderness Gate who are horrified by the prospect of having a 65 cell tower built in our neighborhood. It will be an eyesore for ever and will cause severe damage to the beauty of this part of town.
This project is not supposed to help us, but is a project that will only benefit the company that wants to place this monstrous structure.
We are vehemently opposed to this plan and hope the historical society will take this into consideration..
Sincerely,
Nurit and Yehuda Patt,
2200 Wilderness Arroyo
Santa Fe NM 87505

Historic Districts Review Board Members August 6, 2021
by way of
Nicole Ramirez Thomas, Acting Manager Historic Districts Review Board
City of Santa Fe, PO Box 909, Santa Fe, NM 87504-0909
505.955.6949, nicole@wonderstoneconsulting.com

Dear HDRB members,

This letter offers my concerns about the current case before you regarding the proposed cellular site at St. John's College in the Historic Review Historic District (2021-003844-HDRB).

The following comments are made in light of the United States Supreme Court decision of June 26, 1978 in the Penn Central Transportation Co. versus New York City case which denied compensation for regulatory takings on an improvement project that was denied. The proposed 50-story addition had an adverse effect upon the historic property. That decision affirmed that the highest and best uses are not guaranteed on historic properties and that reasonable accommodations may be approved instead. Indeed, historic preservation ordinances are adopted by governmental agencies to address a higher good, a public good, in relation to the desires of individual property owners. The City of Santa Fe Historic Districts Ordinance has language in 14-5.2(A)(1) that supports this finding.

After reviewing the packet, I find that the application to be heard on August 10, 2021 remains inaccurate and incomplete and should not have been brought forward to a hearing. The applicant's responses to the height waiver criteria provide the foundation for my comments.

i. Do not damage the streetscape;
Applicant response: "The character of the streetscape is not compromised. The applicant's fence and ground equipment will not be visible from the street."

The applicant has not met this criterion. The proposed site is located in a streetscape that can be characterized as pinyon juniper woodland with a maximum canopy height of approximately 25-30 feet and single-family and condominium earth-tone-colored homes that are 1-story and 2-stories high at a maximum of approximately 28 feet. The character of this streetscape **will be compromised** by the disharmonious silver or gray metal structure towering above the streetscape at 65 feet high.

The walking trail (another public way beside the proposed cell site) that has been in use for more than 10 years **will be compromised, also**. The trail presently travels directly through the proposed cell site and it will have to be relocated around the ground equipment enclosure, probably requiring the removal of trees.

The tower and the coyote fence enclosure **will be visible** from both public ways, Camino de Cruz Blanca and the walking trail.

ii. Prevent a hardship to the public welfare;
Applicant response: "The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus."

The applicant has not met this criterion. While I agree entirely with the first sentence in the applicant's response, I believe that they intended to state that the proposal will **not** create a hardship. The remainder of the response discusses improved cell service, which definitely would prevent a hardship to public welfare. But that statement addresses the Planning Commission's jurisdiction and underlying zoning laws, not the HDRB's jurisdiction and overlay zoning laws, which considers aesthetics not cellular service. Considering the appropriate jurisdiction to this hearing reveals that the proposed site **will cause a hardship** to public welfare because it would introduce a visual blight on the beautiful streetscape that residents and tourists appreciate.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents (can continue to) reside within the Historic Districts;
Applicant response: "The proposed monopole would be next to and around other trees to assist with the stealth design. While the site will not be visible it does blend in with the landscape."

The applicant has not met this criterion. **No other design options have been submitted** to the HDRB while City staff states that other options were considered, including other ground-mounted towers and roof-mounted towers with stealth sheathing. The HDRB needs to see these other design options, not just accept that they have been examined by the applicant or the City staff, in order to be able to provide reasonable accommodation for a cell site on St. John's College property.

A metal tower does not meet the design standards for proposed structures in this Historic District and it does not present a stealth design that will blend in with the landscape. The HDRB has not seen any options that would meet the design standards for this historic district, such as with a roof-mounted architecturally-screened tower.

iv. Are due to special conditions and circumstances which are peculiar to the land or structures involves {sic} and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
Applicant response: "Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape."

The applicant has not met this criterion. There is **no information** regarding the special conditions and circumstances of St. John's College land and structures that differ from other lands and structures in the related streetscape. The problem is that this proposal should not be "well away from the main campus" and it is not "tucked away" being clearly visible along the streetscape at twice the height of the landscape and structures in the streetscape. The special conditions and circumstances at St. John's College is that the large parcel with extensive undeveloped land is unlike the others in the streetscape because it contains many potential sites that are not adjacent to two public ways (street and path).

v. Are due to special conditions and circumstances which are not a result of the actions of the applicant;
Applicant response: "There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole."

The applicant has not met this criterion. St. John's College in Santa Fe was established in the 1960s. Although, the College has chosen for several decades to not address cellular telephone and internet communications within and outside the campus and they have **not demonstrated** the need for this improvement; the applicant's response, again, addresses a cellular service gap not the special conditions and circumstances of the proposed cellular site design and aesthetics.

vi. Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).
Applicant response: "The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D)."

The applicant has not met this criterion. There is **no information** regarding how this proposal provides the least negative impact to the intent of the Historic Districts Ordinance 14-5.2(A)(1), nor to the other code citations listed. Certainly, a roof-mounted system that utilizes stealth architectural sheathing (such as at St. John's Methodist Church) or another location that is far removed from the streetscape would have a less negative impact. Or, satellite cellular service is now available as an option. Additionally, another option is the installation of a DAS (distributed antenna system). There are more than a dozen light poles located throughout the entire campus (blue markers below) that would provide excellent cellular service and off-campus connection through a roof-mounted antenna. DAS is much less visually intrusive than a 65-foot metal tower (three examples of DAS equipment below).









Please consider postponing this application to allow the applicant to provide necessary information regarding other location and design options. This would provide an opportunity for the HDRB to approve an application that gives reasonable accommodation to the needs of St. John's College and to give Historic Preservation staff an opportunity to advise the applicant on the differences between Planning Commission jurisdiction and HDRB jurisdiction, including advice on how to more appropriately respond to the height waiver criteria in terms of the overlay zoning laws.

Sincerely, David Rasch

To Nicole Ramirez Thomas, Acting Manager, Historic Districts Review Board

Dear Ms. Thomas,

As a thirty year resident of Los Miradores, I am disheartened that our friends and neighbors at St. John's College would consider an unsightly 65' tall cell tower to be installed across Camino de Cruz Blanca from Los Miradores! If completed, this installation would likely reduce our properties' value. St. John's College is able to use a different technological remedy; they could also find an alternate, interior location on their large acreage for such a tower. The minimum tower height to accomplish increased coverage is also much lower than the 65' tower proposed. The additional height is for future revenue generation from other communication companies – this is not about increased cell phone coverage alone.

I fervently request that the Historic Districts Review Board reject the proposed height and location for this cell tower installation as you did in 2020.

Please confirm that this letter has been forwarded on to the HDRB when it is received; and that the HDRB has received it.

Thank you for your consideration.

Sincerely,

Frances E. Richards

City of Santa Fe Historic Preservation Division 07/23/21`
P.O. Box 909 Santa Fe, New Mexico 87504-0909

Re: August 10, 2021 St. John's College Cell tower Field Trip

At the July 1, 2021 Planning Commission hearing, Mr. Milks, the agent representing St .John's College, made the statement, according to the minutes, that "this is 100% the best location with the neighborhood and the college. They have looked at 9-12 locations and other buildings, the water tower, the high school and the campus, which would total 12 to 15 various locations. Mr. Milks claims he himself did his own research on the possibility of using alternative sites for the cell tower location. Additionally, he stated that the current location was the only one that met the necessary requirements.

I believe as an adjacent Miradores neighbor that it is imperative for Mr. Milks to identify, prior to your August 10th field trip, these other locations on a map of St. John's 250 acre campus, identify the referenced software he states he used, comment additionally on what the other sites' short comings were for alternative locations, and additionally ,what scientific testing equipment, methodology and studies accompanied the analysis of each alternative site.

As this 65 foot tower will forever change our adjacent historic streetscape, the protection of which falls under the mission of the Historical Styles review board, these are very important questions that require written responses.

Furthermore, I am requesting that the cell tower application be postponed until answers are provided concerning other possible less intrusive locations.

Most sincerely,

Joe Schepps

1220 La Rambla Street Santa Fe, NM 87505

Subject: Please forward to the HDRB (in favor of cell service near St John's College)
Date: Saturday, August 7, 2021 at 3:10:30 PM Pacific Daylight Time
From: Sally Schuster
To: Nicole Thomas

Hello,
I live at 708 Calle Del Resplandor in Los Miradores, next to St John's College.

Keeping the Santa Fe historic district authentic and beautiful is very important but it seems inevitable that cell service will need to be brought to this area some day, and hopefully soon. In this day and age, cell service is an essential part of people's every day lives. Not only does the lack of service (or poor service) interfere with daily work, studies, and activities, it is also a safety hazard, especially in times of emergency.

When I purchased my home in Los Miradores in May 2021, it never occurred to me that cell service would not be readily available, especially with St John's College being next door. When I moved into my home in early July I found my service to be spotty with consistently dropped calls. At times it has been non-existent. A few fortunate homeowners in Los Miradores have cell service, but most do not. Some neighbors have hired professionals to install cell phone boosters, but even with multiple boosters in their homes, cell service is weak and unreliable.

One of the arguments against the proposed 65-foot cell tower is the height and the location. This is a valid concern. An alternative solution, which the board of Los Miradores has requested, is a shorter tower in a different location. Wherever it is located and however tall it is, it must bring good, reliable service to both the college and to the surrounding homes. It wouldn't make sense to go to the trouble and expense of installing a tower if it did not bring service to the entire area.

Another argument against the proposed cell tower is that it would be detrimental to our property values. I believe the opposite. Not having cell service is detrimental to our property values. Prospective buyers of this area of Santa Fe will seek property elsewhere if they learn that they cannot get good, reliable cell service. If I had known I could not get cell service before I moved into this area, I would have looked elsewhere for a home.

I am in favor of a solution that would bring clear and consistent cell service to this area.

I request that Ms. Thomas confirm that this email has been forwarded to the HDRB immediately and subsequently that the HDRB acknowledges receipt of this email.

Thank you,
Sally Schuster
Los Miradores homeowner
708 Calle Del Resplandor
Santa Fe, NM 87505
--
Sally Schuster

Name: Robert and Judith Tucker and Seltzer
Comment - 08/09/2021 11:12 AM: (Against)
To Members of the Historic Review District Board,

My husband and I have lived on Camino de Cruz Blanca for our 30 years. This neighborhood has a unique quality given its winding road up toward Atalaya Mtn. and proximity to many hiking trails. The vistas toward the west are spectacular and breath-taking, most especially the sunsets.

We are members of the Upper Camino Cruz Blanca Road Association and have been alerted to and attended two Zoom meetings with Gravity Pad Partners. We are aware that the Historic Review District Board has already rejected the proposed site of a 65' cell tower on Camino de Cruz Blanca Road at the north eastern end of the campus. The height of the tower is totally wrong for the character of this neighborhood and is contrary to the HRD the regulations.

We urge the Board to reject again the request for a waiver to the maximum allowable height.

Sincerly, Robert Tucker and Judith Seltzer
1612 Camino de Cruz Blanca

August 9, 2021

Nicole Ramirez Thomas, Acting Manager
Historic Districts Review Board
City of Santa Fe, P.O. Box 909
Santa Fe, NM 87504-0909
Phone: 505-955-6949
nicole@wonderstoneconsulting.com

Ladies and Gentlemen,

The Los Miradores Unit Owner's Association submitted a letter last month expressing our neighborhood's continued opposition to the location of the proposed cell phone tower on the outer edge of the campus of St. John's College (SJC), directly across Camino Cruz Blanca from homes in Los Miradores. It has been our position since last year that although we understand the desire for enhanced cell phone coverage, the location and aesthetics of their proposed location is unsightly and reprehensible. Moreover, if allowed to be constructed, it would be damaging to property values in Los Miradores and to the beauty and historic attributes of our neighborhood.

At a recent meeting between representatives from SJC and Los Miradores, it was disclosed that the College has sent out a request for proposals (RFPs) to various vendors soliciting ideas for alternative technology. This technology potentially would give the College its own dedicated and enhanced system without the need for a massive cell tower. They made it clear, however, that despite their stated need for improved security for their students, they were not willing to come out of pocket to pay for these other types of technology. In essence, St. John's would rather foist an unsightly and offensive cell tower on the entire neighborhood rather than find a way to pay for a solution that can solve their problems on their own campus without impacting everyone else.

In addition, in the meeting referenced above with SJC, it became clear that there are alternative locations on the campus that could be utilized for a less obtrusive tower as proposed by the Developer, and that would facilitate their line-of-sight requirement with the existing tower located at St John's Methodist Church. The most obvious one is the bell tower located atop Weigle Hall on the SJC campus. Or, alternatively, on the hilltop to the immediate west of the SJC student residence known as the Lower Dorm Area.

Our opposition to the location of the cell tower has not changed since last year's HDRB meeting, when the board unanimously denied the Developer's application. We strongly urge you to do the right thing again this time, where the only change to the proposal is a slighty shorter cell tower in the exact same location. At the very least, we would ask you to postpone a final decision until SJC has received responses to the RFPs and has fully evaluated the feasibility of utilizing an alternate technology.

Ms. Ramirez, please confirm that this letter has been forwarded to the Historic Districts Review Board on the date of its receipt and that the board members received it on such date. Thank you.

Regards,

Los Miradores Unit Owners Association

By: Jane S. Snow, Board Member
By: James H. Polk, Former Board Member

Subject: St. Johns Cell Phone Tower
Date: Monday, August 9, 2021 at 9:02:56 AM Pacific Daylight Time
From: Leslie M. Stern
To: Nicole Thomas
Attachments: image001.png

To whom it may concern,

It has come to our attention that St. Johns College wants to put up a 65 Foot Cell Phone Tower on Atalya Trail Head again this year. My husband and myself feel this is an intrusion with our beautiful landscape and is the reason we built a house in Wilderness Gate. There are many areas they could explore in finding a place for the tower so it doesn't obstruct the view. St. Johns College has done nothing in the way of finding other areas and only wants to go the easiest and least expensive way to the expense of their neighbors.

We all want better cell phone coverage but not to the expense of why we live here. This is a pristine area and to mare it forever is a very sad commentary of the college. They have done nothing to work with us neighbors and never participated on any calls last year or were willing to reach out after many attempts. We hope the historic board vetoes this proposal. We are all willing to find another location like other businesses have that do not destroy our views. Atalya Mountain Trail is a premier trail here and many of us built our homes here to hike and take in the views. This will certainly destroy our property values too.

Thank you for listening,

Leslie and Phil Stern
Wilderness Gate Home Owners for the last 20 years.

Leslie Markman-Stern, ASID
Leslie M. Stern Design, LTD
phone: 773-248-2049
fax: 773-248-2077
leslie@lesliemsterndesign.com
www.LeslieMSternDesign.com



Subject: Proposed cell tower at St John's College
Date: Sunday, August 8, 2021 at 1:20:12 PM Pacific Daylight Time
From: Nancy Wirth
To: Nicole Thomas

Date: Sun, Aug 8, 2021 at 2:20 pm
Subject: Testimony For Public Hearing August 10 @5:30 :Case # 2021-003844-HDRB: Proposed St John's Cellular Tower Site

TO: Nicole Ramirez Thomas, Acting Manager
Historic District Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
email: nicole@wonderstoneconsulting.com

Dear HDRB Members,

Saint John's College is dear to my heart. The land upon which it sits was donated to the College by my father, John Gaw Meem. The campus was built to conform with the landscape and to comply with the Historic District's ordinance. Later an Escarpment ordinance was created to protect the surrounding skylines.

Please know that I am **adamantly opposed** to a monopole cell tower being erected on the campus that would be visible to neighbors, to the Saint John's community itself and to the public traveling on Camino Cruz Blanca. It is of critical importance to protect both the streetscape and the beauty of the campus.

If indeed it is a matter of safety for the students, It seems that there are alternate sites such as the bell tower on the central campus, that could accommodate the necessity for more adequate cell service. To build a mono tower for economic reasons is unconscionable.

I have great faith in the wisdom of the HRBD. ***Please deny this request.***

Kindly inform me that this letter has been received and included in your packet for the August 10 meeting. Thank you.

Respectfully submitted,

Nancy Meem Wirth
3707 Old Santa Fe Trail
Santa Fe, NM 87505
1-505-982-0777

Subject: Testimony For Public Hearing August 10 @5:30 :Case # 2021-003844-HDRB: Proposed St John's Cellular Tower Site

Date: Sunday, August 8, 2021 at 7:19:26 AM Pacific Daylight Time

From: Rebecca Wurzburger

To: Nicole Thomas

CC: Rebecca Wurzburger

TO: Nicole Ramirez Thomas, Acting Manager
Historic District Review Board
City of Santa Fe, PO Box 909
Santa Fe, NM 87504-0909
Phone: 505.955.6949
email: nicole@wonderstoneconsulting.com

Dear HDRB Members :

For decades the City of Santa Fe has enacted and enforced legislation to protect and preserve its unique character, in the recognition that our cultural heritage and quality of life, once lost, can never be recovered. The City's historic districts, each with its distinctive character, have long been a focus of these concerns, reflected in the Historic Districts ordinance. Similarly, the City's Escarpment ordinance was enacted to protect the iconic City views of the surrounding mountains and skyline by regulating development to minimize its visual impact.

HDRB members, past and present, have recognized the value of these unique City assets and have acted consistently over the years to protect and preserve them for future generations.

In my 12 years of service as a City Councilor for District 2, I have spent countless hours listening to HDRB members debate whether they should grant exceptions to ordinance requirements regulating things like window pane sizes, gate heights, door styles and stucco colors, among other things. The ultimate measure of all these things was the potential impact of the proposed change on the existing streetscape – the immediate neighborhood. Preserving the character of the streetscape has always been a guiding principle of countless HDRB decisions.

The Application now before the HDRB speaks directly to these concerns. It does not provide one iota of new information that would change your August decision to deny the requested exception. What is new is evidence discovered through the diligence of Cruz Blanca neighbors demonstrating that there are less intrusive technical and siting options that can meet St. John's College's needs without destroying the streetscape.

It is critically important to characterize the existing streetscape in order to evaluate the effect of the proposed tower in the context of its surroundings. Chapter 14 of the Santa Fe City Code defines "streetscape" as "***The visual character of a street or section of a street as defined by topography; the pattern of structure and open space; building and wall setbacks; street design; architectural design; and heights, widths and proportions of structures, fixtures and graphics***."

What characterizes the streetscape in this case? In the immediate area of the proposed tower site, we see natural landforms, pinon and aspen averaging 25 feet in height, low-growing native shrubs and flowering plants, and unobstructed views of the mountains and skyline at the gateway to trails used by residents and visitors alike. Buildings located on the narrow two-lane curving street are no taller than 16 feet, designed to blend in, not stand out from, their surroundings, earth-toned, spaced at a distance from each other and screened by natural vegetation. The overall visual character is of a built environment in harmony with the natural world at the urban-wildland interface.

Viewed in this context, it is clear that the proposed 65-foot monopole with multiple antennas is not

remotely compatible with the historic streetscape. SHPO has already found that the proposed monopole has an adverse effect on the historic St. John's College property where it is located***. The Board should follow suit and make a finding that the proposed tower irretrievably damages the character of the streetscape and deny the application***.

Respectfully Submitted August 8, 2021
Please confirm that : this letter has been forwarded on to the HDRB on the day of its receipt and that the HDR B
received it in the Meeting Packet provided prior to the August 10 thmeeting.

Thank you,

Rebecca Wurzburger
1614 Camino de Cruz Blanca
Santa fe, NM 87505
505-982-6351

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board

FROM: Nicole A. Ramirez Thomas, Interim Historic Preservation Division Manager

---

Case # 2021-003844-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**:

1) Site location map and photographs from the cultural resources study (Burleson 2020)
2) Exhibit A Planning Commission Packet
3) Exhibit B City Request to be a Consulting Party
4) Exhibit C Photo Simulation
5) Exhibit D SHPO Consultation Letter
6) Planning Commission FOF and COL
7) Staff memos and minutes from June 2020, July 2020, and August 2020

APPLICANT SUBMITTALS

__x__ **Proposal Letter:**

____ **Site Plan/Floor Plan**

__x__ **Elevations** See Exhibit A

__x__ **Photographs** See Exhibit A

_____ **Other:**

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application for its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

Gravity Pad Partners, LLC proposes to construct a telecommunications facility on the St. John's College campus in an effort to improve services to the college and its students, as well as the surrounding roads and neighborhoods. The facility is proposed to be a 65-foot-tall monopole with open antennas and associated ground equipment. The location of the pole is proposed to be 72 feet south of Camino de Cruz Blanca (see Exhibit A Planning Commission Packet for application specifications). The proposed facility would provide emergency services through the AT&T/FirstNet network for first responders and would accommodate the collocation of other FCC wireless carriers in the future.

The Applicant submitted a previous application that was denied by the HDRB in August 2020. The Applicant submitted this new application on September 16, 2021. In the new application, the Applicant initially proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage." The proposed telecommunications facility would also include an equipment enclosure at ground level, with dimensions of 72" by 102".

Because St. John's College is listed on the National Register of Historic Places, the Applicant has been working with State Historic Preservation Office (SHPO) of the New Mexico Department of Cultural Affairs to complete the process required by Section 106 of the National Historic Preservation Act. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party (see Exhibit B City Request to be a Consulting Party); and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.

Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65 feet, changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed tower would look like from a variety of vantage points. On February 11, 2021, after reviewing the photo simulations (Exhibit C Photo Simulation), the SHPO formally concurred with the Applicant that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design (Exhibit D SHPO Consultation Letter). The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.

The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City. On March 19, 2021, the Applicant submitted revised plans, reflecting the reduced 65' height and revised monopole design. On July 1, 2021, the City Planning Commission approved the application and adopted written Findings of Fact and Conclusions of Law.

Provided below are the following: requirements for review of telecommunications networks, relevant definitions, a summary of Current Planning staff-recommended Conditions of Approval to the Planning Commission, and responses to the request for waiver as they apply to the Historic Districts.

The Planning Commission packet and the Commission's Findings of Fact and Conclusions of Law are attached to this memorandum for the HDRB's review.

REQUIREMENTS FOR REVIEW OF TELECOMMUNICATIONS NETWORKS (*SFCC § 14-6.2(E)*)

Telecommunications facilities (defined below) that are located in a historic district, do not meet the basic zoning requirements, and cannot be administratively approved must be reviewed by both the Planning Commission and the Historic Districts Review Board. Per the code requirements, any telecommunications antennas or towers that are located in a residentially zoned district and exceed 35 feet in height are required to request a height *waiver* from the Planning Commission. The Applicant requested a height waiver from Planning Commission because the proposed telecommunications facility would be located in a residentially zoned district and is proposed to exceed 35 feet in height.

The Planning Commission, at its July 1, 2021 hearing, determined that the application provides coverage where there is currently a gap in coverage and that there was no other or better design for the facility. The Planning Commission also granted a waiver to exceed the maximum allowable height allowed by the underlying zoning.

In addition to the height waiver granted by the Planning Commission, approval of the application requires a height waiver from the HDRB because the proposed tower would be located within the Historic Review District and would exceed the maximum allowable height allowed by the historic district overlay.

The HDRB, in its review of the proposed telecommunications facility per SFCC § 14-6.2(E), shall review the application in accordance with SFCC § 14-5.2, Historic Districts. General considerations for the HDRB include:

- Whether or not there is a need for the proposed facility to fill a gap in coverage.
- Whether or not this is the best design alternative to meet the need.
- Whether or not the application complies with applicable requirements of SFCC § 14-5.2, Historic Districts.
- Whether or not the application has demonstrated that there is no other less intrusive design for the proposed facility.
- Whether or not there are conditions to be applied to the approval if the application if approved.

Relevant Code Section

14-6.2(E)(4) Planning commission and Historic Design Districts Board Review Required
(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;
(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;
(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and
(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.
(d) The planning commission or the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .
(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i)be in writing;
(ii)cite to the administrative record; and
(iii)shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f)The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

Definitions

Telecommunications Facilities
The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics, and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunications services.

SUMMARY OF CURRENT PLANNING STAFF REPORT TO THE PLANNING COMMISION

Conditions of Approval (*Planning Commission Staff Report, II. Conditions of Approval*)

- No antennae, including co-located antennas, shall extend past the top of the City-approved height of the tower.
- Public and private property must be restored to its preconstruction state.
- A Memorandum of Agreement (MOA) mitigating adverse effects to St. John's College, a listed National Register of Historic Places property, must be created per the FCC's Nationwide Programmatic Agreement. The State Historic Preservation Office, in consultation with the City and other consulting parties, is required to concur with the MOA prior to its establishment. The MOA is created in an effort to resolve visual impacts that the monopole may have on the NRHP property.
- The applicant is responsible for monitoring the maintenance and repair of the telecommunications station and must make their contact information available onsite to ensure that the public can effectively report any issues.
- A noise analysis is required if generators are to be used.
- The construction plans shall note that they comply with the City's Certification of telecommunications facilities.
- The applicant shall seek review and approval of the HDRB.

General Requirements the HDRB May Find Relevant (*Planning Commission Staff Report, IV. General Requirements*)

Zoning
Current Planning staff found that the application did comply with the zoning requirements. While non-residential locations for telecommunications facilities if preferable, these facilities are allowed in any district and in this case the search ring submitted by the applicant was found to require the location of this facility in a residential area in order to serve the college.

Height
The Planning Commission reviewed the application to determine if the need to exceed 35 feet was necessary and they found that it was. Current Planning staff recommended to the Planning commission that conditions regarding revised construction drawings reflecting the approved height of the monopole and that the conditions of the MOA between the FCC and SHPO also be required as part of the approval. These conditions were accepted by the Planning Commission.

Aesthetics
The Planning Commission approved the above ground monopole because the City cannot require the pole to be underground. Staff recommended that there be a condition of approval that the design aesthetics of the monopole reflect the MOA between the FCC and SHPO and that the SHPO take into consideration the comments of the City in regard to aesthetics. In addition, the Planning Commission found that the monopole will not disrupt or alter natural forms or landscapes per the code.

Archaeological Requirements
The archaeological requirements were met under the Section 106 review which included a survey and inventory of the St. John's College campus and no mitigation measures are required.

Telecommunications Facilities Maintenance
Staff recommended that Gravity Pad Partners, LLC be required to timely perform maintenance and repair of the facility and provide contact information for the public to contact them if a maintenance and repair issue is identified.

Restoration of Improvements
Staff conditioned that a reclamation plan be submitted prior to application for permit.

Co-Location Requirements
The proposed tower design accommodates co-location.

Tower Setbacks and Separation Distances Between Towers
The proposed tower meets the requirement to be set back from the lot line, in this case Camino de Cruz Blanca, by being greater than 100% of the proposed tower height.

WAIVER

Per SFCC § 14-6.2(E)(8), a height waiver is required for approval of the application.

In regard to the requested waiver, the HDRB shall consider the following per SFCC § 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i-iii, v, and vi):

- Whether or not the applicant has demonstrated to the satisfaction of the board that all alternatives to the proposed site in the historic district and proposed design have been explored.
- Whether or not the proposed application damages the character of the streetscape.
- Whether or not the proposed application prevents a hardship to the applicant or an injury to the public welfare.
- Whether or not the proposed application strengthens the unique heterogenous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
- Whether or not there are special conditions and circumstances which are not a result of the actions of the applicant.
- Whether or not the application presented provides the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response

(i) Do not damage the streetscape;
a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
a. The proposed monopole would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;
a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1) (a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response

Staff, taking into consideration all of the criteria for the waiver, provides the following responses based on the current application and previous HDRB hearings for this request from Gravity Pad Partners, LLC. The exception criteria outlined in SFCC § 14-5.2(C)(5)(c)(i)-(iii), (v) and (vi) are used for the HDRB's consideration in the approving a waiver to applicable sections of SFCC § 14-5.2. Additionally, the HDRB must find that the Applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design. SFCC § 14-6.2(E)(8)(c)(i).

Streetscape
The district standards for the Historic Review District per 14-5.2(D)(9) which address the height of structure in the historic districts, do not account for structures such as large telecommunications towers. As such, there is no opportunity for the application to comply with the district standards or streetscape standards; hence the request for a height waiver from the HDRB. However, the additional measures to be considered such as public welfare, the design options considered, and the circumstances may be taken into consideration by the HDRB in their evaluation of the impact to the Camino de Cruz Blanca Streetscape.

The Applicant prepared a study to illustrate the impact of the 65-foot monopole on the streetscape. The study looks at the proposed (simulated) monopole from the streetscape as defined in14-5.2(D)(9) and is included as part of the packet materials (see Exhibit C).

Injury to the Public Welfare
The consideration of injury to the public welfare is the lack of services to the college. There is trouble with internet speeds and internet and call quality, and unreliable access to emergency services as a result.

Range of Design Options and Locations
A range of design options were considered and presented to the HDRB in June, July, and August of 2021. These included a bell tower design, a Territorial Revival "watch tower" design, and an 80-foot-tall monopine. It was decided that a 65-foot monopole was a better design option.

In addition to considerations for design options, several sites on campus were evaluated to determine if the location of the tower could be placed further from Camino de Cruz Blanca. These include three other locations on the St. John's College campus, a monopine behind the dorms, the location where a water tank exists behind the college, the roof of Santa Fe Preparatory School, and somewhere at the lower east end of the college. For reasons such as interference in signal, comments from neighbors adjacent to the property, and the determination of the College that particular locations were less favorable, the proposed location near Camino de Cruz Blanca was chosen. The details of the decision for the location of the tower is discussed in the June 23, 2020 staff report.

Special Conditions and Circumstances
Special circumstances which are not the result of the applicant were outlined in the June 2021 staff report. The telecommunications tower located at 1200 Old Pecos trail no longer has the capacity to support of the St. John's College staff and student needs. This results in slow internet speeds, trouble accessing emergency services, and poor quality in calls and internet.

Least Negative Impact per 14-5.2(A)(1)
An 80-foot tower was the preferred alternative to the design however, the applicant recognized the desire for the height of the structure to be minimized due to the impact to the Camino de Cruz Blanca streetscape. A 70-foot-tall tower is considered optimal. The applicant, taking into consideration the comments of the HDRB and others, has reduced the height of the structure to 65-feet and has proposed a monopole, which has much smaller massing than the original monopine proposal and can be painted in order to better camouflage it.

Relevant Code Citations

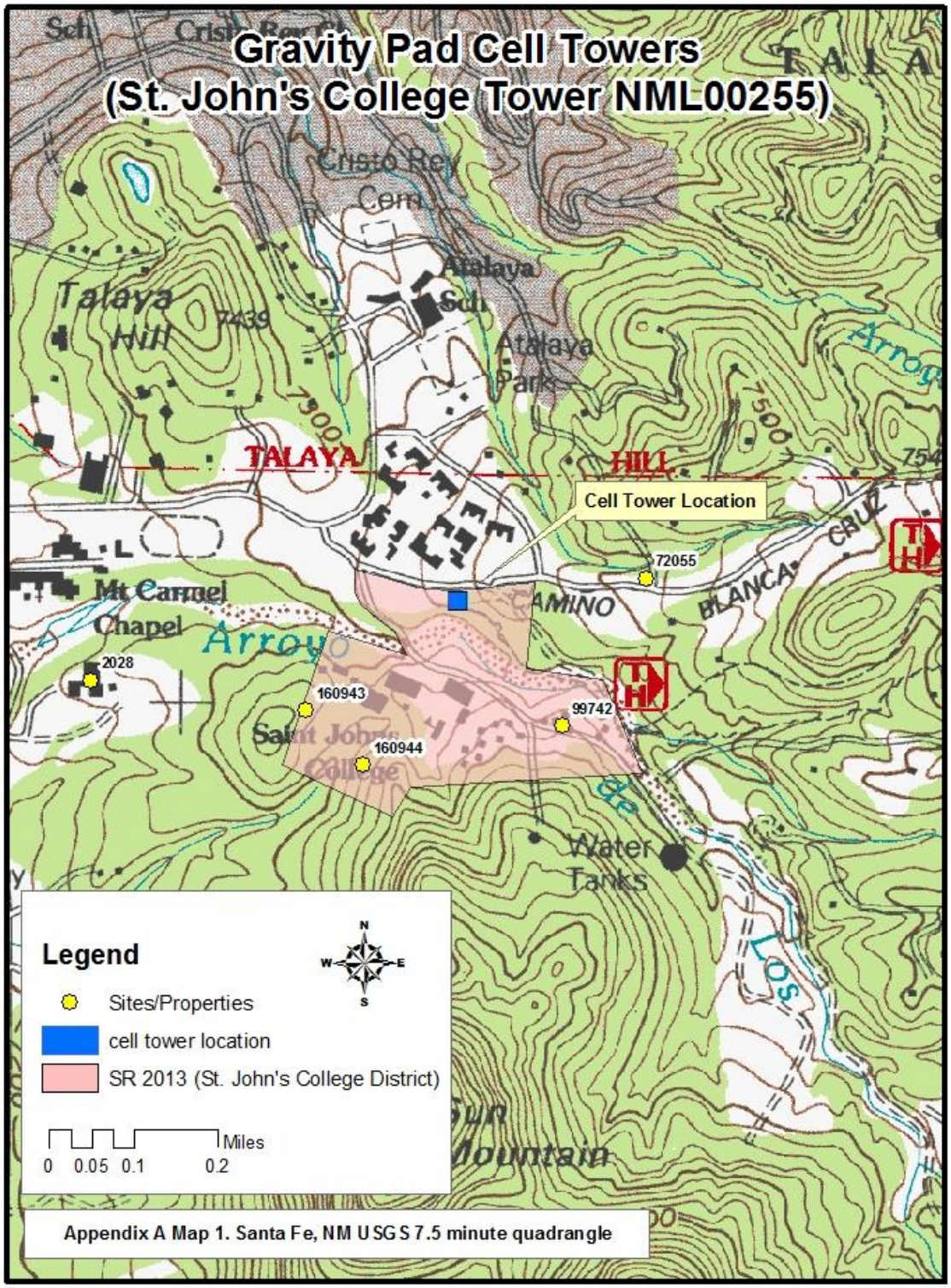
14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities

relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:
(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C)(5)(c), Height, Pitch, Scale, Massing, and Floor Stepbacks, (i-iii), (v), and (vi)
(i) Do not damage the character of the *streetscape* ;
(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;
(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant* ; and
(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

14-5.2(F) Historic Review District
(1) Applicability
(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.
(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.
(2) District Standards
(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:
(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and
(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.
(b)It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.
(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:
(i) Raising the parapet;
(ii) Setting back from the edge of the roof;
(iii) Framing the collector with wood;
(iv) In pitched roofs, by integrating the collector into the pitch;
(v) In ground solar collectors by a *wall* or vegetation;
(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;
(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.
(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .
(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)
(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .
(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.



Appendix A Map 1. Santa Fe, NM USGS 7.5 minute quadrangle



Appendix A Photo 1. Proposed tower location; aspect E



Appendix A Photo 2. Proposed tower location; aspect W.



Appendix A Photo 3. Proposed tower location; aspect N



Appendix A Photo 4. Proposed tower location; aspect S

Gravity Pad Partners, LLC.

PO Box 2755

Corrales, New Mexico 87048

7/7/2021

City of Santa Fe
Land Use Planning Department

P.O. Box 909

Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Historic board Application Narrative Letter

Dear Ms. Thomas,

The following is a complete narrative letter that describes our proposed revised Monopole site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, which has been lowered 15' from the original proposal from last year. The ground equipment is protected from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 + square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

1. (i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground

   equipment will not be visible from the street.

2. (ii) Prevent a hardship to the public welfare;

   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

3. (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:

a. The proposed monopole would be next to and around other trees to assist with the stealth

design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**
(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

1. (i) The application complies with this section;
2. (ii) The proposed telecommunications facilities are necessary to close a demonstrated significant

   gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

3. (iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
   Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- - **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- - **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential

medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- - 3 other locations on the St. John's College Campus.
- - The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- - The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- - The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof

mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

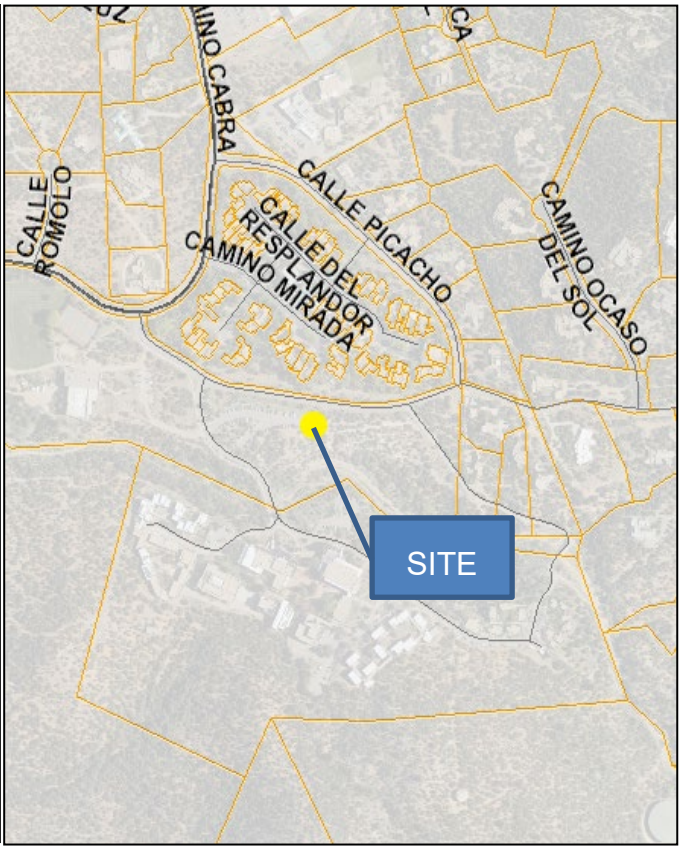
I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____*Sean Milks*_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Land Use Department
Planning Commission Staff Report

Case No: 2020-2639
Hearing Date: July 1, 2021
Applicant: Gravity Pad Partners, LLC
Request: Telecommunication Facility
Location: 1160 Camino De Cruz Blanca
Case Mgr.: Daniel A. Esquibel
Zoning: R-1PUD (Residential- Residential- 1 Dwelling units per acre)
Overlay: Historic Review District
Pre-app. Mtg: May 14, 2020
ENN Mtg.: June 30, 2020, and May 25, 2021
Proposal:
Request approval of a new telecommunication facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review Overlay.



Case #2020-2639. 1160 Camino De Cruz Blanca Telecommunications Facility. Gravity Pad Partners, LLC, Agent, for AT&T/FirstNet NML0255, Applicant, requests approval of a new telecommunication facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review Overlay.

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL**, subject to the recommended conditions of approval, included in Section II of this report.

Three motions will be required in this case:

- ***APPROVE or DENY*** *the Telecommunication Facility under Subsection 14-6.2(E) subject to conditions of approval recommended by staff.*
- ***APPROVE or DENY*** *the waiver to height pursuant to Subsection 14-6.2(E)(8) subject to conditions of approval recommended by staff.*
- ***APPROVE or DENY*** *the Findings of Fact and Conclusions of Law listed in Exhibit A.*

II. CONDITIONS OF APPROVAL

The following are the staff-recommended conditions of approval for this project:

Table 1 Conditions of Approval

#	Condition of approval	Dept/Division	Completion Date
1	The construction plans shall include a note stating that no antenna shall extend past the top of the City-approved height for the tower. This condition extends to all antennas that may co-locate on the tower in the future.	Current Planning Division	Prior to filing an application for building permit
2	The plans shall include measures to restore all public and private property to its pre-construction state, including any improvements, landscaping, fixtures, structures, or facilities damaged during construction.		
3	Pursuant to Section 106 of the National Historic Preservation Act (NHPA) and the FCC's Nationwide Programmatic Agreement, Section VII, the Applicant must enter into a Memorandum of Agreement (MOA) with the Federal Communications Commission (FCC), the State Historic Preservation Office (SHPO), the City, and any other consulting parties to resolve the adverse effect to the St. John's College Campus, which is listed on the National Register.		
4	The MOA must include a provision that limits the height of the tower, antennas, and any future co-locations to the maximum height approved by the City.		
5	The tower elevation drawings must be revised to reflect the City-approved heights for the tower, antennas, and base station.		
6	The MOA must include provisions to minimize the visual impacts of the tower, antenna, and ground equipment, as required by SFCC § 14-6.2(E)(5)(c)(ii). Acceptable methods include concealment, screening, camouflaging, color, materials, texture, shape, size, and location. The proposed equipment will be placed above ground, designed in a manner not to disrupt or alter the natural forms and landscape. The MOA provisions related to visual impacts shall extend to co-locations to ensure uniformity of the tower concealment and minimization of visual impacts.		
7	The applicant shall monitor the base station for maintenance and repair issues, and shall post a sign with contact information to allow persons to report maintenance and repair issues. The applicant must		

	address maintenance and repair issues within 30 days from first contact regarding the issue. The construction plans must reflect the location and design of the information sign. The property owner shall also be held responsible for violations of this condition.		
8	Any generators proposed by the applicant or telecommunication co-locations shall include a noise analysis showing compliance with SFCC § 14-10.2 *"Noise."*		
9	The applicant shall submit a reclamation plan, including a reroute for access to the trail head if required.		
10	The construction plans shall include a note stating the applicant shall comply with SFCC § 14-6.2(E)(5)(l) (Certification).		
11	The Applicant shall seek review and approval from the Historic District Review Board (HDRB)		

III. EXECUTIVE SUMMARY

Gravity Pad Partners, LLC, Agent for AT&T and FirstNet, is requesting to construct a new "*Telecommunications Facilities" (base station)* located at 1160 Camino De Cruz Blanca, off the east end of the St. John's College parking area. The base station design before the Planning Commission is the second design iteration. The first design was presented and denied by the Historic District Review Board (HDRB) on August 11, 2020. The first design was a 75' high mono-pine tower and related equipment. The Applicant has now filed a second application with a new design that consists of a 65' high monopole design tower, open antennas and related ground equipment. The tower will be set back approximately 72 feet from the north property line. As set forth in Subsection 14-12.1, telecommunications facilities are defined as follows:

> *TELECOMMUNICATIONS FACILITIES*
> *The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunication services.*

Review by the Planning Commission is required because the *base station* is in an R-1 District (Residential-1 dwelling unit per acre), and included in the request is a waiver to allow the antennas and tower to exceed the 35-foot height limit for nonresidential use structures in an R-1 District. The Applicant is requesting a waiver pursuant to Subsection 14-6.2(E)(8) "Waivers," to allow both the antenna heights and tower height a maximum height of 65 feet. The waiver will address both the proposed antenna height and any "co-location" on the tower exceeding the 35' height limit allowed by the district.

Subsection 14-6.2(E)(5)(k) requires towers to be set back from property lines by a distance that is at least equal to the height of the tower. The proposed distance to all surrounding property lines exceeds the height of the tower with the closest property line approximately 72 feet, which is the north property line adjacent to Camino De Cruz Blanca.

This public hearing addresses compliance with Subsection 14-6.2(E)(5) *"General Requirements"* and Subsection 14-6.2(E)(8) *"Waivers".*

The Planning Commission does not have authority to consider radio frequency (RF) emissions as part of its review of this case. Federal law provides that no state or local government may regulate the placement, construction, or modification of telecommunications facilities based on the environmental effects of RF emissions. In this context, federal courts in New Mexico have concluded that "environmental effects" include health effects. The Commission's review and decision to approve or deny must not be based upon the environmental or health impacts of RF emissions but rather upon the criteria provided in this report.

The Applicants have complied with all process requirements of Chapter 14 as follows:

- Pursuant to Subsection 14-3.1(E) *"Pre-application"*: Conducted on May 14, 2020;
- Pursuant to Subsection 14-3.1(F) *"Early Neighborhood Notification" ("ENN")*: Conducted two ENN meetings:
    - Virtual meeting conducted with Microsoft Teams on June 30, 2020 (required for Telecommunication before the Planning Commission); and
    - Virtual meeting conducted with Zoom on May 25, 2021 (required by the Land Use Department for changes to the Telecommunication proposal discussed at the May 14, 2020 ENN);
- Pursuant to Subsection 14-3.1(H) "*Notice Requirements*" for ENN's and Public Hearings.

IV. GENERAL REQUIREMENTS

"All towers and antennas, whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable city codes and with the following":

Table 2 General Requirements:

Criterion (a) Zoning Districts; Location:	**Criterion Met:**
Telecommunications facilities* are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:** ***(i) **on existing *structures*;** ***(ii)*** **in *nonresidential* districts; and** ***(iii)*** **in C-2, I-1 and I-2 districts.**	(Yes/No/Conditional/N/A) **YES**

Telecommunication coverage and capacity go hand in hand. Telecommunication facilities are constructed throughout Santa Fe to build networks for the various Telecommunication companies (reference Exhibit F4). The telecommunication facility is proposed on private property within the St. John's College. The proposed location addresses capacity and coverage needs specific to this area for AT&T and FirstNet. However, other Telecommunication companies may be interested in servicing this area and propose co-location on the tower. The proposal is to construct a monopole to mount antennas, and related antenna equipment, and to construct an area on the ground for the transceiver and related ground equipment. Telecommunication facilities are permitted in all zoned districts but are desired in nonresidential, C-2 or I-2 districts. It is not technically feasible to locate this telecommunication facility in a nonresidential, C-2 or I-2 district as they do not exist within the submitted search ring which address the service area. There are no commercially zoned parcels closer than 2 miles from the site.	
Criterion (b) Maximum Height; ***Telecommunications facilities* located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.**	**Criterion Met:** (Yes/No/Conditional/N/A) **CONDITIONAL**
The allowed height in an R-1 District is 35 feet for nonresidential structures on private property. The application includes a waiver request to allow a 65-foot new monopole tower and antennas. If the Planning Commission approves the height waiver, which is addressed in Section V of this staff report, then this criterion will be satisfied. If the Planning Commission denies the waiver, the Applicant will be required to lower the tower and top of antennas to a height of 35 feet. The plans identify an inconsistent height elevation. The east tower elevation identifies top of antennas mounted to a maximum height of 65 feet, while the west tower elevation identifies antenna heights exceeding the Applicant's 65' height waiver request. Under staff's recommended conditions of approval, the tower elevation drawings will need to be revised to reflect City approved heights prior to submitting an application for building permit. The maximum approved height will include and restrict the height of the top of the antenna(s). Staff also recommends a condition that would require the Applicant to include mitigation measures in the Applicant's MOA with the FCC and SHPO that will prohibit any future co-located antennas from exceeding the approved Planning Commission height.	

Criterion (c) Aesthetic Requirements; **Subject to applicable federal standards and design and safety codes, the following criteria must be met:** **(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;** **(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, public *rights of way* and *residentially zoned property*. Acceptable methods to minimize visual impact include concealment, *screening*, camouflaging, color, materials, texture, shape, size and location;** **(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape*; and** **(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application*. Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.**	**Criterion Met:** (Yes/No/Conditional/N/A) **CONDITIONAL**

(i) A criterion that requires placement of telecommunication equipment underground conflicts with 47 U.S.C. § 332 (7)(B)(i)(II), which prohibits City regulation from prohibiting or having the effect of prohibiting the provision of service. The FCC has opined that *"undergrounding requirements can amount to effective prohibitions by materially inhibiting the deployment of wireless service.[1]"* Staff recommends that SFCC Subsection 14-6.2(E)(5)(c)(i) is preempted by federal law and not enforceable.

(ii) St. John's College is listed on the National Registry of Historic Places. The Applicant is working with SHPO to complete the process required by Section 106 of the National Historic Preservation Act. The City is participating as a consulting party. In this process, the Applicant originally proposed a 95' tower designed to look like a pine tree ("monopine"), with related antennas and ground equipment. Based on initial input from SHPO, the Applicant revised the proposed height to 65', changed the design to be a monopole tower with visible antennas and ground equipment, and provided photo simulations. On February 11, 2021, the SHPO formally concluded that the proposal would have an adverse effect on the campus and recommended that the Applicant either (1) change the design or location to remove the adverse effect or (2) develop an MOA to resolve the adverse effect. The Applicant has decided to seek zoning approval from the City before developing an MOA. As a result, the Commission's approval of this application is contingent upon the Applicant entering into an MOA with the FCC, SHPO, and the City. Staff's conditions of approval require the Applicant to incorporate provisions into the MOA that will minimize visual impacts of the monopole tower, antenna, and ground equipment, using acceptable methods as described in 14-6.2(E)(5)(c)(ii).

(iii) The proposed equipment will be placed above ground, designed in a manner not to disrupt or alter the natural forms and landscape. Concealment will satisfy the requirements of 14-6.2(E)(5)(c)(iii).

(iv) The Applicant is not proposing permanent lighting.

Criterion (d) Archaeological Requirements; **Compliance with Section 14-5.3 SFCC 1987 regarding the city's archaeological review districts is required.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
Comments received from the City Historic Preservation Division state that archaeological reconnaissance is not triggered by this application.	
Criterion (e) Signs; **Signs are not allowed unless required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city;**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant has addressed this criterion.	

[1] FCC FACT SHEET Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment; Accelerating Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment Declaratory Ruling and Third Report and Order WT Docket No. 17-79; WC Docket No. 17-84.

Criterion (f) Telecommunications facilities Maintenance; **All telecommunications facilities shall be maintained so as to be safe, orderly, attractive and in conformity with all applicable federal, state and city laws, ordinances, regulations and codes. Weeds, trash and graffiti shall be promptly removed. All lockable telecommunications facilities shall be kept locked when not being actively serviced. All non-lockable telecommunications facilities shall be kept closed when not being actively serviced.**	**Criterion Met:** (Yes/No/conditional/N/A) **CONDITIONAL**
The Applicant did not address this requirement. Staff's conditions of approval require that Gravity Pad LLC shall monitor the base station for maintenance and repair and provide a sign with contact information to allow neighborhood contact for maintenance and repair issues. All maintenance and repair issues shall be complete within 30 days from contact of the issue. The property owner shall also be responsible for any violation of this section.	
Criterion (g) Noise; **All *telecommunications facilities* shall be designed, constructed and installed in such a manner as to minimize noise to the maximum extent feasible, but in no event shall noise exceed the standards set forth in Article 10-2 SFCC 1987.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
14-10.2 *"Noise"* requires that dBA noise levels in an R-1 Residential Districts not exceed 50 dBA from 7:00 AM – 9:00 PM, and 55 dBA from 9:00 PM – 7:00 AM. No waiver is requested from *SFCC* 14-10.2 *"Noise"*, and this ordinance applies to this proposal and all co-locations to the base station. The Applicant states that *"[a]t no time will the proposed site exceed the standards set forth in Article 10-2 SFCC 1987."* Staff's conditions of approval require that any proposed generator shall include a noise analysis showing compliance with SFCC 14-10.2 *"Noise."*	
Criterion (h) Restoration of Improvements; **Promptly upon completion of a tower or antenna construction, all public and private property improvements, landscaping, fixtures, structures and facilities damaged in the course of construction shall be restored to a condition not less than its condition before commencement of construction or as otherwise agreed to by the applicant.**	**Criterion Met:** (Yes/No/conditional/N/A) **CONDITIONAL**
The Applicant did not address this requirement. Staff's conditions of approval require the Applicant to submit a reclamation plan prior to filing an application for building permit.	
Criterion (i) Airport; **Telecommunications facilities within the Class D airspace surrounding the Santa Fe Airport shall be constructed in conformity with all applicable FAA regulations. A copy of any submittals required to be made to the FAA shall be provided to the city's airport manager at the time the submittal is made to the FAA.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposal is not within a Class D airspace and is not required to submit notification to the FAA.	

Criterion (j) Co-location Requirement; **A tower or tower alternative shall not be approved unless the applicant and the telecommunications owner agree to allow on a nondiscriminatory basis, to the maximum extent technically feasible, the co-location of other antennas on commercially reasonable terms on the approved tower or tower alternative.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant has designed the tower to accommodate co-location. Two telecommunications providers currently propose to locate on the tower: AT&T and First Net.	
Criterion (k) Tower Setbacks and Separation Distances Between Towers; **All towers shall be set back a distance equal to at least one hundred percent of the height of the tower from any adjoining lot line, measured from the base of the tower. A tower shall not be sited closer than one thousand (1,000) linear feet to another tower, measured from the base of the towers, unless co-location on the existing tower is not technically feasible or would have a significant adverse visual impact. (Ord. No. 2014-31 § 13)**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposed height of the monopole is 65 feet. The nearest property line from the approximate center of the tower is approximately 75 feet. The distance to the closest existing Telecommunication Stealth Facility is approximately 1.3 miles (7,300 feet).	
Criterion (l) Certification; **On or before one year after the date of any final action approving an application and annually thereafter, the applicant shall provide to the land use director the certification of qualified independent parties that based on an inspection of the approved telecommunications facilities their structural integrity remains intact and they remain in compliance with the radio frequency exposure limits set out in 47 C.F.R. 1.310 Table I (A) and (B).**	**Criterion Met:** (Yes/No/conditional/N/A) **CONDITIONAL**
The Applicant did not address this requirement. Staff's conditions of approval require the applicant to add a note to the development plans stating that the Applicant shall comply with SFCC 14-6.2(E)(5)(l).	

V. WAIVER

Subsection 14-6.2(E)(8) "Waivers" states:

(a) The Planning Commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

As it is stated below, it is not uncommon to find households opting to use mobile phones as primary sources of voice communication versus the landline telephone, and for internet access. The use of mobile technology in household appliances and entertainment systems is also more commonplace. Mobile technology has also enhanced communications for life saving technology within both the public safety and medical fields. FirstNet is an Applicant in this proposal. FirstNet was established out of the 9/11 Commission to enhance communication used by Fire, Police and Emergency Medical Services (EMS). Congress established the First Responder Network Authority (FirstNet) in 2012 as part of the Middle Class Tax Relief and Job Creation Act of 2012.[2] The FirstNet network is being built by AT&T. Staff finds that these circumstances satisfy the criterion of 14-6.2(E)(8)(A)(i).	
(ii) will expedite the approval of an *antenna* or *tower*;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The applicant has stated to *"expedite the approval of any colocation carrier that wanted to locate on the site."*	
(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The applicant is proposing to develop the Telecommunication in accordance with FCC and City standards, including the deployment on the tower of a FirstNet Network.	
(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *tower*s or *antenna*s;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant has agreed and engineered the Base Station to accommodate colocation required by Chapter 14-6.2(E). The applicant is development a MOA as part of the Section 106 Process between the SHPO and FCC to best mitigate to the extent technically feasible adverse visual impacts.	
(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1);	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant is in al Section 106 process with the SHPO and FCC with the City of Santa Fe as Co Consultants. Following the outcome of City review, the applicant will submit a MOA to address adverse visual impacts to the extent technically feasible. Modification to the application have already been made by the application that reduced the height of the Tower to help address visual impact issues.	
(vi) if the proposed site is located in the escarpment or south-central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposed site is not located within the escarpment or south-central highway corridor overlay districts.	

[2] SEC. 6204. Establishment Of The First Responder Network Authority.

(vii)	improved *telecommunication services* to Santa Fe residents and institutions.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The applicant is proposing to enhance service with limited to no service in the area. The construction of the Base Station will improve service for AT&T customers in the area, as well as provided FirstNet service in the area. Colocation of other carriers will expand additional carrier service to area residents and institutions.		

The Applicant has addressed items (i) through (vii) above (reference Exhibit G *"Applicant Submittals"*).

Subsection14-6.2(E)(8)(b) "Wavers" identifies *"Factors to be considered in granting a waiver"* to justify the Findings which include:

(i) the design of the proposed telecommunications facilities, with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

Staff Review:
The design of the proposed tower is being processed by the SHPO along with the City through the Planning Commission and Historic Districts Review Board (HDRB). The application is subject to Section 106 review with the SHPO, and the City acting as a consulting party. The original design was a 75-foot-high monopine tower. As a result of the Section 106 process the Applicant reduced the tower from a 75-foot-high monopine tower to a 65' high monopole design. Comments and correspondence received from the SHPO regarding the tower design stated despite the reduction to 65' in height, "*Section 106 consultation found that the proposed cell tower would result in an adverse effect to the St. Johns College Campus, which is listed on the National Register."* The Applicant is now proposing a 65' high monopole design through the City. Following the City process the Applicant submit a MOA in accordance with Section 106 procedures with the SHPO and the FCC to address adverse impacts, pending the outcome of City Review. The MOA will address agreed mitigation methods for the monopole tower. Due to this ongoing process, Staff's conditions require that the MOA include mitigation measures that follow acceptable methods to minimize the visual impact such as concealment, screening, camouflaging, color, materials, texture, shape, size, and location. The proposed equipment will be placed above ground, designed not to disrupt or alter the natural forms and landscape. Concealment shall satisfy the requirements of 14-6.2(E)(5)(c)(ii).

(ii) the nature of uses on adjacent and nearby properties, including proximity to residentially zoned property, the BCD and historic, escarpment and south-central highway corridor overlay district;

Staff Review:
The College is made up of several tracts of land. The project site is located on a tract of land approximately 19.04 acres adjoining Camino De Cruz Blanca. The property is

zoned R-1 (Residential- 1 Dwelling unit per acre) and is within the Historic Review District overlay district. The College is an institutional use allowed within an R-1 District. The project tract includes tennis courts, soccer fields, parking areas, and the College facility buildings. The adjacent uses consist of the additional college facilities and residential lands (reference Table 3 and Figure 1 below).

Table 3 Adjacent Uses

Direction	USE	Approximate Distance (ft)	Zoning
North	Los Miradores	150	Residential
East	Single Family	637	
West	Tennis courts, a soccer field, park, parking areas, buildings.	924	Institutional
South	College Campus and Student Dorms	443	

Figure 1 Distance to Uses (reference Exhibit F3)



(iii) the surrounding topography;

Staff Review:
The topography around the site is hilly and located within the City's Mountainous and Difficult Terrain.

(iv) the surrounding vegetation;

Staff Review:
The surrounding vegetation consists of mature evergreen and shrubs throughout the area. An arroyo runs along the southern boundary of the project tract and has been identified as a FEMA flood zone. The arroyo separates the main college campus and project site. The proposed project site is located at the east end of the parking area for the lower trailhead for the Atalaya Mountain Trail. The trailhead access will need to be rerouted around the telecommunication facility.

(v) the availability of existing towers or other structures for co-location or of alternative antenna configurations with less visual impact;

Staff Review:
There are no towers in the area, the Applicant has proposed a tower design that will allow co-location. The applicant has stated in the ENN that colocation on existing structures are not feasible due to the property owner constraints or network incompatibility. The Applicant will need to address co-location in the MOA to insure uniformity of the tower concealment and mitigation to visual impacts.

(vi) the proposed ingress and egress; and

Staff Review:
The Applicant will utilize existing ingress/egress from the College entrance to access the site.

(vii) improved telecommunication services to Santa Fe residents and institutions.

Staff Review:
The telecommunication industry has seen vast changes in technology from its introduction by the American Telephone & Telegraph (AT&T) Company in 1943 in its analog form through today with the implementation of its digital form and efficient use of bandwidth. In today's era, the *"Fourth Generation"* technology (Long Term Evolution and Long Term Evolution Advanced i.e. 4GLTE, 4GLTE Advanced) has revolutionized the mobile platform by increasing speed and bandwidth with Generation 5 under development and now being deployed throughout the United States.

It is not uncommon to find households opting to use mobile phones as primary sources of voice communication versus the landline telephone, and for internet access. The use of mobile technology in household appliances and entertainment systems is also more commonplace. Mobile technology has also enhanced communications for life saving technology within both the public safety and medical fields.

The telecommunication industry continues to advance itself toward its migration to the *"Fifth Generation"* (5G) technology for faster download and upload speeds, beaming technology and low latency[3] mobile communication.

New technology often meets with stagnant legislation that fails to keep up with the industries changes and demands. These demands include:

- Medical monitoring,
- Autonomous vehicles,
- Machine automation,
- Machine-to-machine communication,
- Global Positioning Systems (GPS) for use in mapping and direction,
- Voice and video communication,
- Email and text data,
- Entertainment i.e. social media, gaming, movie streaming,
- Cloud based application i.e. IOS Siri, Google Now and Microsoft Cortana, and
- The internet of things (IoT) i.e. smart devices such as watches, thermostats, and home and business security surveillance monitors etc.

The list of mobile uses is extensive and continuously increasing. As the population of these technologies increases the demand on the Telecommunication Industry is to provide more bandwidth with faster and reliable mobile service. A Telecommunication Facility in the area will improve telecommunication services to residents, institutions and visitors by adding capacity, along with improving the overall telecommunication network service within the City of Santa Fe. There will also be the potential for co-location for diversity of carrier services such as T-Mobile, Verizon and Dish Network etc.

VI. EARLY NEIGHBORHOOD NOTIFICATION

Neighborhood meetings and two Early Neighborhood Notification (ENN) meetings were held regarding the proposed telecommunication facility and waiver. The first ENN occurred on June 30, 2020, and the second ENN occurred on May 25, 2021. Both ENN's were conducted virtually; first, via Microsoft Teams and the second via Zoom.

[3] Latency is another element that contributes to network speed. The term latency refers to any of several kinds of delays typically incurred in processing of network data. A so-called low latency network connection is one that experiences small delay times, while a high latency connection suffers from long delays.

June 30, 2020, ENN:
The meeting attendance included the Applicants, City staff, plus many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation.

Members of the public noted four main concerns:

1. The concern that was raised identified the location of the tower and the negative visual impacts to the residences of Los Miradores to the north, single-family residences to the east, and travelers along Camino De Cruz Blanca.
2. The monopine design did not blend in with the immediate environment identifying the only 75' high pine tree in the area bringing more attention to the structure as a telecommunication tower.
3. The College property had other tower locations including building mounted antennas that were less impactive to the neighbors and travelers along Camino De Cruz Blanca.
4. Why a co-location on the city water tank located southeast of the college was not a viable location.

May 25, 2021, ENN:
The meeting attendance included the Applicant, City staff, and many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation. The second meeting addressed changes to the tower design, which came about as a result of the Section 106 review with the SHPO and included a reduction in height from 75' to 65' and a monopole design versus a monopine design. The position of the attendees did not waver from the first ENN on Jun 30, 2020, except for one who argued that the Applicant should not be allowed to continue through the application process because the application has already been denied by the Historic District Review Board (HDRB). The position of the City Attorney's Office is that the Board's denial of the initial application does not preclude the opportunity of the Applicant to submit a new application with a revised design and additional information.

VII. EXPIRATION DATE

Per 14-3.19(B)(6), the approval shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

VIII. EXHIBITS:

EXHIBIT A: Findings of Fact and Conclusions of Law

EHXIBIT B: SHPO and HDRB Comments and review

1) HDRB action letter to the applicant
2) Correspondence from City Historic Division addressing archaeological concerns.
3) SHPO response to Section 106

EXHIBIT C: Early neighborhood Notification

1) Guidelines (June 30, 2020)
2) Meeting Notes (June 30, 2020)
3) Guidelines (May 25, 2021)
4) Meeting Notes (May 25, 2021)

Exhibit D: Correspondence

Exhibit E: United States Code (USC) and Code of Federal Regulations (CFR)

EXHIBIT F: Maps and Photos

1) Zoning Map
2) Aerial Photo
3) Use Distance
4) Telecommunication networks with the city

EXHIBIT G: Applicant Submittals*

1) Application Materials

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Planning & Land Use Department Director	Jason Kluck	*JMK*
Land Use Current Planning Planner Manager	Noah Berke, AICP	*NLB*
Land Use Department Case Manager	Dan Esquibel	DAE

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT A

Findings of Fact and Conclusions of Law

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2020-2639
Address – St. John's College, 1160 Camino de Cruz Blanca
Agent's Name – Gravity Pad Partners, LLC
Owner/Applicant's Name – AT&T/FirstNet NML0255

THIS MATTER came before the Planning Commission (Commission) for hearing on July 1, 2021 upon the application (Application) of Gravity Pad Partners, LLC, as agent for AT&T/FirstNet NML0255 (Applicant). The Applicant requests approval of a new telecommunications facility and a waiver to the maximum height allowed in an R-1 zoning district (Project). The proposed Project site is located at the St. John's College Campus at 1160 Camino del Cruz Blanca and is approximately 19.04 acres (Property). The Property is zoned R-1 PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review overlay district.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

Background

1. The St. John's College campus is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development) and is located within the City's Historic Review District overlay district.
2. On September 16, 2021, the Applicant submitted an application for a new telecommunications facility on the campus.
3. The proposed project site is located at the east end of the northern parking area adjacent to the lower trailhead for the Atalaya Mountain Trail.
4. In the application, the Applicant proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage."
5. The proposed telecommunications facility would also include an equipment enclosure at ground level, with dimensions of 72" by 102".
6. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.
7. The Applicant has designed the tower and ground equipment to accommodate additional FCC wireless carriers that want to co-locate on the tower in the future.
8. St. John's College is listed on the National Register of Historic Places.
9. Because the College is listed on the National Register, the Applicant has been working with State Historic Preservation Office (SHPO) of the New Mexico Department of Cultural

Affairs to complete the process required by Section 106 of the National Historic Preservation Act.

10. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party; and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.
11. Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65', changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed 65' monopole tower would look like from a variety of vantage points.
12. On February 11, 2021, after reviewing the photo simulations, the SHPO formally concluded that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design.
13. The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting.
14. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.
15. The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City.
16. On March 19, 2021, the Applicant submitted revised plans, reflecting the reduced 65' height and revised monopole design.

Procedural Requirements

17. The Santa Fe City Code ("SFCC") Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC §1 4-3.1(F)(2)(a)(ix)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
18. A pre-application conference was held on May 14, 2020.
19. The Applicant conducted two virtual ENN meetings, on June 30, 2020 (to discuss the original application), and on May 25, 2021 (to discuss the revised height and design).
20. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meetings was properly given.
21. The ENN meeting was attended by representatives of the Applicant, City staff, and many members of the public. Members of the public raised concerns about the location of the tower; negative visual impacts on nearby residences and travelers on Camino de Cruz Blanca; the proposed design of the monopine; the perceived availability of other, less impactful locations; and whether the new telecommunications facility could be added to an existing tower or structure.
22. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
23. SFCC Section 14-6.2(E)(6) sets forth certain submittal requirements that must be included with an application for a telecommunications facility (Submittal Requirements).

24. Staff determined that the Application would meet the Submittal Requirements and the requirements for Planning Commission approval set forth in SFCC Section 14-6.2(E)(5) and (8) if the Commission approves the Application subject to certain conditions of approval, as set forth in the Staff Report.

SFCC Section 14-6.2(E) - General

25. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(a) provides that a "tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the [Commission] for compliance with this section and all applicable city codes."
26. Pursuant to SFCC Section 14-6.2(E)(4)(a), to approve an application, the Commission must "determine that: (i) the application complies with [SFCC Section 14-6.2(E)]; (ii) the proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed; (iii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable."
27. Pursuant to SFCC Section 14-6.2(E)(4)(d), the Commission may place conditions upon its approval of the application if the conditions do not prohibit or have the effect of prohibiting the provision of telecommunication services.
28. Pursuant to SFCC Section 14-6.2(E)(4)(a)(i), the Commission finds that the Application complies with SFCC Section 14-6.2(E) if the Application is approved subject to the conditions of approval set forth in the Staff Report and the Applicant demonstrates that a height waiver is warranted.
29. Pursuant to SFCC Section 14-6.2(E)(4)(a)(ii), and based on the information set forth in the Staff Report and exhibits and the additional testimony and evidence presented at the hearing, the Commission finds that the proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage.
30. Pursuant to SFCC Section 14-6.2(E)(4)(a)(iii), and based on the information set forth in the Staff Report and exhibits and the additional testimony and evidence presented at the hearing, the Commission finds that the Applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable.

SFCC Section 14-6.2(E)(8) – Height Waiver

31. The maximum allowable height for a nonresidential structure in an R-1 zoning district is 35 feet.
32. The Applicant requests for a waiver to allow the antennas and tower to be constructed to a maximum height of 65 feet.
33. Pursuant to SFCC Section 14-6.2(E)(5)(b), "[t]elecommunications facilities located on new structures shall not exceed the maximum height for buildings otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of telecommunications facilities shall be one hundred feet."

34. Under SFCC Section 14-6.2(E)(8)(a), the Commission may grant a waiver to the standards set forth in SFCC Section 14-6.2(E)(8)(a) or otherwise within its jurisdiction if the Commission finds that the waiver meets the criteria set forth in SFCC Section 14-5.2(E)(8)(a)(i)-(vi).
35. SFCC Section 14-6.2(E)(8)(b)(i)-(vii) lists factors that the Commission must consider in granting a waiver, including the proposed design of the telecommunications facilities, the uses on nearby properties, the surrounding topography and vegetation, the availability of existing towers or other structures for co-location, the proposed ingress and egress to the site, and whether the Project will result in improved telecommunication services to Santa Fe residents.
36. The Staff Report includes an analysis of the factors set forth in SFCC Section 14-6.2(E)(8)(b)(i)-(vii).
37. Pursuant to SFCC Section 14-6.2(E)(8)(a)(i), the Commission finds that granting the height waiver is in the best interest of the community as a whole because it will expand wireless coverage for both personal and emergency uses and facilitate the use of advanced and developing technology.
38. Pursuant to SFCC Section 14-6.2(E)(8)(a)(ii), the Commission finds that granting the height waiver will expedite the approval of the proposed telecommunications facilities and the co-location by other carriers who wish to use the site in the future.
39. Pursuant to SFCC Section 14-6.2(E)(8)(a)(iii), the Commission finds that granting the height waiver will not jeopardize the public health, safety and welfare to the extent that the City has jurisdiction to regulate these matters. The telecommunications facilities will be developed in accordance with FCC and City standards and will include the deployment of a FirstNet network, which will provide important tools to public safety agencies and first responders, allowing them to get more information quickly. Pursuant to SFCC Section 14-6.2(E)(4)(c) and federal law, the Commission may not regulate the placement of telecommunications facilities on the basis of the environmental effects of radio frequency emissions where such telecommunications facilities comply with FCC regulations.
40. Pursuant to SFCC Section 14-6.2(E)(8)(a)(iv), the Commission finds that granting the height waiver will mitigate the adverse impacts of tower proliferation and limit the need for construction of new towers or antennas because the Applicant has engineered the tower and base station to accommodate co-location, as required by SFCC Section 14-6.2(E). The Commission further finds that the adverse visual impacts of the antenna will be mitigated through the pending Section 106 process.
41. Pursuant to SFCC Section 14-6.2(E)(8)(a)(v), the Commission finds that granting the height waiver will better serve the purposes of the City's telecommunications ordinance because the height is required to support the desired coverage and technology, the proposed height has already been reduced through the pending Section 106 process, and the MOA required by federal law will be designed to further mitigate adverse impacts of the height.
42. Pursuant to SFCC Section 14-6.2(E)(8)(a)(vi), the Commission finds that the proposed site is not located in the escarpment or south central highway corridor overlay districts.
43. Based on the information set forth in the Staff Report and exhibits and the additional testimony and evidence introduced at the hearing, the Commission finds that all criteria for granting a waiver to the maximum height in an R-1 zoning district have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Commission has the authority to review and approve or deny the Application, including the request to exceed the maximum height allowed in an R-1 zoning district.
2. The Project is subject to the requirements and standards set forth in SFCC Section 14-6.2(E), Telecommunications.
3. The Application will meet the general requirements set forth in SFCC Section 14-6.2(E)(5) and the Submittal Requirements set forth in SFCC Section 14-6.2(E)(6) if the Application is approved with the conditions recommended by staff, which must be met before the Applicant files an application for a construction permit.
4. The Applicant has demonstrated that the waiver criteria set forth in SFCC Section 14-6.2(E)(8)(b) have been met as required to obtain a waiver to exceed the maximum height allowed in an R-1 zoning district.
5. The Application should be approved subject to the conditions recommended by staff because the conditions are necessary for compliance with SFCC Section 14-6.2(E) and do not prohibit or have the effect of prohibiting the provision of telecommunication services.
6. The Commission's approval of these written Findings of Fact and Conclusions of Law constitutes the date of final action by the City Planning Commission.
7. To obtain full City zoning approval of the Project, the Applicant must also obtain review and approval from the Historic Districts Review Board.

WHEREFORE, IT IS ORDERED ON THIS 1ST DAY OF JULY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Commission approves the Application, including the request for a waiver to the maximum height allowed in the R-1 zoning district, subject to the conditions of approval recommended by staff. The approval shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

_____ _____

Sally A. Paez Date:
Assistant City Attorney

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT B

SHPO and HDRB Comments and review

Attachments:

1) HDRB action letter to the applicant
2) Correspondence from City Historic Division addressing archaeological concerns.
3) SHPO response to Section 106

EXHIBIT B1

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Sean Milks of Gravity Pad Partners, LLC, agent for St. John's College, owner, proposes to install a 75'-tall AT&T "monopine" telecommunications tower. A telecommunications waiver is requested to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c).

Case number: **2020-002194-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1160 Camino de Cruz Blanca

OW – St. John's College Attn: Michael Duran 1160 Camino de Cruz Blanca Santa Fe, NM 87505
MichaelDuran@sjc.edu

AP – Gravity Pad Partners LLC Attn: Sean Milks 205 Tierra Corrales Corrales, NM 87048 sean@thefsg.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (Board) acted on your request at its hearing held August 11, 2020. The Board denied the proposal on the basis that the applicant failed to demonstrate with substantial evidence that the requirements set forth in the Santa Fe City Code (SFCC) Subsections 14-6.2(E)(4)(b) and 14-6.2(E)(8)(c) have been met. Specifically, the applicant failed to demonstrate that no other less intrusive means or alternative to the proposed siting and design is practicable because the applicant did not show that existing structures or towers of a lower height would be inadequate to allevaite the gap in coverage. Additionally, the applicant failed to qualify for a waiver to the maximum allowable height of sixteen feet (16') because the applicant failed to show that that the proposal would not damage the character of the historic district and that the proposal would provide the least negative impact with respect to the purposes of the Historic Districts Ordinance, SFCC § 14-5.2. For further information please call 955-6605.

Sincerely,

Lisa Gavioli Roach

Lisa Gavioli Roach
Historic Preservation Division Manager

EXHIBIT B2

Re: St. Johns Tower

Nicole Thomas <nicole@wonderstoneconsulting.com>

Fri 6/4/2021 8:29 AM

To: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Dan,
No archaeological work is needed. The project doesn't meet the threshold for the district it is in, but also, as part of the Section 106 compliance a study was performed.
Thanks,
Nicole

From: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Date: Wednesday, June 2, 2021 at 11:53 AM
To: Nicole Thomas <nicole@wonderstoneconsulting.com>
Subject: RE: St. Johns Tower

Is there archaeological requirements for this proposed tower?

Dan Esquibel
Planner Senior
Land Use Dept., Current Planning Division
Office: 505-955-6587
Email: daesquibel@santafenm.gov

EXHIBIT B3

Michelle Lujan Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 11, 2021

Sean Milks
Gravity Pad Partners, LLC
sean@thefsg.com

Re: Log 113831, St. Johns Cell Tower, 1160 Camino De Cruz Blanca, Santa Fe

Dear Mr. Milks:

I am writing in regard to Gravity Pad Partners' Section 106 SHPO submittal (FCC File No. 0009221522) and subsequent photo simulation for a proposed cell tower at the St. Johns College Campus. The original Section 106 consultation found that the proposed cell tower would result in an adverse effect to the St. Johns College Campus, which is listed on the National Register. Our office, however, recommended that a photo simulation of the cell tower be completed to better assess whether the tower would result in an adverse effect. Based on review of the photo simulation and the original Section 106 submittal, as well as our own records, SHPO concurs that the tower will result in an adverse effect to the National Register listed St. Johns Campus due to the tower's inconsistent design with the property's setting, including its architecture and landscape design.

We noted in the St. Johns National Register nomination the following: "St. John's College in Santa Fe is significant at the state level under National Register Criterion C in the area of landscape architecture because its landscape plan, designed by Garrett Eckbo, reflects mid-20th-century ideas in landscape design." The proposed tower will stand at 95-feet tall and its industrial design will not blend with the property's setting; rather its overwhelming presence will detract from the campus's historic setting. We recommend that you first determine whether the tower's design or location can be changed to reach a no adverse effect. If this is not possible, the proponent must develop a memorandum of agreement (MOA) to resolve the adverse effect (please refer to the FCC's Nationwide Programmatic Agreement, Section VII). Prior to developing a plan to resolve the adverse effect and develop the MOA, we strongly recommend that you set up a meeting with our office and other interested consulting parties to determine how to best proceed with the MOA. Our office has example and template MOAs and can assist with the development of an MOA.

Please contact me if you would like to discuss this project further. I can be reached at andy.wakefield@state.nm.us or 505.827.6162.

Sincerely,

S. Wakefield

S. Andrew Wakefield
Archaeologist

From: towernotifyinfo@fcc.gov
To: Wakefield, Andy, DCA
Subject: [EXT] Section 106 Notification of SHPO/THPO Concurrence- Email ID #5561653
Date: Thursday, February 11, 2021 3:15:36 PM

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:
Date of Action: 02/11/2021
Direct Effect: Adverse Effect on one or more Historic Properties in APE
Visual Effect: No Adverse Effect on Historic Properties in APE
Comment Text: Log 113831. We recommend that the proponent first determine whether the tower's design or location can be changed to reach a no adverse effect. If this is not possible, the proponent must develop a memorandum of agreement (MOA) to resolve the adverse effect (please refer to the FCC's Nationwide Programmatic Agreement, Section VII). Prior to developing a plan to resolve the adverse effect and develop the MOA, we strongly recommend that you set up a meeting with our office and other interested consulting parties to determine how to best proceed with the MOA. Our office has example and template MOAs and can assist with the development of an MOA.

File Number: 0009221522
TCNS Number: 204259
Purpose: Update
Original Purpose: New Tower Submission Packet

Notification Date: 7AM EST 11/18/2020

Applicant: Gravity Pad Partners LLC
Consultant: Hammerstone Environmental
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: St. John's
Site Address: 1160 Camino De Cruz Blanca
Detailed Description of Project:
Site Coordinates: 35-40-6.7 N, 105-54-42.4 W
City: Santa Fe
County: SANTA FE
State:NM
Lead SHPO/THPO: State Historic Preservation Office of New Mexico

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Re: FCC Section 106 (St. John's Tower) (Log 113831)

From: Sean Milks <sean@thefsg.com>
Sent: Thursday, February 11, 2021 3:52 PM
To: Wakefield, Andy, DCA <Andy.Wakefield@state.nm.us>
Cc: Esquibel, Daniel <daesquibel@santafenm.gov>; BERKE, NOAH L. <nlberke@santafenm.gov>; PAEZ, SALLY A. <sapaez@santafenm.gov>; Nicole Thomas <nicole@wonderstoneconsulting.com>; Moffson, Steven, DCA <Steven.Moffson@state.nm.us>; Ensey, Michelle, DCA <michelle.ensey@state.nm.us>; 'Kevin Winner (kevin@winnermanagement.net)' <kevin@winnermanagement.net>; Richard <richardburleson70@yahoo.com>
Subject: [EXT] Re: FCC Section 106 (St. John's Tower) (Log 113831)

Thank you for the clarification Andy. So at this point what do you think we can do in an effort to not have the site as adverse affect? We have to be taller than the tree line. Do you feel that the monopine would blend in better at the 65 ft level? Any feedback would be appreciated.

Thank you,

Sean Milks
602-330-5150

From: "Wakefield, Andy, DCA" <Andy.Wakefield@state.nm.us>
Date: Thursday, February 11, 2021 at 2:45 PM
To: Sean Milks <sean@thefsg.com>
Cc: "Esquibel, Daniel" <daesquibel@santafenm.gov>, "BERKE, NOAH L." <nlberke@santafenm.gov>, "PAEZ, SALLY A." <sapaez@santafenm.gov>, Nicole Thomas <nicole@wonderstoneconsulting.com>, "Moffson, Steven, DCA" <Steven.Moffson@state.nm.us>, "Ensey, Michelle, DCA" <michelle.ensey@state.nm.us>, "'Kevin Winner (kevin@winnermanagement.net)'" <kevin@winnermanagement.net>, Richard <richardburleson70@yahoo.com>
Subject: RE: FCC Section 106 (St. John's Tower) (Log 113831)

Hi Sean,

Yes, I put 95 feet from the original submittal, but our analysis of whether it was an adverse effect was based on the photo simulations, which would have been the 65 feet. Our assessment concurs with your contractor's original assessment of adverse effect.

Please let me know if you would like to discuss this further.

Thanks.

Andy Wakefield
Archaeologist
New Mexico Historic Preservation Division
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, New Mexico 84501
505.827.6162

From: Sean Milks [mailto:sean@thefsg.com]
Sent: Thursday, February 11, 2021 3:03 PM
To: Wakefield, Andy, DCA
Cc: Esquibel, Daniel; BERKE, NOAH L.; PAEZ, SALLY A.; Nicole Thomas; Moffson, Steven, DCA; Ensey, Michelle, DCA; 'Kevin Winner (kevin@winnermanagement.net)'; Richard
Subject: [EXT] Re: FCC Section 106 (St. John's Tower) (Log 113831)

Hi Andy,

Thank you for the letter and your response. The letter states that the monopole at 95' would have an adverse affect on the St. John's campass however we have lowered the site to 65'. Can you please confirm that you still feel the site will have an adverse affect if it was lowered to 65'?

Thank you,

Sean Milks
602-330-5150

From: "Wakefield, Andy, DCA" <Andy.Wakefield@state.nm.us>
Date: Thursday, February 11, 2021 at 1:54 PM
To: Sean Milks <sean@thefsg.com>
Cc: "Esquibel, Daniel" <daesquibel@santafenm.gov>, "BERKE, NOAH L." <nlberke@santafenm.gov>, "PAEZ, SALLY A." <sapaez@santafenm.gov>, Nicole Thomas <nicole@wonderstoneconsulting.com>, "Moffson, Steven, DCA" <Steven.Moffson@state.nm.us>, "Ensey, Michelle, DCA" <michelle.ensey@state.nm.us>
Subject: RE: FCC Section 106 (St. John's Tower) (Log 113831)

Hi Sean,

Please see the attached SHPO consultation letter for this project. These comments and SHPO concurrence with the adverse effect assessment will also be submitted through the FCC E106 system.

Please contact me if you would like to discuss this further.

Thanks.

Andy Wakefield
Archaeologist
New Mexico Historic Preservation Division
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, New Mexico 84501
505.827.6162

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT C

Early neighborhood Notification

Attachments:

1) Guidelines (June 30, 2020)
2) Meeting Notes (June 30, 2020)
3) Guidelines (May 25, 2021)
4) Meeting Notes (May 25, 2021)

EXHIBIT C1

ENN GUIDELINES

Applicant Information

Project Name: NML0255 ST. John's college

Name: Miks (Last) Sean (First) C (M.I.)

Address: P.O. Box 2755 (Street Address) Suite/Unit #

Corrales (City) NM (State) 87048 (ZIP Code)

Phone: 602 330-5150 E-mail Address: SeanC@Thef5G.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

please see Attached

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT ***For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.***

please see attached

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

please see Attached

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN ***For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

please see attached

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

Please see attached

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE ***For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

please see attached

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS ***For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.***

Please see Attached

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

please see Attached

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

please see attached

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

Please see attached

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

please see Attached

(l) ADDITIONAL COMMENTS (optional)

(a) Effect on character and appearance of the surrounding neighborhoods

Architectural design review – The proposed site is a new 75' telecommunications Monopine located next to several other existing monopines near the parking lot of the St. John's College located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505. The exact location of the proposed lease area is depicted on the attached site plan attached to this letter. The proposed ground space for the tower and equipment will be directly below the monopine and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The entire area will be approximately 50' x 50'.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Lighting – No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Signs – There will be no signage on the existing telecommunications facility. No additional signage is proposed except as required by law.

Telecommunications – This is for AT&T/FirstNet increased coverage and capacity in this area, and for providing enhanced E-911 services for all first responders.

Open space and trails and parks – AT&T/FirstNet is proposing to build a site in an unincorporated area of the St. John's campus, next to a parking lot. The proposed location will not take up any parking spaces and will not interfere with any of the walking trails that surround the St. John's campus. The equipment area is minimal impact to open space, trails or parks, and further will be mitigated by fencing that blends into the surrounding area. Access to the trail will not be impacted by this proposal as our equipment area will be located north of the trail.

Landscaping – Landscaping is not required, and is not being proposed.

BCD regulations are met – The proposed site is not located in the Business Capital District so there will be no impact to the BCD.

Number of stories of buildings – Not applicable for this proposal.

The average setbacks – The site meets or exceeds the setbacks for this area.

Mass and scale of the project – The proposal is to build a new 75' monopine that will be located near several other existing monopines. The proposed facility will be disguised as best as possible to blend in with the natural surroundings. The proposed ground space for the tower and equipment will be directly below the monopine and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The site is unmanned and

generates low DB levels, no dust, odor or vibration that would adversely affect the surrounding area.

Architectural style of any construction – The proposed site is designed to aesthetically blend into the area by building a monopine where there are existing monopines. AT&T/FirstNet proposed colors consistent with Santa Fe's color pallet and the existing fencing in the area for the ground equipment will further integrate the site into the area by designing it to blend in to the surrounding area as much as possible.

Access to public places, open spaces or trails – The proposed site creates no adverse effect on access to public places, open spaces or access to trails.

(b) Effect on protection of the physical environment

Terrain management – The proposed ground equipment compound is located next to the parking lot and would have a minimal effect on the physical environment.

Escarpment – This proposal will not adversely impact the topography of the subject parcel or surrounding parcels.

Landscape – Landscaping is not required, and is not being proposed.

BCD – This site is not in the Business Capital District.

Architectural design – The proposed site is designed to aesthetically blend into the area by building a monopine in an area where there are existing trees. Although we can't make it invisible, we are proposing a location that that would blend in to the landscape. The panel antennas will be painted to match the foliage of the leaves on the tree. The 6' coyote fencing will match the existing fence the is currently in the area which will further integrate the site into the area by designing it to blend in to the surrounding area.

Flood plain – this proposed site is not in an identified flood zone. Flood control regulations will be met or mitigated as required.

Trash generation – This is proposed as an unmanned facility and will not generate trash.

Lighting - No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Fire risk – The proposed site will comply with Santa Fe fire code. The system is monitored 24 hours a day, seven days a week by an automated system as well as by the AT&T Mobility network operations center.

Use of hazardous materials – This project will not generate hazardous materials because of this proposal.

Easements – A power and/or phone easement will be required to provide electricity and communications for the proposed site and will not impact open space or other environmental features.

(c) **Impacts on any prehistoric, historic, archaeological, or cultural sites or structures, including acequias and the historic downtown**

BCD - This site is not in the Business Capital District.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Archaeological review – As part of FCC requirements, all wireless license holders must perform a full environmental study including NEPA and SHPO reports before construction of a new communications site to identify any potential impact to endangered species or subsurface artifacts. AT&T/FirstNet follows the recommendations of these reports including archeological surveys, if required. Based upon past information, it does not appear that there will be any negative environmental or cultural impacts from this proposal. If mitigation however is required, AT&T/FirstNet will comply with that mitigation.

Project's compatibility with any historic or cultural sites located on the property where the project is proposed – There are no know historic or cultural sites located on the property.

(d) **Relationship to existing density and land use within the surrounding area**

The proposed facility is unmanned and will not affect parking, pedestrian safety, congestion, flow of pedestrian or vehicular traffic for the disabled, children, low-income and elderly services. AT&T/FirstNet will utilize an access easement to visit the site for monthly maintenance and/or emergencies.

This proposed wireless telecommunications facility will provide better continuous coverage for AT&T/FirstNet customers in Santa Fe. The added E-91 services will also cover the St. John's college campus for the students/faculty in case of an emergency. The improved coverage will enhance the daily lives of the citizens of Santa Fe with fewer dropped calls and improved access to internet services.

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

AT&T/FirstNet communication network in Santa Fe helps to foster this goal by the following:

1. Improving the climate for doing business in Sant Fe by improving the communication infrastructure that all business needs to thrive.
2. Ensuring that Santa Fe's skilled and competitive workforce can communicate effectively.
3. Attracting and retaining entry level and high-end job opportunities by delivering the nation's fastest wireless network to the Santa Fe residents.

(g) **Effect upon availability of affordable housing and availability of housing choices for all Santa Fe residents.**

The proposed plan for AT&T/FirstNet will not affect affordable housing and the availability of housing choice for Santa Fe residents. As many residential land line phones are being replaced by mobile phones the necessity of better coverage, capacity, and internet coverage is more important than ever for households and families.

(h) **Effect upon public services such as firs, police protection, school services and other public services and other public services or infrastructure elements such as water, power, sewer, communications, bus systems, commuter or other services or facilities.**

The proposed wireless telecommunications facility is an unmanned facility. Maintenance is required approximately once a month for a few hours unless there is an emergency or equipment outages that require repairs. This proposal will not require school services, water, sewer, gas, bus systems, or other public services or facilities other than police and fire protection as well as power and telephone line use.

The power and telephone usage at the proposed location are consistent with standard commercial demands and would not interfere with the existing power and telephone usage in the City of Santa Fe. The proposed location would improve the coverage and capacity for AT&T/FirstNet in this area. This proposed facility will enhance the communications in this area for emergency providers and personnel using AT&T/FirstNet, as well as providing emergency E-911 wireless services for the first responders.

(i) **Impacts upon water supply, availability and conservation methods**.

The proposed wireless telecommunications facility is an unmanned facility that does not require water; therefore, this is not applicable where water conservation and sewer usage is concerned. There will not be any distribution lines interfered with for this proposal.

(j) **Effect on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhoods and recreational activity and employment centers.**

The proposed facility is an unmanned facility where it offers wireless phone and internet coverage for AT&T/FirstNet customers. This proposal offers covers and capacity for

AT&T/FirstNet customers where there is limited coverage and capacity currently. This proposal promotes community integration, social balance, and takes into consideration pedestrian-oriented design, linkages among neighborhoods, recreational activity and employment centers by offering the necessary wireless coverage to contract others through their wireless devices.

(k) **Effect upon Santa Fe's urban form**

The proposed wireless communication site will have little effect on the physical aspect of Santa Fe's urban form as AT&T/FirstNet proposes to install antennas on a concealed monopine. The supporting equipment cabinets will be placed below the monopine and behind a 6' coyote fence to match the existing fencing in the area.

By integrating this proposed site on the monopine, it limits the impact urban design, as it blends in with the surrounding environment. Socially the urban form is positively impacted by the proposed site as it expands the ability of citizens to communicate with each other and share information to enhance their lives and culture. In addition, it will provide improved access to essential E-911 services increasing safety and security in the City of Sant Fe

EXHIBIT C2

City of Santa Fe
Land Use Department
Early Neighborhood Notification Meeting Notes

Project Name	ENN: Telecommunication Facility and Waiver
Project Location	1160 Camino De Cruz Blanca Road
Project Description	New Telecommunications Facility with waiver to height and setback.
Applicant / Owner	Gravity Pad Towers
Agent	Sean Milks
Pre-App Meeting Date	May 14, 2020
ENN Meeting Date	June 30, 2020
ENN Meeting Location	Virtual Meeting via Microsoft Teams
Application Type	ENN
Land Use Staff	Dan Esquibel
Other Staff	None
Attendance	N/A

Notes/Comments:
The meeting attendance included the Applicants, City staff, plus many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation.

Members of the public noted four main concerns:

1. The concern that was raised identified the location of the tower and the negative visual impacts to the residences of Los Miradores to the north, single-family residences to the east, and travelers along Camino De Cruz Blanca.

2. The mono-pine design did not blend in with the immediate environment identifying the only 75’ high pine tree in the area bringing more attention to the structure as a telecommunication tower.
3. The College property had other tower locations including building mounted antennas that were less impactive to the neighbors and travelers along Camino De Cruz Blanca.
4. Why a co-location on the city water tank located southeast of the college was not a viable location.

EXHIBIT C3

ENN GUIDELINES

Applicant Information

Project Name: NML0253 St. John's College

Name: Mills (Last) Sean (First) C (M.I.)

Address: P.O. Box 2755 (Street Address)

Suite/Unit #

Española (City) NM (State) 87048 (ZIP Code)

Phone: (602) 330-5150 E-mail Address: Sean@TheFSG.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.*

See Attached

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

N

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

N

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

(l) ADDITIONAL COMMENTS (optional)

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: NM 2255 St. John's College monopole
2. Location of Property: 1160 Camino de Cruz Blanca, 87505
3. Owner/Agent Name: Gravity AAD Partners
   Mailing Address: P.O. Box 2755, Corrales, NM 87048
   Phone & Fax: 602-330-5150
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	N/A	N/A

5. Elementary School Zone for Proposed Development: N/A
6. Middle School Zone for Proposed Development: N/A
7. High School Zone for Proposed Development: N/A
8. Build out Rates (Year/s: #/yr): N/A

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400

(a) Effect on character and appearance of the surrounding neighborhoods

Architectural design review – The proposed site is a new 65' telecommunications Monopole, lowered 15' from the original proposed site, located next to near the parking lot of the St. John's College located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505. The exact location of the proposed lease area is depicted on the attached site plan attached to this letter. The proposed ground space for the tower and equipment will be directly below the monopole and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The entire area will be approximately 50' x 50'.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Lighting – No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Signs – There will be no signage on the existing telecommunications facility. No additional signage is proposed except as required by law.

Telecommunications – This is for AT&T/FirstNet increased coverage and capacity in this area, and for providing enhanced E-911 services for all first responders.

Open space and trails and parks – AT&T/FirstNet is proposing to build a site in an unincorporated area of the St. John's campus, next to a parking lot. The proposed location will not take up any parking spaces and will not interfere with any of the walking trails that surround the St. John's campus. The equipment area is minimal impact to open space, trails or parks, and further will be mitigated by fencing that blends into the surrounding area. Access to the trail will not be impacted by this proposal as our equipment area will be located north of the trail.

Landscaping – Landscaping is not required, and is not being proposed.

BCD regulations are met – The proposed site is not located in the Business Capital District so there will be no impact to the BCD.

Number of stories of buildings – Not applicable for this proposal.

The average setbacks – The site meets or exceeds the setbacks for this area.

Mass and scale of the project – The proposal is to build a new 65' monopole. The proposed facility will be disguised as best as possible to blend in with the natural surroundings. The proposed ground space for the tower and equipment will be directly below the monopole and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The site is unmanned and generates low DB levels, no dust, odor or vibration that would adversely affect the surrounding area.

Architectural style of any construction – The proposed site is designed to aesthetically blend into the area by building a monopole that has the smallest possible circumference and array of antennas. AT&T/FirstNet proposed colors consistent with Santa Fe's color pallet and the existing fencing in the area for the ground equipment will further integrate the site into the area by designing it to blend in to the surrounding area as much as possible.

Access to public places, open spaces or trails – The proposed site creates no adverse effect on access to public places, open spaces or access to trails.

(b) Effect on protection of the physical environment

Terrain management – The proposed ground equipment compound is located next to the parking lot and would have a minimal effect on the physical environment.

Escarpment – This proposal will not adversely impact the topography of the subject parcel or surrounding parcels.

Landscape – Landscaping is not required, and is not being proposed.

BCD – This site is not in the Business Capital District.

Architectural design – The proposed site is designed to aesthetically blend into the area by building a shorter monopole in an area where there are existing trees. Although we can't make it invisible, we are proposing a location that that would blend in to the landscape as much as possible. The 6' coyote fencing will match the existing fence the is currently in the area which will further integrate the site into the area by designing it to blend in to the surrounding area.

Flood plain – this proposed site is not in an identified flood zone. Flood control regulations will be met or mitigated as required.

Trash generation – This is proposed as an unmanned facility and will not generate trash.

Lighting - No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Fire risk – The proposed site will comply with Santa Fe fire code. The system is monitored 24 hours a day, seven days a week by an automated system as well as by the AT&T Mobility network operations center.

Use of hazardous materials – This project will not generate hazardous materials because of this proposal.

Easements – A power and/or phone easement will be required to provide electricity and communications for the proposed site and will not impact open space or other environmental features.

(c) **Impacts on any prehistoric, historic, archaeological, or cultural sites or structures, including acequias and the historic downtown**

BCD - This site is not in the Business Capital District.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Archaeological review – As part of FCC requirements, all wireless license holders must perform a full environmental study including NEPA and SHPO reports before construction of a new communications site to identify any potential impact to endangered species or subsurface artifacts. AT&T/FirstNet follows the recommendations of these reports including archeological surveys, if required. Based upon past information, it does not appear that there will be any negative environmental or cultural impacts from this proposal. If mitigation however is required, AT&T/FirstNet will comply with that mitigation.

Project's compatibility with any historic or cultural sites located on the property where the project is proposed – There are no know historic or cultural sites located on the property.

(d) **Relationship to existing density and land use within the surrounding area**

The proposed facility is unmanned and will not affect parking, pedestrian safety, congestion, flow of pedestrian or vehicular traffic for the disabled, children, low-income and elderly services. AT&T/FirstNet will utilize an access easement to visit the site for monthly maintenance and/or emergencies.

This proposed wireless telecommunications facility will provide better continuous coverage for AT&T/FirstNet customers in Santa Fe. The added E-91 services will also cover the St. John's college campus for the students/faculty in case of an emergency. The improved coverage will enhance the daily lives of the citizens of Santa Fe with fewer dropped calls and improved access to internet services.

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

AT&T/FirstNet communication network in Santa Fe helps to foster this goal by the following:

1. Improving the climate for doing business in Sant Fe by improving the communication infrastructure that all business needs to thrive.
2. Ensuring that Santa Fe's skilled and competitive workforce can communicate effectively.
3. Attracting and retaining entry level and high-end job opportunities by delivering the nation's fastest wireless network to the Santa Fe residents.

(g) **Effect upon availability of affordable housing and availability of housing choices for all Santa Fe residents.**

The proposed plan for AT&T/FirstNet will not affect affordable housing and the availability of housing choice for Santa Fe residents. As many residential land line phones are being replaced by mobile phones the necessity of better coverage, capacity, and internet coverage is more important than ever for households and families.

(h) **Effect upon public services such as firs, police protection, school services and other public services and other public services or infrastructure elements such as water, power, sewer, communications, bus systems, commuter or other services or facilities.**

The proposed wireless telecommunications facility is an unmanned facility. Maintenance is required approximately once a month for a few hours unless there is an emergency or equipment outages that require repairs. This proposal will not require school services, water, sewer, gas, bus systems, or other public services or facilities other than police and fire protection as well as power and telephone line use.

The power and telephone usage at the proposed location are consistent with standard commercial demands and would not interfere with the existing power and telephone usage in the City of Santa Fe. The proposed location would improve the coverage and capacity for AT&T/FirstNet in this area. This proposed facility will enhance the communications in this area for emergency providers and personnel using AT&T/FirstNet, as well as providing emergency E-911 wireless services for the first responders.

(i) **Impacts upon water supply, availability and conservation methods**.

The proposed wireless telecommunications facility is an unmanned facility that does not require water; therefore, this is not applicable where water conservation and sewer usage is concerned. There will not be any distribution lines interfered with for this proposal.

(j) **Effect on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhoods and recreational activity and employment centers.**

The proposed facility is an unmanned facility where it offers wireless phone and internet coverage for AT&T/FirstNet customers. This proposal offers covers and capacity for

AT&T/FirstNet customers where there is limited coverage and capacity currently. This proposal promotes community integration, social balance, and takes into consideration pedestrian-oriented design, linkages among neighborhoods, recreational activity and employment centers by offering the necessary wireless coverage to contract others through their wireless devices.

(k) **Effect upon Santa Fe's urban form**

The proposed wireless communication site will have little effect on the physical aspect of Santa Fe's urban form as AT&T/FirstNet proposes to install antennas on a slimline monopole. The supporting equipment cabinets will be placed below the monopole and behind a 6' coyote fence to match the existing fencing in the area.

By integrating this proposed site on the shorter 65' monopole, it limits the impact urban design, as it blends in with the surrounding environment. Socially the urban form is positively impacted by the proposed site as it expands the ability of citizens to communicate with each other and share information to enhance their lives and culture. In addition, it will provide improved access to essential E-911 services increasing safety and security in the City of Sant Fe

EXHIBIT C4

City of Santa Fe
Land Use Department
Early Neighborhood Notification Meeting Notes

Project Name	ENN: Telecommunication Facility and Waiver
Project Location	1160 Camino De Cruz Blanca Road
Project Description	New Telecommunications Facility with waiver to height.
Applicant / Owner	Gravity Pad Towers
Agent	Sean Milks
Pre-App Meeting Date	May 14, 2020
ENN Meeting Date	May 25, 2021
ENN Meeting Location	Virtual Meeting via Zoom
Application Type	ENN
Land Use Staff	Dan Esquibel
Other Staff	None
Attendance	N/A

Notes/Comments:
The meeting attendance included the Applicant, City staff, and many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation. The second meeting addressed changes to the tower design which came about as a result of the Section 106 review with the SHPO and included a reduction in height from 75' to 65' and a monopole design versus a mono-pine design.

The position of the attendees did not waver from the first ENN on Jun 30, 2020, except for one which identified that the applicant should not be allowed to continue through the application process because the application has already been denied by the Historic District Review Board.

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT D

Correspondence

ST JOHN'S College

May 26, 2021

To: Dan Esquibel, City Planner, City of Santa Fe
From: Daniel Campbell, Director of Public Safety, St. John's College Santa Fe
Re: Cell Tower proposal, Sean Milks

Mr. Esquibel, my name is Daniel Campbell, and I am the new Director of Public Safety for St. John's College Santa Fe. Since I started in January of this year, I have been inquiring about why the area of the college does not have cell service coverage. I have been told that attempts have been made in the past but did not find success with city council because of the neighborhood association. I am not going to mince words; the reality is the neighborhood association and others in the area are resistant because a cell tower is not aesthetically pleasing. When considering the needs and services being denied to community members not having cell service, this is not only an issue of equity, but an issue of public safety.

I think it would be prudent to offer more information about myself to give you background on my perspective. Prior to taking this position with St. John's College, I spent over 20 years in law enforcement with the Albuquerque Police Department. My career exposed me to different aspects of being a first responder from being first on scene to running a critical incident as the Incident Commander. I have a background and personal experience in emergency management. With that being said, I know the value of communication during a critical incident. Where the neighborhood and fellow community members see a view obstruction, I see a potential for someone in a crisis not being able to get the help they need.

I think it is valuable to give you a recent history of events that have created concern for having to deal with poor or no cell communication. The reality is our campus relies on landline service to call our public safety department. This can be a problem if all my staff is out on a patrol or handling a situation. This means that we must forward the landline to our cell phone. This can create problems where there is spotty or no signal. We have had many calls that started with the phrase, "I couldn't get ahold of Public Safety." A review of these situations all share the same pattern. The team member monitoring calls was away from the landline and never received a call on the cell phone. Without compromising staff, student, and facility confidentiality, we have had situations where someone on campus was experiencing a mental health crisis and/or other type of medical emergency. One situation that comes directly to mind was a member of our campus having a medical emergency walking to the security post at the front of the campus to contact the public safety staff. This was another situation where the public safety officer's cell phone did not have service and the calls did not reach them. I could go on with numerous examples that include community members on the trails and predatory animal sightings on campus, but that would only take away from your time. Instead, I would like to offer my practical reasons and concerns for the need to improve cell service in the area.

Let me start by saying that communication is essential in the event of an emergency. First response to an event begins with having the ability to report an incident as it is happening. This can be lifesaving if the caller is already injured, or harm is imminent. Communication is also part

of an Emergency Response Plan as it is essential to coordinate with others as they implement Protective Actions. Finally, it is not just a St. John's issue, it is a community issue. We have a high school and elementary next door, and those kids, teachers, and staff may need to rely on cell communication in the event of an emergency.

The following are various contingencies and practical applications not being addressed with our current lack of cell service.

1. **Human Threat** – As of the date of this letter there are currently 17,399 gun violence deaths in the United States.
    a. **Workplace violence** is a growing concern nationwide and can result in death or bodily harm not only to individual parties but the entire workplace. The United States is recording gun violence incidents at alarming rates. Workplace violence events are often unexpected with little to no warning. Not everyone has the advantage to get on a landline to report.
    b. **Active Shooters** are always a real threat, especially to educational institutions. Our college, Santa Fe Prep, and Atalaya Elementary provide easy targets, especially due to the remote mountainous location. A shooter can kill their victims, then escape into the mountains avoiding immediate capture.
    c. **Domestic Violence** is also a trend that is continuing to rise, and our campus is not immune. Victims of domestic violence may need to rely on a cell phone as they may not be able to escape to an area with a landline. Not to mention, many victims have concealed their phones to secretly text for help or call and keep the line open for first responders. This is something I know from personal experience as I have felt the anxiety of trying to get to a victim in trouble.

2. **Nature –** Nature is often a threat that goes unnoticed until it is right on top of you.
    a. **Animals** - About a month ago St. John's had a bobcat sighting on campus. Furthermore, St. John's is in an area where a bear could easily wander onto campus. If a student, staff, or faculty member is walking the trail, or outside and not able to get into a campus building, this could be disastrous for both the person and the animal.
    b. **Natural Disasters** - Snow, thunderstorms, and other weather events can happen rapidly, and if you are hiking, it may be difficult to navigate back to shelter without assistance. It is not uncommon for a new and even experience hiker to get lost. Having cell service on the trail could mean locating them quickly.

3. **Emergency Notification** - Omnilert/e2campus is St. John's emergency notification service. This program has Wi-Fi push notification abilities, but if you are beyond Wi-Fi range it is useless unless there is also cell service. We use this service to send out various types of high priority and emergency notification.

4. **First Responders** - Fire, police, as well as search and rescue may need to rely on cell service, especially if the person needing help does not know their location. This could mean using the map application on their phone and dropping a pin to help first responders locate them quickly. Furthermore, first responders' radios also rely on cell towers as

repeaters/boosters; this is how their radios can work over a great distance. I know as a matter of fact, that prior to the digital age, radio communication (analog) was easily broken especially in rural areas. (First-hand knowledge).

Mr. Esquibel, these are a few examples to the importance to having adequate cell service. I am also fully aware that the local community can be quite outspoken, and at times, litigious. The reality is that despite the "eye sore" this tower could ultimately mean the difference between life and death. I hope that at some point our neighbors and community members can recognize the importance communication plays in emergency response and coordination. The truth is this is probably not something that has ever crossed their minds. This is not a criticism; it is a fact. As a retired police officer who has spoken many times in front of community member meetings, these types of actions have to be explained to those who do not have the experience. Regardless of the counter arguments for not wanting this cell tower, I know that I am speaking from experience. I have spent my adult life serving my community. I know the panic when someone needs help and the relief everyone feels when you arrive on scene. So, I say with confidence that a human life is worth exponentially more than an obstructed view; in fact, there is no comparison.

Thank you for your time and consideration. If you wish to speak to me further about this, please feel free to reach out to me anytime.

Sincerely,



Daniel Campbell
Director of Public Safety
St. John's College Santa Fe
Cell: (505) 280-8243
e-mail: daniel.campbell@sjc.edu

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT E

Code and FCC References

United States Code Annotated
Title 47. Telecommunications (Refs & Annos)
Chapter 5. Wire or Radio Communication (Refs & Annos)
Subchapter III. Special Provisions Relating to Radio (Refs & Annos)
Part I. General Provisions

47 U.S.C.A. § 332

§ 332. Mobile services

Effective: March 23, 2018
Currentness

(a) Factors which Commission must consider

In taking actions to manage the spectrum to be made available for use by the private mobile services, the Commission shall consider, consistent with section 151 of this title, whether such actions will--

(1) promote the safety of life and property;

(2) improve the efficiency of spectrum use and reduce the regulatory burden upon spectrum users, based upon sound engineering principles, user operational requirements, and marketplace demands;

(3) encourage competition and provide services to the largest feasible number of users; or

(4) increase interservice sharing opportunities between private mobile services and other services.

(b) Advisory coordinating committees

(1) The Commission, in coordinating the assignment of frequencies to stations in the private mobile services and in the fixed services (as defined by the Commission by rule), shall have authority to utilize assistance furnished by advisory coordinating committees consisting of individuals who are not officers or employees of the Federal Government.

(2) The authority of the Commission established in this subsection shall not be subject to or affected by the provisions of part III of Title 5 or section 1342 of Title 31.

(3) Any person who provides assistance to the Commission under this subsection shall not be considered, by reason of having provided such assistance, a Federal employee.

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(4) Any advisory coordinating committee which furnishes assistance to the Commission under this subsection shall not be subject to the provisions of the Federal Advisory Committee Act.

(c) Regulatory treatment of mobile services

(1) Common carrier treatment of commercial mobile services

(A) A person engaged in the provision of a service that is a commercial mobile service shall, insofar as such person is so engaged, be treated as a common carrier for purposes of this chapter, except for such provisions of subchapter II as the Commission may specify by regulation as inapplicable to that service or person. In prescribing or amending any such regulation, the Commission may not specify any provision of section 201, 202, or 208 of this title, and may specify any other provision only if the Commission determines that--

(i) enforcement of such provision is not necessary in order to ensure that the charges, practices, classifications, or regulations for or in connection with that service are just and reasonable and are not unjustly or unreasonably discriminatory;

(ii) enforcement of such provision is not necessary for the protection of consumers; and

(iii) specifying such provision is consistent with the public interest.

(B) Upon reasonable request of any person providing commercial mobile service, the Commission shall order a common carrier to establish physical connections with such service pursuant to the provisions of section 201 of this title. Except to the extent that the Commission is required to respond to such a request, this subparagraph shall not be construed as a limitation or expansion of the Commission's authority to order interconnection pursuant to this chapter.

(C) As a part of making a determination with respect to the public interest under subparagraph (A)(iii), the Commission shall consider whether the proposed regulation (or amendment thereof) will promote competitive market conditions, including the extent to which such regulation (or amendment) will enhance competition among providers of commercial mobile services. If the Commission determines that such regulation (or amendment) will promote competition among providers of commercial mobile services, such determination may be the basis for a Commission finding that such regulation (or amendment) is in the public interest.

(D) The Commission shall, not later than 180 days after August 10, 1993, complete a rulemaking required to implement this paragraph with respect to the licensing of personal communications services, including making any determinations required by subparagraph (C).

(2) Non-common carrier treatment of private mobile services

A person engaged in the provision of a service that is a private mobile service shall not, insofar as such person is so engaged, be treated as a common carrier for any purpose under this chapter. A common carrier (other than a person that was treated as

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a provider of a private land mobile service prior to August 10, 1993) shall not provide any dispatch service on any frequency allocated for common carrier service, except to the extent such dispatch service is provided on stations licensed in the domestic public land mobile radio service before January 1, 1982. The Commission may by regulation terminate, in whole or in part, the prohibition contained in the preceding sentence if the Commission determines that such termination will serve the public interest.

(3) State preemption

(A) Notwithstanding sections 152(b) and 221(b) of this title, no State or local government shall have any authority to regulate the entry of or the rates charged by any commercial mobile service or any private mobile service, except that this paragraph shall not prohibit a State from regulating the other terms and conditions of commercial mobile services. Nothing in this subparagraph shall exempt providers of commercial mobile services (where such services are a substitute for land line telephone exchange service for a substantial portion of the communications within such State) from requirements imposed by a State commission on all providers of telecommunications services necessary to ensure the universal availability of telecommunications service at affordable rates. Notwithstanding the first sentence of this subparagraph, a State may petition the Commission for authority to regulate the rates for any commercial mobile service and the Commission shall grant such petition if such State demonstrates that--

(i) market conditions with respect to such services fail to protect subscribers adequately from unjust and unreasonable rates or rates that are unjustly or unreasonably discriminatory; or

(ii) such market conditions exist and such service is a replacement for land line telephone exchange service for a substantial portion of the telephone land line exchange service within such State.

The Commission shall provide reasonable opportunity for public comment in response to such petition, and shall, within 9 months after the date of its submission, grant or deny such petition. If the Commission grants such petition, the Commission shall authorize the State to exercise under State law such authority over rates, for such periods of time, as the Commission deems necessary to ensure that such rates are just and reasonable and not unjustly or unreasonably discriminatory.

(B) If a State has in effect on June 1, 1993, any regulation concerning the rates for any commercial mobile service offered in such State on such date, such State may, no later than 1 year after August 10, 1993, petition the Commission requesting that the State be authorized to continue exercising authority over such rates. If a State files such a petition, the State's existing regulation shall, notwithstanding subparagraph (A), remain in effect until the Commission completes all action (including any reconsideration) on such petition. The Commission shall review such petition in accordance with the procedures established in such subparagraph, shall complete all action (including any reconsideration) within 12 months after such petition is filed, and shall grant such petition if the State satisfies the showing required under subparagraph (A)(i) or (A)(ii). If the Commission grants such petition, the Commission shall authorize the State to exercise under State law such authority over rates, for such period of time, as the Commission deems necessary to ensure that such rates are just and reasonable and not unjustly or unreasonably discriminatory. After a reasonable period of time, as determined by the Commission, has elapsed from the issuance of an order under subparagraph (A) or this subparagraph, any interested party may petition the Commission for an order that the exercise of authority by a State pursuant to such subparagraph is no longer necessary to ensure that the rates for commercial mobile services are just and reasonable and not unjustly or unreasonably discriminatory. The Commission shall provide reasonable opportunity for public comment in response to such petition, and shall, within 9 months after the date of its submission, grant or deny such petition in whole or in part.

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(4) Regulatory treatment of communications satellite corporation

Nothing in this subsection shall be construed to alter or affect the regulatory treatment required by title IV of the Communications Satellite Act of 1962 of the corporation authorized by title III of such Act.

(5) Space segment capacity

Nothing in this section shall prohibit the Commission from continuing to determine whether the provision of space segment capacity by satellite systems to providers of commercial mobile services shall be treated as common carriage.

(6) Foreign ownership

The Commission, upon a petition for waiver filed within 6 months after August 10, 1993, may waive the application of section 310(b) of this title to any foreign ownership that lawfully existed before May 24, 1993, of any provider of a private land mobile service that will be treated as a common carrier as a result of the enactment of the Omnibus Budget Reconciliation Act of 1993, but only upon the following conditions:

(A) The extent of foreign ownership interest shall not be increased above the extent which existed on May 24, 1993.

(B) Such waiver shall not permit the subsequent transfer of ownership to any other person in violation of section 310(b) of this title.

(7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

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(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions

For purposes of this paragraph--

(i) the term “personal wireless services” means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term “personal wireless service facilities” means facilities for the provision of personal wireless services; and

(iii) the term “unlicensed wireless service” means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

(8) Mobile services access

A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to common carriers for the provision of telephone toll services. If the Commission determines that subscribers to such services are denied access to the provider of telephone toll services of the subscribers' choice, and that such denial is contrary to the public interest, convenience, and necessity, then the Commission shall prescribe regulations to afford subscribers unblocked access to the provider of telephone toll services of the subscribers' choice through the use of a carrier identification code assigned to such provider or other mechanism. The requirements for unblocking shall not apply to mobile satellite services unless the Commission finds it to be in the public interest to apply such requirements to such services.

(d) Definitions

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For purposes of this section--

(1) the term "commercial mobile service" means any mobile service (as defined in section 153 of this title) that is provided for profit and makes interconnected service available (A) to the public or (B) to such classes of eligible users as to be effectively available to a substantial portion of the public, as specified by regulation by the Commission;

(2) the term "interconnected service" means service that is interconnected with the public switched network (as such terms are defined by regulation by the Commission) or service for which a request for interconnection is pending pursuant to subsection (c)(1)(B); and

(3) the term "private mobile service" means any mobile service (as defined in section 153 of this title) that is not a commercial mobile service or the functional equivalent of a commercial mobile service, as specified by regulation by the Commission.

CREDIT(S)

(June 19, 1934, c. 652, Title III, § 332, formerly § 331, as added Pub.L. 97-259, Title I, § 120(a), Sept. 13, 1982, 96 Stat. 1096; renumbered § 332, Pub.L. 102-385, § 25(b), Oct. 5, 1992, 106 Stat. 1502; amended Pub.L. 103-66, Title VI, § 6002(b)(2)(A), Aug. 10, 1993, 107 Stat. 393; Pub.L. 104-104, § 3(d)(2), Title VII, §§ 704(a), 705, Feb. 8, 1996, 110 Stat. 61, 151, 153; Pub.L. 115-141, Div. P, Title IV, § 402(g), Mar. 23, 2018, 132 Stat. 1089.)

47 U.S.C.A. § 332, 47 USCA § 332
Current through PL 117-15 with the exception of PL 116-283, Div. A, Title XVIII, which takes effect January 1, 2022.

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United States Code Annotated
Title 47. Telecommunications (Refs & Annos)
Chapter 13. Public Safety Communications and Electromagnetic Spectrum Auctions
Subchapter IV. Spectrum Auction Authority

47 U.S.C.A. § 1455

§ 1455. Wireless facilities deployment

Effective: March 23, 2018
Currentness

(a) Facility modifications

(1) In general

Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104-104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) Eligible facilities request

For purposes of this subsection, the term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves--

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

(3) Applicability of environmental laws

Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

(b) Federal easements, rights-of-way, and leases

(1) Grant

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If an executive agency, a State, a political subdivision or agency of a State, or a person, firm, or organization applies for the grant of an easement, right-of-way, or lease to, in, over, or on a building or other property owned by the Federal Government for the right to install, construct, modify, or maintain a communications facility installation, the executive agency having control of the building or other property may grant to the applicant, on behalf of the Federal Government, subject to paragraph (3), an easement, right-of-way, or lease to perform such installation, construction, modification, or maintenance.

(2) Application

(A) In general

The Administrator of General Services shall develop a common form for applications for easements, rights-of-way, and leases under paragraph (1) for all executive agencies that, except as provided in subparagraph (B), shall be used by all executive agencies and applicants with respect to the buildings or other property of each such agency.

(B) Exception

The requirement under subparagraph (A) for an executive agency to use the common form developed by the Administrator of General Services shall not apply to an executive agency if the head of an executive agency notifies the Administrator that the executive agency uses a substantially similar application.

(3) Timely consideration of applications

(A) In general

Not later than 270 days after the date on which an executive agency receives a duly filed application for an easement, right-of-way, or lease under this subsection, the executive agency shall--

(i) grant or deny, on behalf of the Federal Government, the application; and

(ii) notify the applicant of the grant or denial.

(B) Explanation of denial

If an executive agency denies an application under subparagraph (A), the executive agency shall notify the applicant in writing, including a clear statement of the reasons for the denial.

(C) Applicability of environmental laws

Nothing in this paragraph shall be construed to relieve an executive agency of the requirements of division A of subtitle III of Title 54 or the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

(D) Point of contact

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Upon receiving an application under subparagraph (A), an executive agency shall designate one or more appropriate individuals within the executive agency to act as a point of contact with the applicant.

(c) Master contracts for communications facility installation sitings

(1) In general

Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104-104; 110 Stat. 151) or any other provision of law, the Administrator of General Services shall--

(A) develop one or more master contracts that shall govern the placement of communications facility installations on buildings and other property owned by the Federal Government; and

(B) in developing the master contract or contracts, standardize the treatment of the placement of communications facility installations on building rooftops or facades, the placement of communications facility installations on rooftops or inside buildings, the technology used in connection with communications facility installations placed on Federal buildings and other property, and any other key issues the Administrator of General Services considers appropriate.

(2) Applicability

The master contract or contracts developed by the Administrator of General Services under paragraph (1) shall apply to all publicly accessible buildings and other property owned by the Federal Government, unless the Administrator of General Services decides that issues with respect to the siting of a communications facility installation on a specific building or other property warrant nonstandard treatment of such building or other property.

(3) Application

(A) In general

The Administrator of General Services shall develop a common form or set of forms for communications facility installation siting applications that, except as provided in subparagraph (B), shall be used by all executive agencies and applicants with respect to the buildings and other property of each such agency.

(B) Exception

The requirement under subparagraph (A) for an executive agency to use the common form or set of forms developed by the Administrator of General Services shall not apply to an executive agency if the head of the executive agency notifies the Administrator that the executive agency uses a substantially similar application.

(d) Definitions

In this section:

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(1) Communications facility installation

The term "communications facility installation" includes--

(A) any infrastructure, including any transmitting device, tower, or support structure, and any equipment, switches, wiring, cabling, power sources, shelters, or cabinets, associated with the licensed or permitted unlicensed wireless or wireline transmission of writings, signs, signals, data, images, pictures, and sounds of all kinds; and

(B) any antenna or apparatus that--

(i) is designed for the purpose of emitting radio frequency;

(ii) is designed to be operated, or is operating, from a fixed location pursuant to authorization by the Federal Communications Commission or is using duly authorized devices that do not require individual licenses; and

(iii) is added to a tower, building, or other structure.

(2) Executive agency

The term "executive agency" has the meaning given such term in section 102 of Title 40.

CREDIT(S)

(Pub.L. 112-96, Title VI, § 6409, Feb. 22, 2012, 126 Stat. 232; Pub.L. 115-141, Div. P, Title VI, § 606(a), Mar. 23, 2018, 132 Stat. 1101.)

47 U.S.C.A. § 1455, 47 USCA § 1455
Current through PL 117-15 with the exception of PL 116-283, Div. A, Title XVIII, which takes effect January 1, 2022.

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Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6001

§ 1.6001 Purpose.

Effective: January 14, 2019
Currentness

This subpart implements 47 U.S.C. 332(c)(7) and 1455.

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

Current through October 22, 2020; 85 FR 67311.

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Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6002

§ 1.6002 Definitions.

Effective: December 5, 2019
Currentness

Terms not specifically defined in this section or elsewhere in this subpart have the meanings defined in this part and the Communications Act of 1934, 47 U.S.C. 151 et seq. Terms used in this subpart have the following meanings:

(a) Action or to act on a siting application means a siting authority's grant of a siting application or issuance of a written decision denying a siting application.

(b) Antenna, consistent with § 1.1320(d), means an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Commission authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under part 15 of this chapter.

(c) Antenna equipment, consistent with § 1.1320(d), means equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, located at the same fixed location as the antenna, and, when collocated on a structure, is mounted or installed at the same time as such antenna.

(d) Antenna facility means an antenna and associated antenna equipment.

(e) Applicant means a person or entity that submits a siting application and the agents, employees, and contractors of such person or entity.

(f) Authorization means any approval that a siting authority must issue under applicable law prior to the deployment of personal wireless service facilities, including, but not limited to, zoning approval and building permit.

(g) Collocation, consistent with § 1.1320(d) and the Nationwide Programmatic Agreement (NPA) for the Collocation of Wireless Antennas, appendix B of this part, section I.B, means—

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(1) Mounting or installing an antenna facility on a pre-existing structure; and/or

(2) Modifying a structure for the purpose of mounting or installing an antenna facility on that structure.

(3) The definition of "collocation" in § 1.6100(b)(2) applies to the term as used in that section.

(h) Deployment means placement, construction, or modification of a personal wireless service facility.

(i) Facility or personal wireless service facility means an antenna facility or a structure that is used for the provision of personal wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communications services.

(j) Siting application or application means a written submission to a siting authority requesting authorization for the deployment of a personal wireless service facility at a specified location.

(k) Siting authority means a State government, local government, or instrumentality of a State government or local government, including any official or organizational unit thereof, whose authorization is necessary prior to the deployment of personal wireless service facilities.

(l) Small wireless facilities are facilities that meet each of the following conditions:

(1) The facilities—

(i) Are mounted on structures 50 feet or less in height including their antennas as defined in § 1.1320(d); or

(ii) Are mounted on structures no more than 10 percent taller than other adjacent structures; or

(iii) Do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;

(2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in § 1.1320(d)), is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;

(4) The facilities do not require antenna structure registration under part 17 of this chapter;

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(5) The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in § 1.1307(b).

(m) Structure means a pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless service (whether on its own or comingled with other types of services).

Credits

[84 FR 59567, Nov. 5, 2019]

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

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Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6003

§ 1.6003 Reasonable periods of time to act on siting applications.

Effective: January 14, 2019
Currentness

(a) Timely action required. A siting authority that fails to act on a siting application on or before the shot clock date for the application, as defined in paragraph (e) of this section, is presumed not to have acted within a reasonable period of time.

(b) Shot clock period. The shot clock period for a siting application is the sum of—

(1) The number of days of the presumptively reasonable period of time for the pertinent type of application, pursuant to paragraph (c) of this section; plus

(2) The number of days of the tolling period, if any, pursuant to paragraph (d) of this section.

(c) Presumptively reasonable periods of time—

(1) Review periods for individual applications. The following are the presumptively reasonable periods of time for action on applications seeking authorization for deployments in the categories set forth in paragraphs (c)(1)(i) through (iv) of this section:

(i) Review of an application to collocate a Small Wireless Facility using an existing structure: 60 days.

(ii) Review of an application to collocate a facility other than a Small Wireless Facility using an existing structure: 90 days.

(iii) Review of an application to deploy a Small Wireless Facility using a new structure: 90 days.

(iv) Review of an application to deploy a facility other than a Small Wireless Facility using a new structure: 150 days.

(2) Batching.

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(i) If a single application seeks authorization for multiple deployments, all of which fall within a category set forth in either paragraph (c)(1)(i) or (iii) of this section, then the presumptively reasonable period of time for the application as a whole is equal to that for a single deployment within that category.

(ii) If a single application seeks authorization for multiple deployments, the components of which are a mix of deployments that fall within paragraph (c)(1)(i) of this section and deployments that fall within paragraph (c)(1)(iii) of this section, then the presumptively reasonable period of time for the application as a whole is 90 days.

(iii) Siting authorities may not refuse to accept applications under paragraphs (c)(2)(i) and (ii) of this section.

(d) Tolling period. Unless a written agreement between the applicant and the siting authority provides otherwise, the tolling period for an application (if any) is as set forth in paragraphs (d)(1) through (3) of this section.

(1) For an initial application to deploy Small Wireless Facilities, if the siting authority notifies the applicant on or before the 10th day after submission that the application is materially incomplete, and clearly and specifically identifies the missing documents or information and the specific rule or regulation creating the obligation to submit such documents or information, the shot clock date calculation shall restart at zero on the date on which the applicant submits all the documents and information identified by the siting authority to render the application complete.

(2) For all other initial applications, the tolling period shall be the number of days from—

(i) The day after the date when the siting authority notifies the applicant in writing that the application is materially incomplete and clearly and specifically identifies the missing documents or information that the applicant must submit to render the application complete and the specific rule or regulation creating this obligation; until

(ii) The date when the applicant submits all the documents and information identified by the siting authority to render the application complete;

(iii) But only if the notice pursuant to paragraph (d)(2)(i) of this section is effectuated on or before the 30th day after the date when the application was submitted; or

(3) For resubmitted applications following a notice of deficiency, the tolling period shall be the number of days from—

(i) The day after the date when the siting authority notifies the applicant in writing that the applicant's supplemental submission was not sufficient to render the application complete and clearly and specifically identifies the missing documents or information that need to be submitted based on the siting authority's original request under paragraph (d)(1) or (2) of this section; until

(ii) The date when the applicant submits all the documents and information identified by the siting authority to render the application complete;

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(iii) But only if the notice pursuant to paragraph (d)(3)(i) of this section is effectuated on or before the 10th day after the date when the applicant makes a supplemental submission in response to the siting authority's request under paragraph (d)(1) or (2) of this section.

(e) Shot clock date. The shot clock date for a siting application is determined by counting forward, beginning on the day after the date when the application was submitted, by the number of calendar days of the shot clock period identified pursuant to paragraph (b) of this section and including any pre-application period asserted by the siting authority; provided, that if the date calculated in this manner is a "holiday" as defined in § 1.4(e)(1) or a legal holiday within the relevant State or local jurisdiction, the shot clock date is the next business day after such date. The term "business day" means any day as defined in § 1.4(e)(2) and any day that is not a legal holiday as defined by the State or local jurisdiction.

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

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Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6100

§ 1.6100 Wireless Facility Modifications.

Effective: January 14, 2019
Currentness

(a) [Reserved by 83 FR 51886]

(b) Definitions. Terms used in this section have the following meanings.

(1) Base station. A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

(2) Collocation. The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

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(3) Eligible facilities request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

(i) Collocation of new transmission equipment;

(ii) Removal of transmission equipment; or

(iii) Replacement of transmission equipment.

(4) Eligible support structure. Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) Existing. A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) Site. For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

(7) Substantial change. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

> (A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

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(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside the current site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i) through (iv).

(8) Transmission equipment. Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) Tower. Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) Documentation requirement for review. When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) Timeframe for review. Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) Tolling of the timeframe for review. The 60–day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

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(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) Failure to act. In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) Remedies. Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

Credits

[80 FR 28203, May 18, 2015; 83 FR 51886, Oct. 15, 2018]

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

Notes of Decisions (5)

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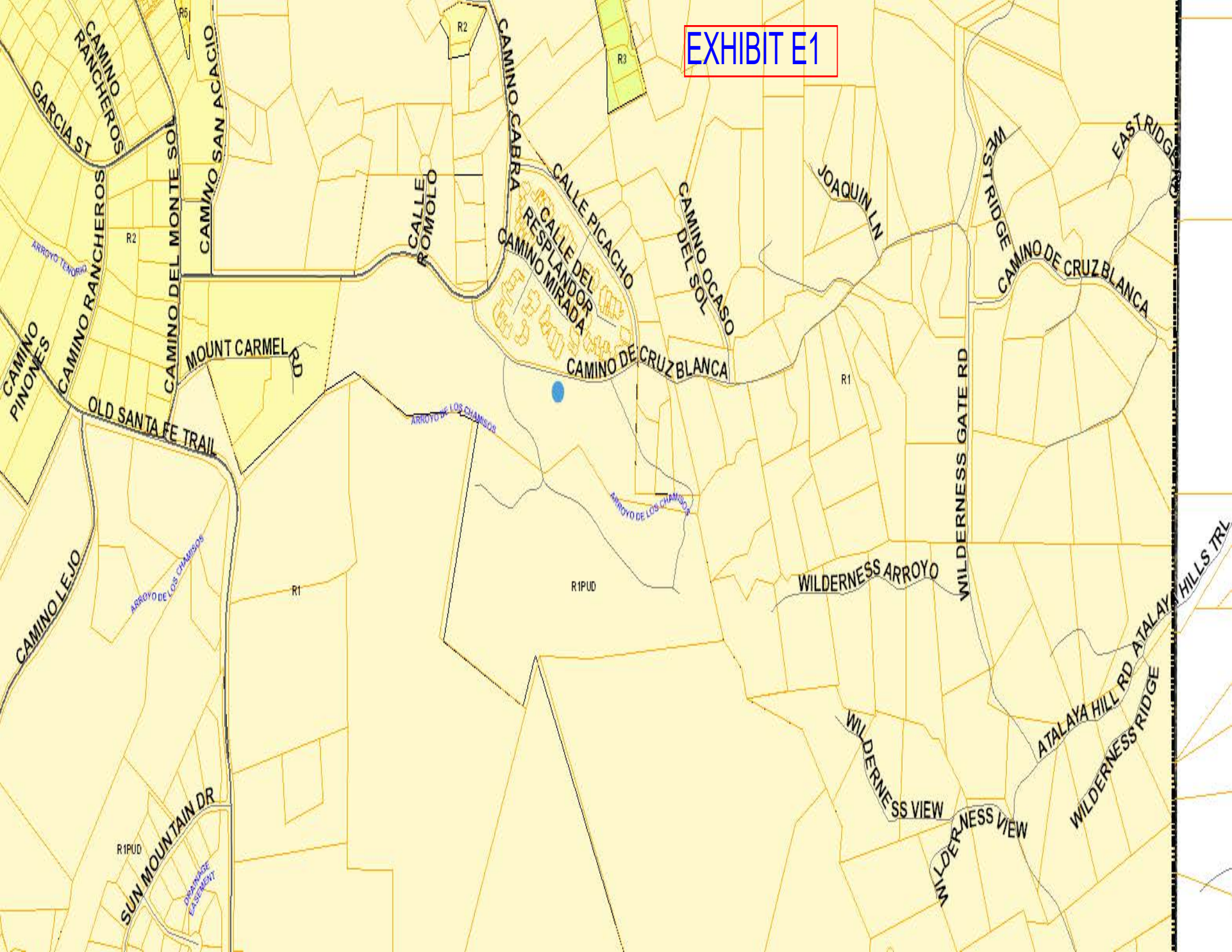
July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT F

Maps and Photos

Attachments:

1. Zoning Map
2. Aerial Photo
3. Use Distance
4. Telecommunication networks with the city


EXHIBIT E1
CAMINO RANCHEROS
GARCIA ST
CAMINO SAN ACACIO
CAMINO CABRA
CALLE ROMOLO
CALLE PICACHO
CALLE DEL RESPLANDOR
CAMINO MIRADA
CAMINO OCASO DEL SOL
JOAQUIN LN
WEST RIDGE
EAST RIDGE RD
CAMINO DE CRUZ BLANCA
CAMINO DEL MONTE SOL
CAMINO RANCHEROS
CAMINO PINONES
MOUNT CARMEL RD
OLD SANTA FE TRAIL
ARROYO TENORIO
ARROYO DE LOS CHAMISOS
WILDERNESS GATE RD
WILDERNESS ARROYO
CAMINO LEJO
SUN MOUNTAIN DR
DRAINAGE EASEMENT
WILDERNESS VIEW
ATALAYA HILL RD
WILDERNESS RIDGE
R1
R1PUD
R2
R3
R5

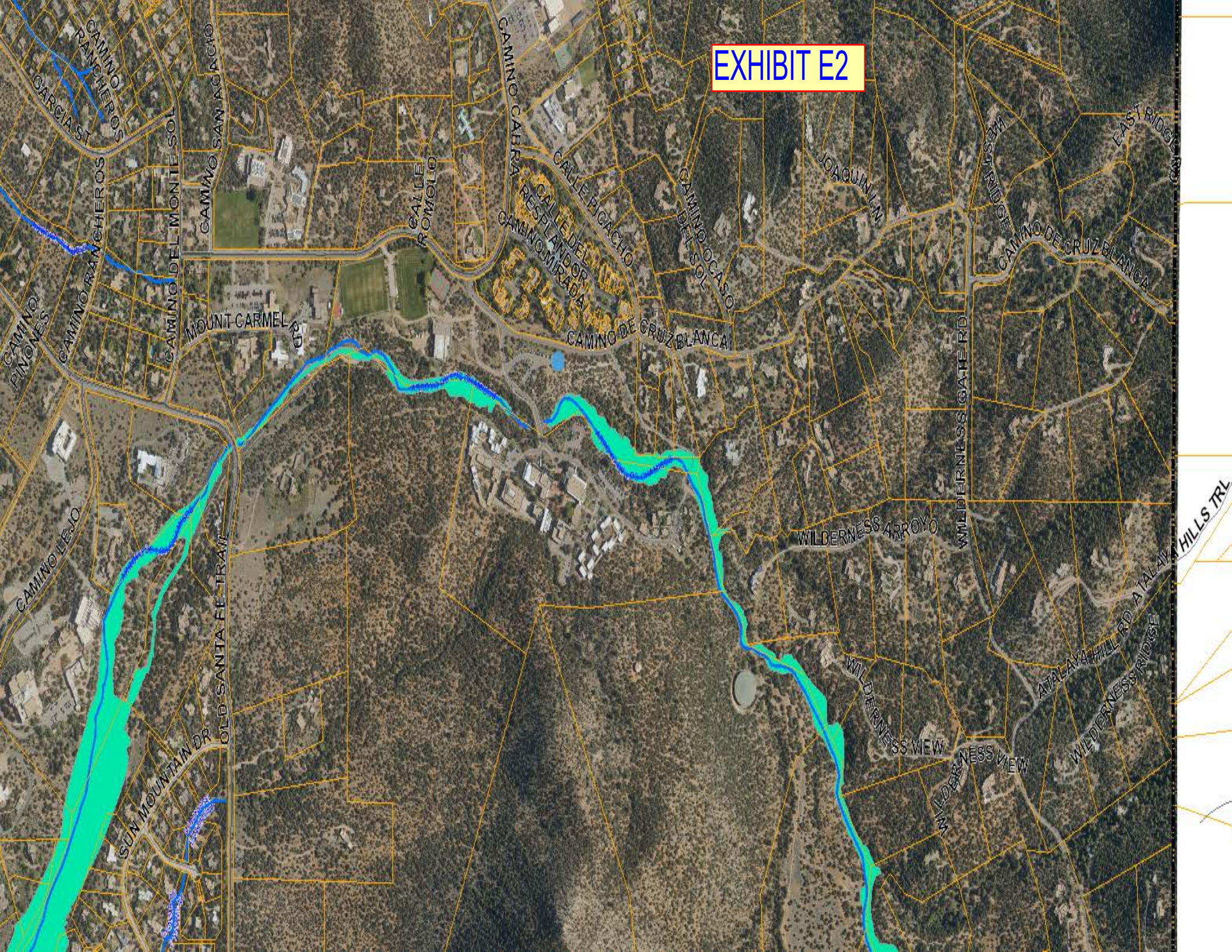
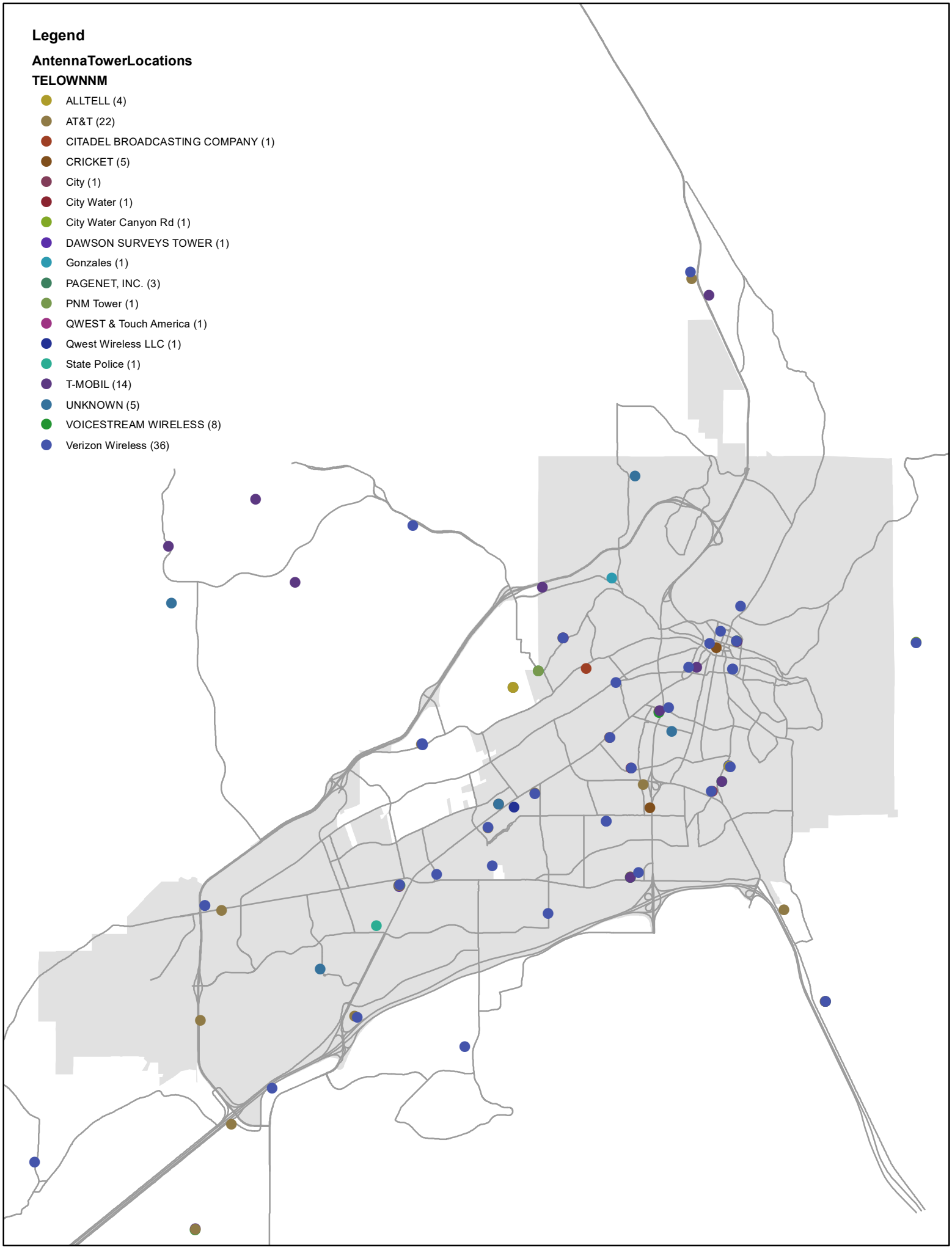

EXHIBIT E2
CAMINO RANCHEROS
GARCIA ST
CAMINO RANCHEROS
CAMINO DEL MONTE SOL
CAMINO SANTA CRUZ
CAMINO CABRA
CALLE ROMOLO
CALLE DEL RESPLANDOR
CAMINO MIRADA
CALLE PICACHO
CAMINO OCASO DEL SOL
JOAQUIN LN
WEST RIDGE
EAST RIDGE RD
CAMINO DE CRUZ BLANCA
CAMINO PINONES
MOUNT CARMEL RD
CAMINO DE CRUZ BLANCA
CAMINO LEJO
OLD SANTA FE TRAIL
SUN MOUNTAIN DR
WILDERNESS ARROYO
WILDERNESS RD
ATALAYA HILL RD
ATALAYA HILLS TRL
WILDERNESS VIEW
WILDERNESS VIEW
WILDERNESS RIDGE


EXHIBIT E3
Total: 924.35 ft
924.35 ft
Total: 150.78 ft
150.78 ft
CAMINO DE CRUZ BLANCA
637.90 ft
Total: 637.90 ft
443.03 ft
Total: 443.03 ft


Legend
AntennaTowerLocations
TELOWNNM
ALLTELL (4)
AT&T (22)
CITADEL BROADCASTING COMPANY (1)
CRICKET (5)
City (1)
City Water (1)
City Water Canyon Rd (1)
DAWSON SURVEYS TOWER (1)
Gonzales (1)
PAGENET, INC. (3)
PNM Tower (1)
QWEST & Touch America (1)
Qwest Wireless LLC (1)
State Police (1)
T-MOBIL (14)
UNKNOWN (5)
VOICESTREAM WIRELESS (8)
Verizon Wireless (36)

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT G

Application Materials

Attachment:

1. Application Narrative Letter-Land Use
2. S255 Application Narrative Letter-Revised
3. S255 Compatibility visual impact letter
4. Revised waiver letter
5. Noise Letter
6. FAA Information
7. Search Ring
8. 0232062-SEAL-tower drawings
9. Photo SIM's SJC Parking Lot visibility assessment rev
10. NML00255 LTE Propagation Maps
11. 0255.14623999.FCD_REV 1.LTE 1C.10-22-20 (PART A)-C-1.1
12. 0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART A)
13. 0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART B)

EXHIBIT G1

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

6/17/2021

City of Santa Fe
Land Use Planning Department
P.O. Box 909
Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Narrative Letter

Dear Mr. Esquibel,

The following is in response to your October 1st 2020 letter. Below is a complete letter, revising and/or answering the items missing from our application.

- 14.6.2(E)(5)(c)(iv): "aesthetic requirements, Permanent Lighting". As per the FAA approval letter, dated 04/24/2020, the proposed Monopole is not required to be lite. The only light that will be installed is the technician light that is over the outdoor equipment. It is only turned on when the technician has to be at the site at night during an emergency. The light will not be installed higher then 8 feet and will not be seen by the surrounding neighbors.
- 14.6.2(e)(5)(d) "Archaeological requirements" The proposed facility performed and submitted a complete NEPA report to capture any and all archaeological requirements. Once the report is finalized a copy will be submitted to the City of Santa Fe for its records.
-

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, with antennas which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopole would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;

a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**

(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

(i) The application complies with this section;

(ii) The proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

(iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

June 17, 2021

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: ____*Sean Milks*_____

Name: Sean Milks
Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048

towers@gravitypad.com
Fax: 240-332-0899

EXHIBIT G2

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

06/17/2021

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter of Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Submittal requirement

Dear Mr. Esquibel,

The following is an application letter as required by section 14-6.2 E (6) of the City of Santa Fe telecommunications ordinance. The proposed telecommunications facility is described as the following: The proposal is for approval of installation of a new 65' Monopole, with coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot. This letter will be signed an authorized applicant and will attesting to its trust and completeness. coverage maps showing the level of existing RF coverage and RF coverage after construction of the proposed telecommunications facilities.

(iii) The search ring of the specific area is attached to the application. It shows the specific area on where our site needs to be in relation to our specific network. This area would meet our coverage objective.

We originally met with the St. John's College and explained the area that our radio Frequency engineers had us look for a site near the hiking trails near the northern parking lot. This specific area has the elevation and clearance needed to communicate with AT&T site number S246 St. John's Church located at 1200 Old Pecos Trail.

This area was reviewed and approved by the St. John's College. We had numerous meeting with the neighborhoods in an effort to come up with a specific location and/or design type. Despite our numerous efforts to come up with an agreed upon site location, the neighborhood representatives would not agree to any of the 3 locations. They simply do not want to see the 65' Monopole yet want to have the service.

We have dropped the setback waiver as the location of the tower will meet the 1:1 setback from the property line.

We discussed the idea of lowering the proposed site by 15'. The engineers explained that we could in fact lower the site by 15' however by doing this it would have less coverage for the surrounding areas of Santa Fe. The other issue with lowering the height of the site, future carriers such as Verizon, T-Mobile and Dish network couldn't use the site because it would not see over the existing trees. Our original plan of 80' will allow for one site to be built with the capability of accommodating all of the FCC wireless carriers. There would not be a need for a 2nd or 3rd site needed for the area.

(b) Section 14-5.2 The reason we chose a Monopole with a coyote fence was chosen because we feel it was the least intrusive site design. Although the site has to be a lot taller than the existing trees, the color of the monopole helps blend into the landscape. A standard monopole, grey in color is the normal site design and is the smallest overall structure that can be used. The 65' Monopole, along with a coyote fence to match the existing fence would not make the site invisible but would blend in better than any other site design.

(c) As per the FCC 47 C.RR,1,1310 the City can't tell us where we have to put the site. We have 3 locations that will all work. We are willing to work with the City to place the site in the best location for everyone involved.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: ____Sean Milks_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

EXHIBIT G3

Gravity ~~Pad~~ Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

06/17/2021

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter regarding compatibility, visual impacts for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Statement regarding compatibility, visual impacts

Dear Mr. Esquibel,

The following is a Letter regarding compatibility, visual impacts on the proposed Monopole site with the St. John's College as per the City of Santa Fe ordinance.

> The proposed telecommunications facility is designed, constructed and will be installed in such a manner as to minimize the visual impact upon adjacent lands, public rights of way and residentially zoned property. We used a monopole to minimize visual impact using the smallest overall structure possible, color, materials, texture, shape, size and location. Much consideration has been involved in the design of the equipment cabinet. We purposely went with a smaller, shorter cabinet and took the location of the trees and existing coyote fencing to place the equipment area away from the general public. By using the same coyote fencing both in height and design in an effort to match the existing area as to blend as much as possible. The placement of the equipment is installed as to minimize the impact to adjacent lands, public rights of way and residentially zoned property. The monopole itself is the smallest site out of the 3 site types. The color grey, while not making it invisible, will blend in with the trees in the area.

Sincerely,

Sean Milks

Sean Milks

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-3119

EXHIBIT F4

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

10/16/2020

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter of Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Waiver letter

Dear Mr. Esquibel,

The following is a waiver letter for the St. John's College telecommunications site as per the City of Santa Fe ordinance subsection 14-6.2 (E)(8).

AT&T Mobility/FirstNet is respectfully requesting a waiver regarding the height limitation for the proposed site. This proposal exceeds the height limits for structures in an R-1PUD District and height limits within the Historic Review District. This request is in accordance with 14-6.2(e)(8). The current allowable height is 36 feet. The entire area is R-1PUD and the 36 feet is not high enough for the site to see over the trees so that is why we are requesting the waiver. In order to provide much needed coverage in the area, this waiver has to be approved or the college nor any of the surrounding neighborhoods will benefit from Cellular telecommunications.

The following will address all of the standards set forth in 14-6.2(E)(8)(a) as well as each of the factors set forth in 14-6.2(E)(8)(b).

14-6.2(E)(8)(a)

(i) The proposed telecommunications facility is in the best interest of the community as a whole. The current service is either non-existent or marginal at best. The AT&T Mobility/FirstNet federally funded project is to provide emergency services in areas that do not currently have E911 for the first responders. The College has expressed a huge concern regarding an active shooter situation and the lack of wireless coverage on the campus as well as the surrounding neighborhoods. This site would provide this service as well as collocation services for the remaining FCC wireless carriers.

(ii) As owner of the site, Gravity Pad would agree to expedite the approval of any colocation carrier that wanted to locate on the site.

(iii) By building the site it not only would not jeopardize the public health, safety and welfare, it is being proposed to do just that. The site is designed and being proposed with the main purpose to serve the residence and visitors of Santa Fe.

(iv) The proposed telecommunication facility unfortunately can not be invisible. We feel the design and location of the site will help mitigate the adverse visual impacts of the community. No matter where the site would be built, it would have some sort of adverse visual impact on someone. The proposed location, which is surrounded by trees in every direction will not hide the site completely, but it will blend in to the best possible way. The service to the campus and surrounding neighborhoods will be at a maximum effectiveness in the current location.

(v) The site is not being proposed in the escarpment or south central highway corridor overlay districts so this section does not apply.

(b)

(i) The design of the proposed telecommunications site are using the elements that reduce and eliminate adverse visual impact as much as possible. First, the ground equipment is being housed behind a 6ft coyote fence, including the access gate and will match the existing 6ft coyote fence that surrounds the property to the North. Second, the Monopole was designed to be the same color as the surrounding trees. Although the height is above the tree line in order for the site to transmit the signals it is the least visually intrusive site that we could build. The monopole branches and foliage hides the antennas and we paint and cover the antennas with "socks" so they can't be seen from a distance. The lower portion of the tree has fake bark to also assist with making he site the least visually intrusive as possible using the latest technology available.

(ii) The nature of the underline use of the property is a College campus. Because of the open spaces and trees with the walking trails and being away from the public most of the time is one of many factors in choosing the locations. The property is completely surrounded by residential homes and thus was not possible to locate the site else where.

(iii) The surrounding topography made it difficult to pick the exact location. We chose the proposed site so not to affect the beginning of the walking trails and didn't want to take up any parking spaces in the process.

(iv) The surrounding vegetation was also considered when choosing the location. The proposed location also limits the amount of bushes that would need to be relocated and we feel that none of the existing trees will have to be removed or replanted.

(v) There is not another existing tower or structure within 1 mile of the proposed site.

(vi) The proposed ingress and egress is directly in front of the parking lot and will not affect any parking spots.

(vii) The proposed site is being designed to provide the residents and visitors including the institutions optimum cellular communications including data and emergency services for the first responders. Currently you can not make a phone call with any carrier in any of the buildings with confidence. This not only would provide AT&T Mobility/FirstNet but it would be designed to accommodate the other wireless providers as well.

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

March 4, 2021

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____
Name: Sean Milks
Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 8th day of March, 2021, by Sean Milks as the Managing member of Gravity Pad Partners, a New Mexico corporation on behalf of said corporation.

_____
Notary Public: Kevin Winner
My Commission Expires: 10/30/21

OFFICIAL SEAL
KEVIN WINNER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/30/21

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

EXHIBIT G5

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

09/16/2020

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter of Noise information for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Noise Information on decibel levels and emergency operating conditions

Dear Mr. Esquibel,

The following is a Letter of Noise Information on decibel levels and emergency operating conditions on The proposed Monopine site with the St. John's College as per the City of Santa Fe ordinance.

The proposed telecommunications facility is designed, constructed and will be installed in such a manner as to minimize noise to the maximum extent feasible. At no time will the proposed site exceed the standards set forth in Article 10-2 SFCC 1987.

Sincerely,

Sean Milks

Sean Milks

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

EXHIBIT G6

Aeronautical Study No.
2020-ASW-5098-OE

Issued Date: 04/24/2020

Kevin Winner
Gravity Pad BTS LLC
PO Box 2755
Corrales, NM 87048

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower St Johns College Monopine
Location:	Santa Fe, NM
Latitude:	35-40-06.70N NAD 83
Longitude:	105-54-42.40W
Heights:	7352 feet site elevation (SE)
	95 feet above ground level (AGL)
	7447 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 10/24/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynnette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASW-5098-OE.

Signature Control No: 436189536-437559152 (DNE)
Lynnette Farrell
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

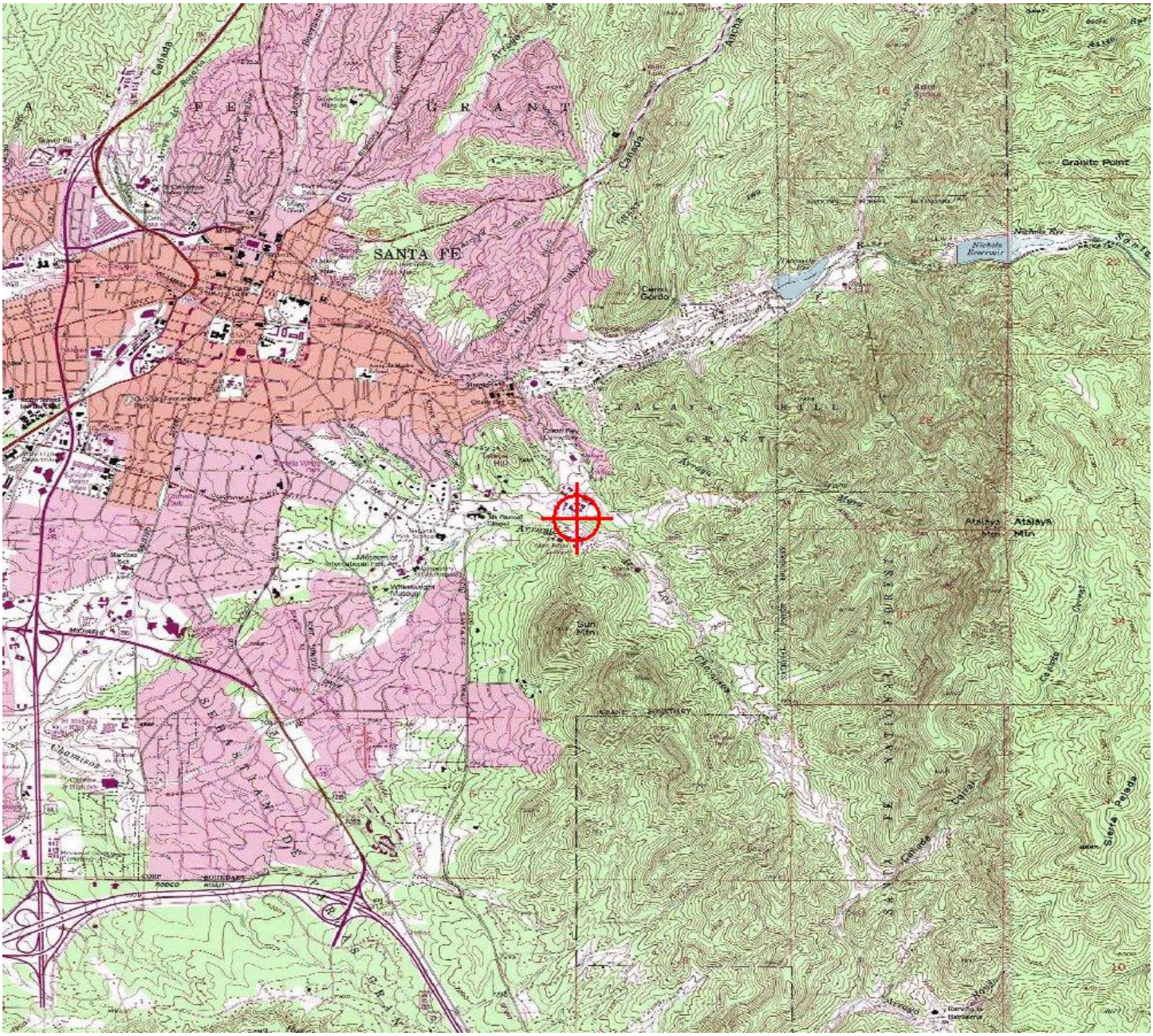
Frequency Data for ASN 2020-ASW-5098-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W

List of telecommunications facilities planned by AT&T/FirstNet wireless within 3 miles of the proposed site at 1160 Camino de Cruz Blanca:

There currently are no proposed sites by AT&T/FirstNet within 3 miles of the proposed facility.

TOPO Map for ASN 2020-ASW-5098-OE



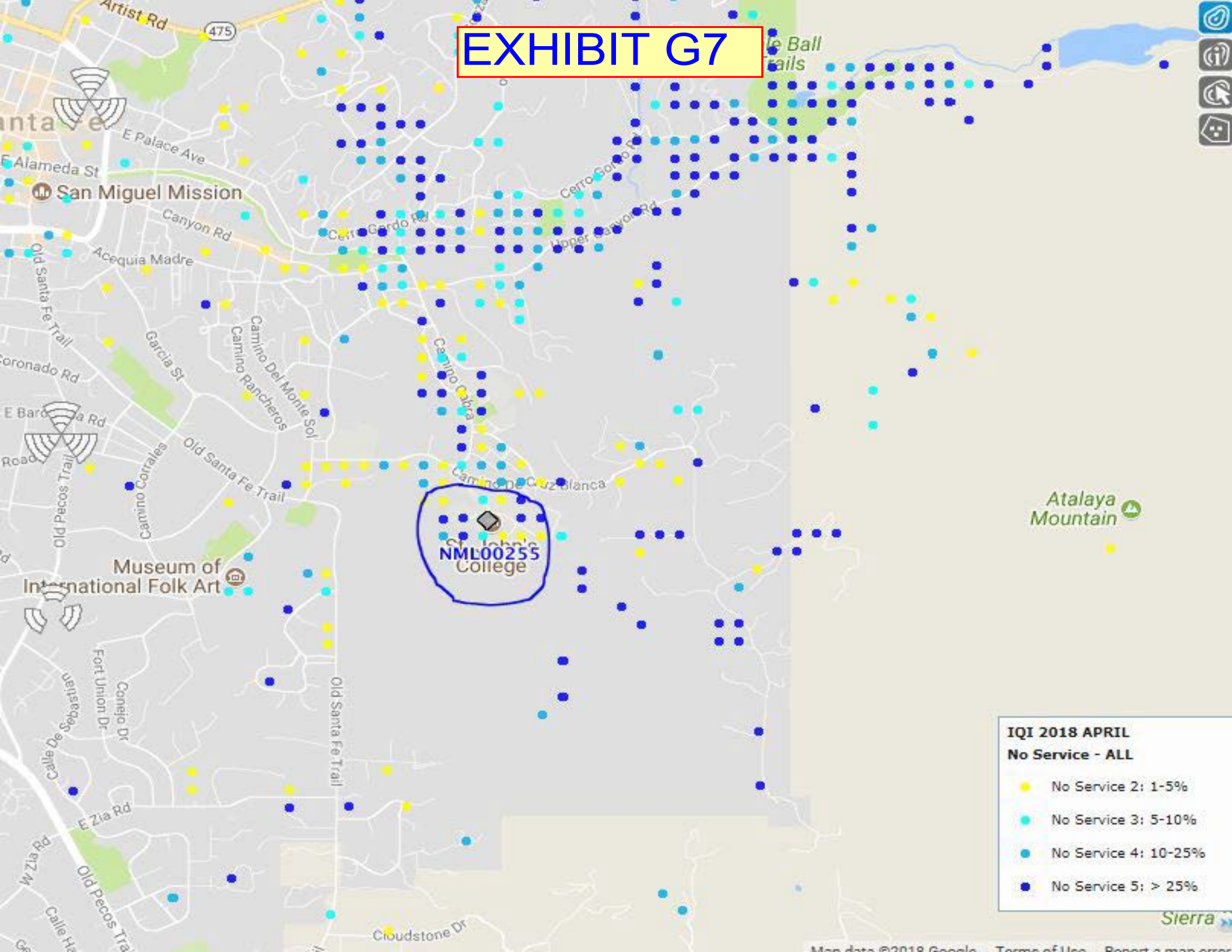
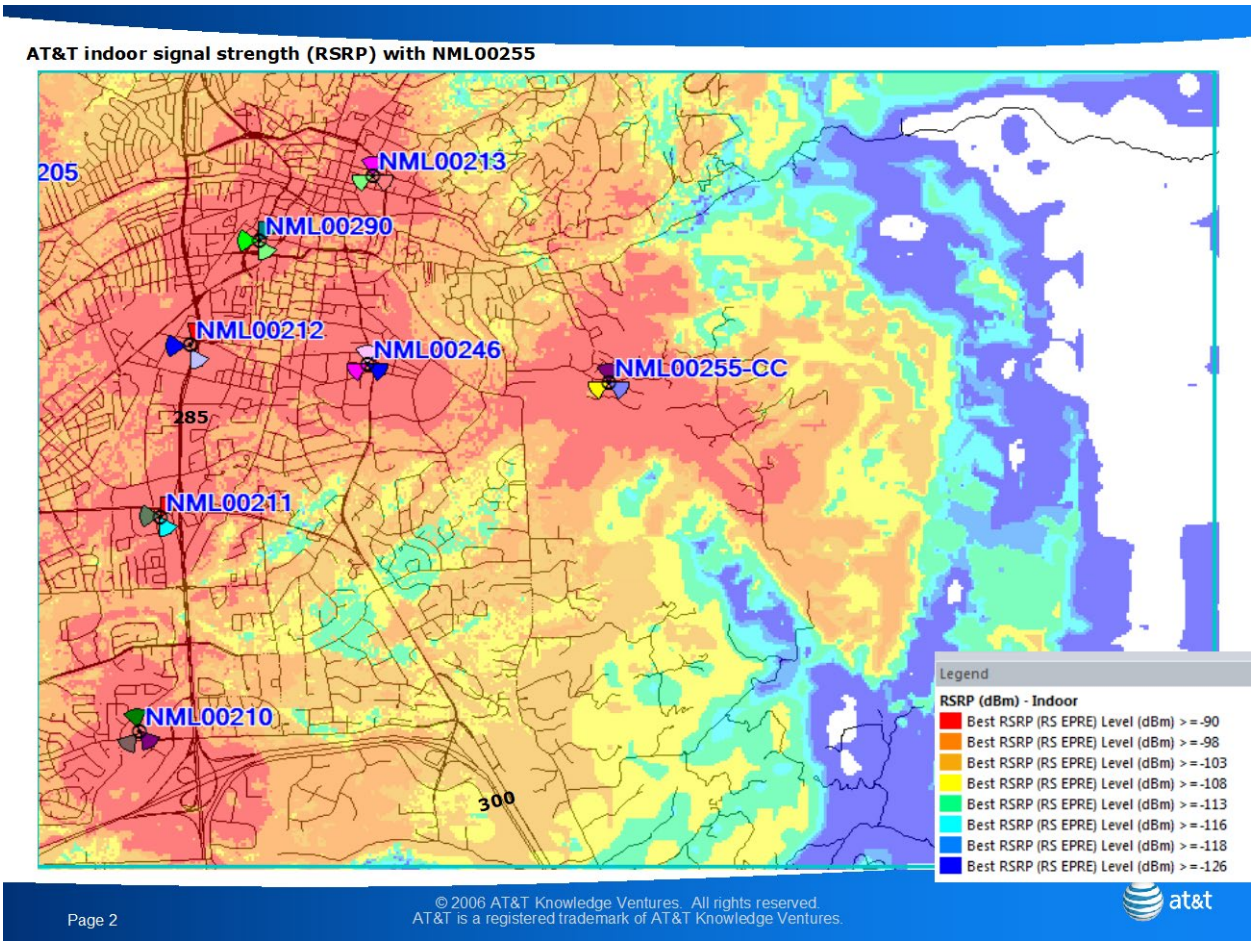

EXHIBIT G7
Artist Rd
475
E Palace Ave
E Alameda St
San Miguel Mission
Canyon Rd
Acequia Madre
Old Santa Fe Trail
Garcia St
Camino Del Monte Sol
Camino Rancheros
Camino Cabra
Camino de Cruz Blanca
Coronado Rd
Old Pecos Trail
Camino Corrales
Museum of International Folk Art
NML00255
College
Atalaya Mountain
Fort Union Dr
Conejo Dr
Calle De Sebastian
E Zia Rd
W Zia Rd
Cloudstone Dr
Sierra
IQI 2018 APRIL
No Service - ALL
No Service 2: 1-5%
No Service 3: 5-10%
No Service 4: 10-25%
No Service 5: > 25%

EXHIBIT G8



List of telecommunications facilities owned/leased by AT&T/FirstNet wireless within 3 miles of the proposed site at 1160 Camino de Cruz Blanca:

-	NML0246 St. John's Church	1200 Old Pecos Trail	35.671228, -105.936473
-	NML00210 BLM building	301 Dinosaur Trai	35.598439, -106.037895l
-	NML00211 Pollon Plaza	2009 South Pacheco	35.65846, -105.95861
-	NML00212 Montoya building	329 W Cordova road	35.673711, -105.954639
-	NML00290 Hotel Santa Fe	537 S. Guadalupe	35 40' 57.7", -105 56' 49.2"
-	NML00213 Ft. Marcy tower	222 E. Marcy Street	35 41' 16.986", -105 56'5.505"
-	NML00239 School for the deaf	4851 Paseo del Sol	35 37' 17.1", -106 2' 41.5"
-	NML00243 Bailios	3294 Cerrillos Rd.	35 38' 58.9", -105 59' 53.2"
-	NML00251 St. Francis	122 HWT 599	35 42' 42.356, -105 56' 22.085"
-	NML00254 Old Pecos	3101 Old Pecos Trail	35 38'36.348", -105 55' 44.644"
-	NML00289 State Capital	1120 Paseo De Peralta	35 40' 55.9", -105 56' 10.1"

EXHIBIT G9

1 Fairholm Avenue
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079

January 28, 2020

Winner Management
Attn: Kevin Winner
P. O. Box 2755
Corrales, NM. 87048

Reference: 65' Future 95' Tapered Steel Pole
Sandoval County, NM.

File Number: 232062

Copies	Drawing Number	Description
1	232062 -01-D1R1	Design Sealed for the State of New Mexico
1	232062-01-F1R1	Foundation
1	B090548	Foundation Notes

Email: kevin@winnermanagement.net

Sincerely,

Danny Otten

crp

1 Fairholm Avenue
Peoria, IL 61603 USA
Phone: (309)-566-3000
Fax: (309)-566-3079

DATE: JANUARY 28, 2020

PURCHASER: WINNER MANAGEMENT

PROJECT: 65 FT TAPERED STEEL POLE

FILE NUMBER: 232062

DRAWINGS: 232062-01-D1 R1 , 232062-01-F1 R1 , B090548

I CERTIFY THAT THE REFERENCED DRAWINGS WERE PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE DESIGN AND LOADING CRITERIA SPECIFIED BY THE PURCHASER AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO.

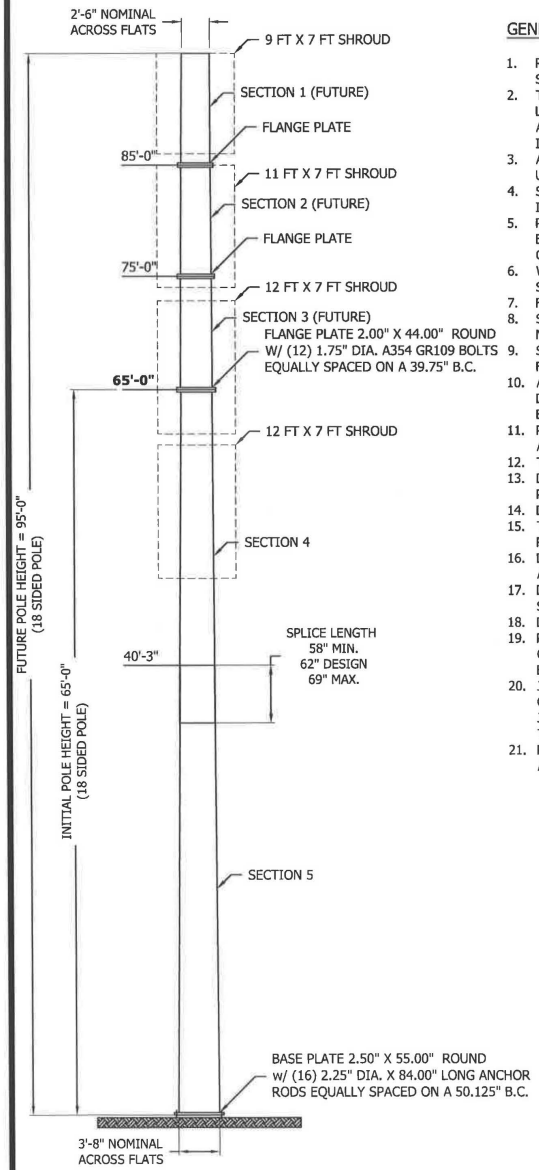
THE REFERENCED FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL PARAMETERS. A GEOTECHNICAL SITE INVESTIGATION SHALL BE PERFORMED PRIOR TO INSTALLATION FOR COMPETENT PROFESSIONAL EXAMINATION AND VALIDATION OF THE SUITABILITY OF THE PRESUMPTIVE SOIL PARAMETERS FOR THE SITE.

CERTIFIED BY: _____

DATE: 1/28/20

FABIB JIRJI AZOURI
NEW MEXICO
13991
REGISTERED PROFESSIONAL ENGINEER

Products for a Growing World of Technology®



GENERAL NOTES

1. ROHN PRODUCTS POLE DESIGNS CONFORM TO ANSI/TIA-222-G UNLESS OTHERWISE SPECIFIED UNDER POLE DESIGN LOADING.
2. THE DESIGN LOADING CRITERIA INDICATED HAS BEEN PROVIDED TO ROHN. THE DESIGN LOADING CRITERIA HAS BEEN ASSUMED TO BE BASED ON SITE-SPECIFIC DATA IN ACCORDANCE WITH ANSI/TIA-222-G AND MUST BE VERIFIED BY OTHERS PRIOR TO INSTALLATION.
3. ANTENNAS AND LINES LISTED IN POLE DESIGN LOADING TABLE ARE PROVIDED BY OTHERS UNLESS OTHERWISE SPECIFIED.
4. STEP BOLTS WITH SAFETY CLIMB SYSTEM ARE PROVIDED AS A CLIMBING FACILITY FOR THE INSTALLATION OF THE STRUCTURE.
5. POLE MEMBER DESIGN DOES NOT INCLUDE STRESSES DUE TO ERECTION SINCE ERECTION EQUIPMENT AND CONDITIONS ARE UNKNOWN. DESIGN ASSUMES COMPETENT AND QUALIFIED PERSONNEL WILL ERECT THE POLE.
6. WORK SHALL BE IN ACCORDANCE WITH ANSI/TIA-222-G, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES".
7. FIELD CONNECTIONS SHALL BE BOLTED. NO FIELD WELDS SHALL BE ALLOWED.
8. STRUCTURAL BOLTS SHALL CONFORM TO GRADE A325 PER ASTM F3125, EXCEPT WHERE NOTED.
9. STRUCTURAL STEEL AND CONNECTION BOLTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ANSI/TIA-222-G.
10. ALL HIGH STRENGTH BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". NO OTHER MINIMUM BOLT TENSION OR TORQUE VALUES ARE REQUIRED.
11. PURCHASER SHALL VERIFY THE INSTALLATION IS IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR OBSTRUCTION MARKING AND LIGHTING.
12. TOLERANCE ON POLE STEEL HEIGHT IS EQUAL TO PLUS 1% OR MINUS 1/2%.
13. DESIGN ASSUMES THAT, AS A MINIMUM, MAINTENANCE AND INSPECTION WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE IN ACCORDANCE WITH ANSI/TIA-222-G.
14. DESIGN ASSUMES LEVEL GRADE AT POLE SITE.
15. THE PURCHASER SHALL VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED TIA REV. G "PRESUMPTIVE" CLAY SOIL PARAMETERS.
16. DESIGN ASSUMES ALL ANTENNAS ARE MOUNTED SYMMETRICALLY TO MINIMIZE TORQUE, IF APPLICABLE.
17. DESIGN ASSUMES ALL PANEL ANTENNAS WITH MOUNTING FRAMES ARE MOUNTED SYMMETRICALLY.
18. DESIGN ASSUMES ALL TRANSMISSION LINES ARE ROUTED INTERNALLY.
19. POLE SHAFT CONFORMS TO ASTM A572 GR 65. POLE BASE PLATE AND TOP PLATE STEEL CONFORMS TO ASTM A572 GR 50 WITH CHARPY IMPACT REQUIREMENTS. POLE ANCHOR BOLTS CONFORM TO ASTM A615 GR75.
20. JACKING LUGS ARE PROVIDED ABOVE AND BELOW EACH SLIP JOINT TO FACILITATE THE USE OF JACKING DEVICES. NON-STAINING LUBRICANTS SHALL BE APPLIED TO THE SLIP JOINTS. JACKING FORCES SHOULD BE APPLIED UNTIL THE JOINT IS TIGHT WITH NO GAPS GREATER THAN 1/4".
21. POLE DESIGN INCLUDES (3) FUTURE 10 FT EXTENSION TO 75, 85, & 95 FT WITH FUTURE ANTENNA LOADING.

MAXIMUM FACTORED REACTIONS			
DOWNLOAD	=	56.6	KIPS
SHEAR	=	24.0	KIPS
O.T.M	=	1,622.7	FT-KIPS

TOWER DESIGN LOADING

DESIGN WIND LOAD PER ANSI/TIA-222-G USING THE FOLLOWING DESIGN CRITERIA:
ASCE 7-16 ULTIMATE WIND SPEED (NO ICE): 104 MPH
BASIC WIND SPEED (W/ICE): 30 MPH PER ASCE 7-16
DESIGN ICE THICKNESS: 0.50" PER ASCE 7-16
EXPOSURE CATEGORY: C
STRUCTURE CLASS: II
TOPOGRAPHIC CATEGORY: 1
EARTHQUAKE SPECTRAL RESPONSE ACCELERATION: S_S: 0.442, S_1: 0.144, SITE CLASS: D

THIS STRUCTURE HAS BEEN DESIGNED TO SUPPORT THE FOLLOWING LOADS:

ELEVATION (FT)	ANTENNA LOADING	LINE SIZE (NOM)
TOP	LIGHTNING ROD	-
[FUTURE] C.L. @ 91	84" DIA. X 108" LONG SHROUD	(9) 1-5/8"
[FUTURE] C.L. @ 80	84" DIA. X 132" LONG SHROUD	(9) 1-5/8"
[FUTURE] C.L. @ 67	84" DIA. X 144" LONG SHROUD	(9) 1-5/8"
C.L. @ 54	84" DIA. X 144" LONG SHROUD	(9) 1-5/8"

POLE DESIGN INCLUDES (3) FUTURE 10 FT EXTENSIONS TO 75, 85, & 95 FEET WITH FUTURE ANTENNA LOADING, LINES, AND 7 FT DIA. SHROUDS

SECTION SCHEDULE

SECTION	LENGTH (FT)	DIAMETER BOT	DIAMETER TOP	WALL THICK (IN)	Fy (KSI)	WEIGHT (KIPS)
1 (FUTURE)	10.00	31.53	30.00	0.2500	65.0	0.9
2 (FUTURE)	10.00	33.04	31.53	0.2500	65.0	0.9
3 (FUTURE)	10.00	34.55	33.04	0.2500	65.0	1.0
4	29.96	39.19	34.55	0.2500	65.0	3.1
5	40.21	44.00	37.76	0.2500	65.0	4.7

NOTE:
FOR POLYGONAL POLES, DIAMETER IS MEASURED ACROSS FLATS. TABULATED WEIGHTS ARE APPROXIMATE. REFER TO ASSEMBLY DRAWING FOR FINAL WEIGHTS. ALL WEIGHTS SHALL BE VERIFIED PRIOR TO LIFTING.

FILE NO.
232062

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP
1	REVISED INITIAL HEIGHT TO 65 FT DATE: 1/28/2020	SWG	HA	HA

ROHN® PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

WINNER MANAGEMENT
DESIGN PROFILE
65 FT OF 95 FT TSP

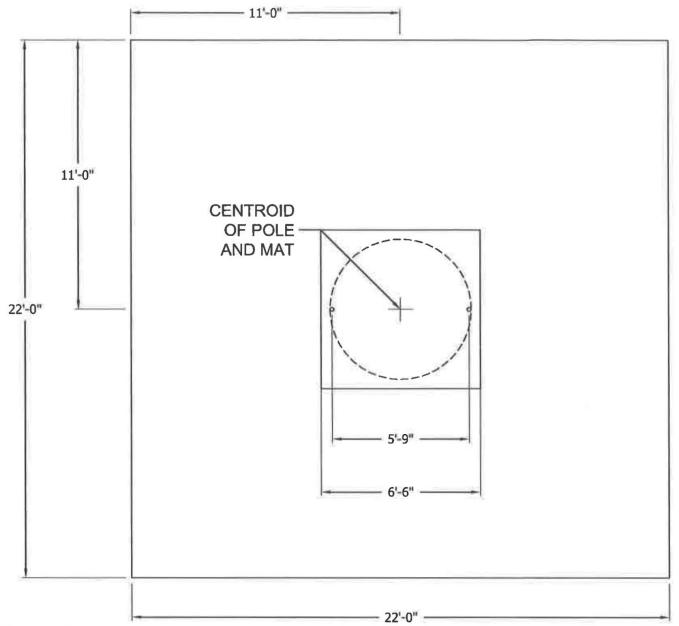
DWN:	CHK'D:	DATE:
SWG	HA	1/27/2020

ENG'R:	SHEET #:
HA	1 OF 1

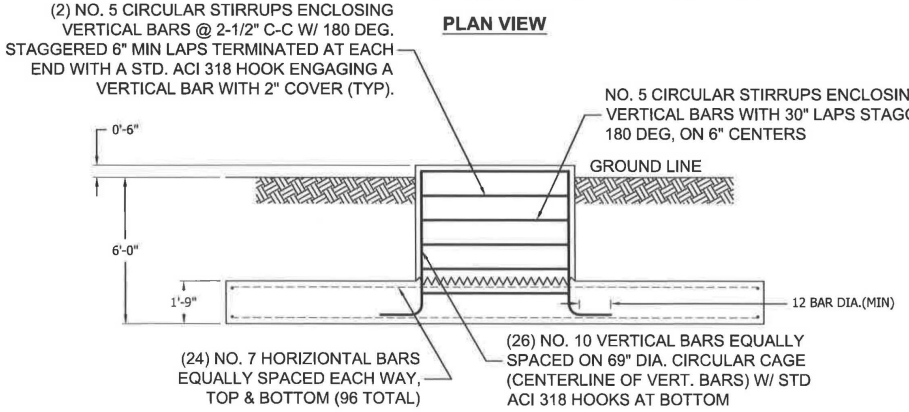
PRJ. ENG'R:	PRJ. MANG'R:
SWG	

DRAWING NO:	REV:
232062-01-D1	1

NOTE: SEE DRAWING NO. B090548 FOR STANDARD FOUNDATION NOTES.



PLAN VIEW



ELEVATION VIEW

FACTORED REACTIONS

O.T.M. =	1,622.7 FT-K
DOWNLOAD =	56.6 KIPS
SHEAR =	24.0 KIPS

CONCRETE VOLUME

SQUARE PIER	7.4 CU.YDS
PAD	31.4 CU.YDS
TOTAL	38.8 CU.YDS

FILE NO. 232062

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP
1	UPDATED REACTIONS DATE: 1/28/2020	SWG		

ROHN® PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

MAT W/RAISED PIER
PRESUMPTIVE CLAY PER ANSI/TIA-222-G

DWN:	CHK'D:	DATE:
SWG	HA	11/5/2019

ENG'R:	SHEET #:
HA	1 OF 1

PRJ. ENG'R:	PRJ. MANG'R:
SWG	

DRAWING NO:	REV:
232062-01-F1	1

STANDARD FOUNDATION NOTES
ANSI/TIA-222-G

1. STANDARD FOUNDATION DESIGNS ARE IN ACCORDANCE WITH ANSI/TIA-222-G, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES" FOR THE FOLLOWING PRESUMPTIVE CLAY SOIL PARAMETERS:

N (blows/ft) [blows/m]	Φ (deg)	Y (lb/ft3) [kN/m3]	C (psf) [kPa]	Ultimate Bearing (psf) [kPa]		Ultimate Skin Friction (psf) [kPa]	k (pci) [kN/m3]	ε_{50}
				Shallow Fnds.	Deep Fnds.			
8 [26]	0	110 [17]	1000 [48]	5000 [240]	9000 [431]	500 [24]	150 [41,000]	0.01
GROUND WATER TABLE IS AT OR BELOW FOUNDATION DEPTH MAXIMUM FROST PENETRATION DEPTH LESS THAN FOUNDATION DEPTH								

2. THE PURCHASER SHALL VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED ANSI/TIA-222-G PRESUMPTIVE CLAY SOIL DESIGN PARAMETERS AND THAT THE DEPTH OF STANDARD FOUNDATIONS ARE ADEQUATE BASED ON THE FROST PENETRATION AND/OR ZONE OF SEASONAL MOISTURE VARIATION AT THE SITE. FOUNDATION DESIGN MODIFICATIONS MAY BE REQUIRED IN THE EVENT PRESUMPTIVE CLAY SOIL PARAMETERS ARE NOT APPLICABLE FOR THE ACTUAL SUBSURFACE CONDITIONS ENCOUNTERED.
3. A SITE-SPECIFIC INVESTIGATION IS REQUIRED FOR CLASS III STRUCTURES IN ACCORDANCE WITH ANSI/TIA-222-G.
4. FOUNDATION DESIGNS ASSUME FIELD INSPECTIONS WILL BE PERFORMED BY THE PURCHASER'S REPRESENTATIVE TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON THE CONDITIONS EXISTING AT THE SITE.
5. WORK SHALL BE IN ACCORDANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS, LOCAL CODES, SAFETY REGULATIONS AND UNLESS OTHERWISE NOTED, THE LATEST REVISION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
6. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
7. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENT OF ACI 318 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI (31.0 MPa) IN 28 DAYS.
8. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 3/4 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING SHALL BE UTILIZED TO PREVENT HONEYCOMBS OR VOIDS.
9. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SPLICES IN REINFORCEMENT SHALL NOT BE ALLOWED UNLESS OTHERWISE INDICATED.
10. REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING, THROUGHOUT PLACEMENT OF CONCRETE AND DURING EXTRACTION OF TEMPORARY CASING.
11. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
12. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES (76 mm) UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO INSURE A 3 INCH (76 mm) MINIMUM COVER ON REINFORCEMENT. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 mm) NOR BE LESS THAN 2 INCHES (51 mm).
13. SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF VERTICAL REINFORCING CAGES TO INSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
14. FOUNDATION DESIGNS ASSUME STRUCTURAL BACKFILL TO BE COMPACTED IN 8 INCH (200 mm) MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ADDITIONALLY, STRUCTURAL BACKFILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 110 POUNDS PER CUBIC FOOT (17 kN/m3).
15. FOUNDATION DESIGNS ASSUME AN INSTALLATION ON A PROPERLY DRAINED LEVEL SITE.
16. FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.
17. ALL CONSTRUCTION AND SAFETY EQUIPMENT AND TEMPORARY SUPPORTS REQUIRED FOR CONSTRUCTION SHALL BE DETERMINED, FURNISHED AND INSTALLED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS CHOSEN BY THE CONTRACTOR. ALL CONSTRUCTION ACTIVITIES SHALL BE PREFORMED BY COMPETENT, QUALIFIED AND TRAINED PERSONNEL.
18. FOR FOUNDATION AND ANCHOR TOLERANCES SEE ANCHOR ROD LAYOUT DRAWING.
19. LOOSE MATERIAL SHALL BE REMOVED FROM BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. SIDES OF EXCAVATION SHALL BE ROUGH AND FREE OF LOOSE CUTTINGS.
20. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, INFILTRATION OF WATER OR SOIL AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
21. FREE FALL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING SIDES OF EXCAVATION, FORMWORK, REINFORCING BARS, ANCHORAGES, FORM TIES, CAGE BRACING OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
22. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL EXCEPT FOR PIERS SUPPORTED ON SPREAD FOUNDATIONS. FORMS FOR PIERS SHALL BE REMOVED PRIOR TO PLACING STRUCTURAL BACKFILL.
23. CONSTRUCTION JOINTS, IF REQUIRED IN DRILLED PIER OR CAISSON FOUNDATIONS, SHALL BE AT LEAST 12 INCHES (305 mm) BELOW BOTTOM OF EMBEDMENTS AND MUST BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES NO OTHER CONSTRUCTION JOINTS.
24. CONSTRUCTION JOINTS, IF REQUIRED AT THE BASE OF PIERS SUPPORTED ON SPREAD FOUNDATIONS, SHALL BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES NO OTHER CONSTRUCTION JOINTS.
25. CASING, IF USED, SHALL NOT BE LEFT IN PLACE. EQUIPMENT, PROCEDURES, AND PROPORTIONS OF CONCRETE MATERIALS SHALL INSURE CONCRETE WILL NOT BE ADVERSELY DISTURBED UPON CASING REMOVAL. DRILLING FLUID, IF USED, SHALL BE FULLY DISPLACED BY CONCRETE AND SHALL NOT BE DETRIMENTAL TO CONCRETE OR SURROUNDING SOIL. CONTAMINATED CONCRETE SHALL BE REMOVED FROM TOP OF FOUNDATION AND REPLACED WITH FRESH CONCRETE.
26. TOP OF FOUNDATION SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISHED. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" X 3/4" (19 mm X 19 mm) MINIMUM.
27. FOR ANCHOR BLOCK TYPE FOUNDATIONS, FOR GUYED MASTS, ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED FOR STEEL GUY ANCHORS IN DIRECT CONTACT WITH SOIL. DESIGN ASSUMES PERIODIC INSPECTIONS WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE TO DETERMINE IF ADDITIONAL ANCHOR CORROSION PROTECTION MEASURES SHALL BE IMPLEMENTED BASED ON OBSERVED SITE-SPECIFIC CONDITIONS.

FILE NO.

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP
5	ADDED NOTES BELOW TABLE DATE: 12/19/2018	JHY	HA	HA

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ANSI/TIA-222-G
STANDARD FOUNDATION DESIGN NOTES

DWN:	CHK'D:	DATE:
FAD	HA	11/20/2009

ENG'R:	SHEET #:
HA	1 OF 1

PRJ. ENG'R:	PRJ. MANG'R:

DRAWING NO:	REV:
B090548	5

TowerSoft
ENGINEERING SOFTWARE

TSTower - v 5.8.5 Tower Analysis Program
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R1

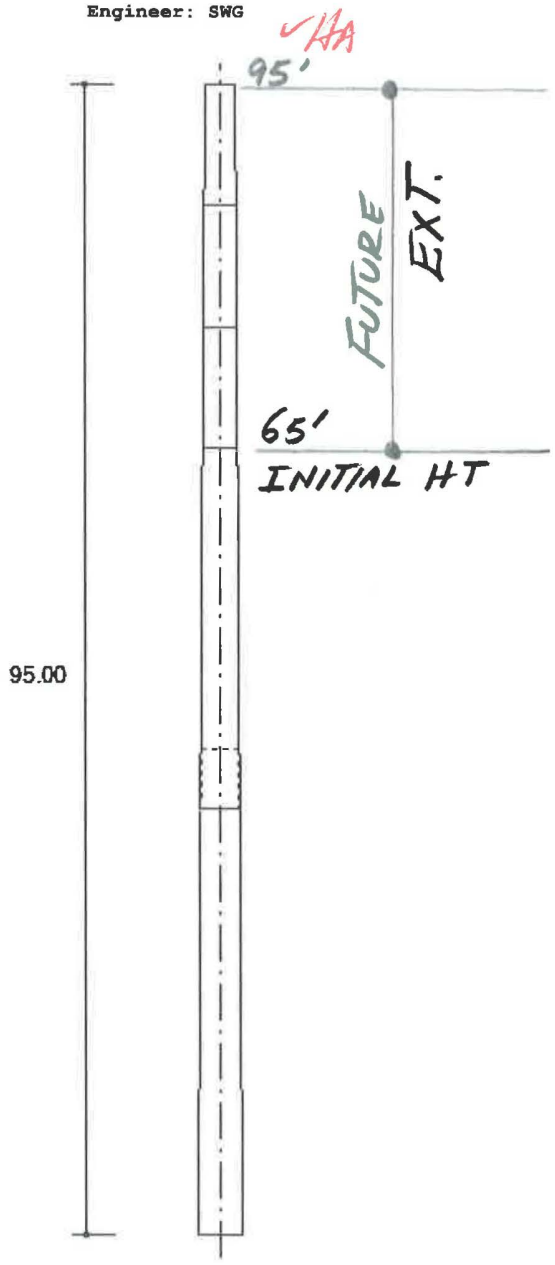
File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

DESIGN SPECIFICATION

Design Standard: ANSI/TIA-222-G-2005 Add.2
Ultimate Design Wind Speed (No Ice) = 104.0 (mph)
Nominal Design Wind Speed (No Ice) = 80.6 (mph)
Basic Wind Speed (With Ice) = 30.0 (mph)
Design Ice Thickness = 0.25 (in)
Structure Class = II
Exposure Category = C
Topographic Category = 1

Sct.	Length (ft)	Overlap (ft)	Top Dia. (in)	Bot Dia. (in)	Thick. (in)	
5	10.00	0.00	30.00	31.53	0.2500	FUTURE
4	10.00	0.00	31.53	33.04	0.2500	
3	10.00	0.00	33.04	34.55	0.2500	
2	29.96	0.00	34.55	39.14	0.2500	
1	40.21	5.17	37.84	44.00	0.2500	



MAXIMUM BASE REACTIONS

Download (Kips)	56.6
Shear (Kips)	24.0
Moment (Kipsft)	1623.0

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
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Section A: PROJECT DATA

Project Title:	65 FT OF 95 FT TSP
Customer Name:	WINNER MANAGEMENT
Site:	
Contract No.:	232062
Revision:	1
Engineer:	SWG
Date:	Jan 28 2020
Time:	09:39:38 AM
Design Standard:	ANSI/TIA-222-G-2005 Addendum 2

GENERAL DESIGN CONDITIONS

Start wind direction:	0.00 (Deg)
End wind direction:	315.00 (Deg)
Increment wind direction:	45.00 (Deg)
Elevation above ground:	0.00(ft)
Gust Response Factor Gh:	1.10
Structure class:	II
Exposure category:	C
Topographic category:	1
Material Density:	490.1(lbs/ft^3)
Young's Modulus:	29000.0(ksi)
Poisson Ratio:	0.30
Weight Multiplier:	1.06

WIND ONLY CONDITIONS:

Ultimate Design Wind Speed (No Ice):	104.00(mph)
Nominal Design Wind Speed (No Ice):	80.56(mph)
Directionality Factor Kd:	0.95
Importance Factor I:	1.00
Wind Load Factor:	1.60
Dead Load Factor:	1.20

WIND AND ICE CONDITIONS:

Basic Wind Speed (With Ice):	30.00(mph)
Directionality Factor Kd:	0.95
Wind Load Importance Factor Iw:	1.00
Ice Thickness Importance Factor Ii:	1.00
Ice Thickness:	0.25(in)
Ice Density:	56.19(lbs/ft^3)
Wind Load Factor:	1.00
Dead Load Factor:	1.20
Ice Load Factor:	1.00

WIND ONLY SERVICEABILITY CONDITIONS:

Serviceability Wind Speed:	60.00(mph)
Directionality Factor Kd:	0.85
Importance Factor I:	1.00
Wind Load Factor:	1.00
Dead Load Factor:	1.00

EARTHQUAKE CONDITIONS:

Site class definition:	D
Spectral response acceleration Ss:	0.442
Spectral response acceleration S1:	0.144
Accelaration-based site coefficient Fa:	1.446
Velocity-based site coefficient Fv:	2.224
Design spectral response acceleration Sds:	0.426
Design spectral response acceleration Sd1:	0.214
Seismic analysis method:	1

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Fundamental frequency of structure f1:	0.677
Total seismic shear Vs (Kips) :	2.43

Analysis performed using: TowerSoft Finite Element Analysis Program

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
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Section B: STRUCTURE GEOMETRY

Total Height (ft)	Bottom Diameter (in)	Top Diameter (in)
95.00	44.00	30.00

Sect. No.	Length (ft)	Overlap (ft)	Bot Dia. (in)	Top Dia. (in)	Thick. (in)	Sides	Joint Type	Yield Stress (ksi)	Mass (lbs)	Calculated Taper (in/ft)
5 FUTURE	10.00	0.00	31.53	30.00	0.2500	18-sided	Flange	65.0	873.4	0.15300
4 FUTURE	10.00	0.00	33.04	31.53	0.2500	18-sided	Flange	65.0	916.9	0.15100
3 FUTURE	10.00	0.00	34.55	33.04	0.2500	18-sided	Flange	65.0	960.2	0.15100
2	29.96	0.00	39.14	34.55	0.2500	18-sided	Telescopic	65.0	3137.7	0.15308
1	40.21	5.17	44.00	37.84	0.2500	18-sided	Flange	65.0	4681.1	0.15308
Total Mass:									10569.4	

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Section D: TRANSMISSION LINE DATA

Transmission Lines Position

No.	Bot El (ft)	Top El (ft)	Desc.	Radius (ft)	Az.	Orient.	No.	Shielded	Shielded Lines	Antenna
1	0.00	95.00	3/8" CABLE	3.00	0.00	0.00	1	No	0	
2	0.00	90.50	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	
3	0.00	79.50	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	
4	0.00	67.00	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	
5	0.00	54.00	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	

Transmission Lines Details

No.	Desc.	Width (in)	Depth (in)	Unit Mass (lb/ft)
1	3/8" CABLE	0.38	0.38	1.00
2	LDF7P-50A	2.01	2.01	0.92
3	LDF7P-50A	2.01	2.01	0.92
4	LDF7P-50A	2.01	2.01	0.92
5	LDF7P-50A	2.01	2.01	0.92

Utilization of the cross-section for TX Lines: 10.94%

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Section F: POINT LOAD DATA

Structure Azimuth from North:0.00

POINT LOADS

No.	Description	Elev. (ft)	Radius (ft)	Azim. (Deg)	Orient. (Deg)	Vertical Offset (ft)	Tx Line	Comments
1	LIGHTNING ROD	95.00	0.00	0.0	0.0	0.00		
2	9 FT SHROUD	90.50	0.00	0.0	0.0	0.00		
3	11 FT SHROUD	79.50	0.00	0.0	0.0	0.00		
4	12 FT SHROUD	67.00	0.00	0.0	0.0	0.00		
5	12 FT SHROUD	54.00	0.00	0.0	0.0	0.00		

POINT LOADS WIND AREAS AND WEIGHTS

No.	Description	Frontal Bare Area (ft^2)	Lateral Bare Area (ft^2)	Frontal Iced Area (ft^2)	Lateral Iced Area (ft^2)	Weight Bare (Kips)	Weight Iced (Kips)	Gh
1	LIGHTNING ROD	1.00	1.00	2.00	2.00	0.10	0.20	1.10
2	9 FT SHROUD	114.00	114.00	228.00	228.00	3.00	9.00	1.10
3	11 FT SHROUD	139.00	139.00	278.00	278.00	3.00	9.00	1.10
4	12 FT SHROUD	152.00	152.00	304.00	304.00	3.00	9.00	1.10
5	12 FT SHROUD	152.00	152.00	304.00	304.00	3.00	9.00	1.10

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Section H: STRUCTURE DISPLACEMENT DATA

Load Combination Wind Only - Serviceability

Wind Direction Maximum displacements

Elev. (ft)	N-S Disp (in)	W-E Disp (in)	Vert.Disp (in)	N-S Rot (deg)	W-E Rot (deg)	Twist Rot (deg)
95.00	11.5	-11.5	-0.1	-0.84	-0.84	0.00
93.33	11.2	-11.2	-0.1	-0.84	-0.84	0.00
91.67	10.9	-10.9	-0.1	-0.84	-0.84	0.00
90.00	10.6	-10.6	-0.1	-0.84	-0.84	0.00
88.33	10.3	-10.3	-0.1	-0.84	-0.84	0.00
86.67	10.0	-10.0	-0.1	-0.84	-0.84	0.00
85.00	9.7	-9.7	-0.1	-0.83	-0.83	0.00
83.33	9.4	-9.4	-0.1	-0.83	-0.83	0.00
81.67	9.1	-9.1	-0.1	-0.83	-0.83	0.00
80.00	8.8	-8.8	-0.1	-0.83	-0.83	0.00
78.33	8.6	-8.6	-0.1	-0.83	-0.83	0.00
76.67	8.3	-8.3	-0.1	-0.82	-0.82	0.00
75.00	8.0	-8.0	-0.1	-0.82	-0.82	0.00
73.33	7.7	-7.7	-0.1	-0.81	-0.82	0.00
71.67	7.4	-7.4	-0.1	-0.81	-0.81	0.00
70.00	7.1	-7.1	-0.1	-0.80	-0.81	0.00
68.33	6.8	-6.8	0.0	-0.80	-0.80	0.00
66.67	6.6	-6.6	0.0	-0.79	-0.79	0.00
65.00	6.3	-6.3	0.0	-0.78	-0.79	0.00
60.09	5.5	-5.5	0.0	-0.76	-0.76	0.00
55.18	4.7	-4.7	0.0	-0.73	-0.73	0.00
50.27	4.0	-4.0	0.0	-0.69	-0.69	0.00
45.36	3.3	-3.3	0.0	-0.64	-0.64	0.00
40.45	2.7	-2.7	0.0	-0.59	-0.59	0.00
35.28	2.1	-2.1	0.0	-0.53	-0.53	0.00
29.40	1.5	-1.5	0.0	-0.46	-0.46	0.00
23.52	0.9	-0.9	0.0	-0.37	-0.37	0.00
17.64	0.5	-0.5	0.0	-0.29	-0.29	0.00
11.76	0.2	-0.2	0.0	-0.19	-0.19	0.00
5.88	0.1	-0.1	0.0	-0.10	-0.10	0.00
0.00	0.0	0.0	0.0	0.00	0.00	0.00

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Section K: POLE OUTPUT LOAD DATA

Load Combination: Max Envelope
Wind Direction: Maximum

Elev. (ft)	Axial Ld. (kips)	Shear Ld. (kips)	Torque (kipsft)	Bend Mom. (kipsft)
95.00	0.32	0.09	0.00	0.00
93.33	0.32	0.09	0.00	0.16
93.33	0.53	0.20	0.01	0.16
91.67	0.53	0.20	0.01	0.49
91.67	3.63	1.53	0.01	0.49
90.00	3.63	1.53	0.01	3.04
90.00	10.57	4.50	0.02	3.04
88.33	10.57	4.50	0.02	10.52
88.33	10.80	4.60	0.02	10.52
86.67	10.80	4.60	0.02	18.03
86.67	11.03	4.71	0.03	18.03
85.00	11.03	4.71	0.03	25.87
85.00	11.27	4.82	0.03	25.87
83.33	11.27	4.82	0.03	33.90
83.33	11.50	4.93	0.04	33.90
81.67	11.50	4.93	0.04	42.11
81.67	11.74	5.04	0.04	42.11
80.00	11.74	5.04	0.04	50.50
80.00	18.70	8.52	0.05	50.50
78.33	18.70	8.52	0.05	64.41
78.33	21.84	10.07	0.05	64.41
76.67	21.84	10.07	0.05	81.18
76.67	22.10	10.18	0.06	81.19
75.00	22.10	10.18	0.06	98.14
75.00	22.36	10.29	0.06	98.15
73.33	22.36	10.29	0.06	115.29
73.33	22.62	10.40	0.07	115.29
71.67	22.62	10.40	0.07	132.61
71.67	22.89	10.51	0.07	132.62
70.00	22.89	10.51	0.07	149.77
70.00	23.15	10.62	0.08	149.78
68.33	23.15	10.62	0.08	167.46
68.33	25.34	11.74	0.08	167.47
66.67	25.34	11.74	0.09	187.02
66.67	33.30	15.90	0.09	187.03
65.00	33.30	15.90	0.09	213.51
65.00	33.87	16.11	0.10	213.53
60.09	33.87	16.11	0.10	291.93
60.09	34.73	16.43	0.11	291.96
55.18	34.73	16.43	0.11	372.43
55.18	42.92	20.40	0.13	372.46
50.27	42.92	20.40	0.13	472.41
50.27	46.16	21.85	0.14	472.44
45.36	46.16	21.85	0.14	578.82
45.36	47.12	22.13	0.16	578.85
40.45	47.12	22.13	0.16	687.34
40.45	48.11	22.41	0.17	687.36
35.28	48.11	22.41	0.17	803.09
35.28	49.56	22.70	0.19	803.11
29.40	49.56	22.70	0.19	935.95
29.40	51.09	22.98	0.21	935.97
23.52	51.09	22.98	0.21	1070.50
23.52	52.29	23.22	0.22	1070.51
17.64	52.29	23.22	0.22	1206.54
17.64	53.51	23.44	0.24	1206.54
11.76	53.51	23.44	0.24	1344.68
11.76	54.75	23.63	0.25	1344.68

5.88	54.75	23.63	0.25	1483.27
5.88	55.99	23.81	0.27	1483.26
0.00	55.99	23.81	0.27	1623.04
Base	56.61	23.98	0.26	1623.04

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Section L: STRENGTH ASSESSMENT DATA
Load Combination Max Envelope
Wind Direction Maximum

Elev. (ft)	Axial Ld. (kips)	Axial Cap (kips)	Moment (kipsft)	Mom. Cap (kipsft)	Assess.
95.00	0.32	1675.53	0.00	1024.76	0.000
93.33	0.32	1685.36	0.16	1039.68	0.000
93.33	0.53	1685.36	0.16	1039.68	0.000
91.67	0.53	1695.11	0.49	1054.66	0.001
91.67	3.63	1695.11	0.49	1054.66	0.002
90.00	3.63	1704.78	3.04	1069.69	0.003
90.00	10.57	1704.78	3.04	1069.69	0.007
88.33	10.57	1714.38	10.52	1084.77	0.008
88.33	10.80	1714.38	10.52	1084.77	0.012
86.67	10.80	1723.90	18.03	1099.91	0.019
86.67	11.03	1723.90	18.03	1099.91	0.019
85.00	11.03	1733.35	25.87	1115.09	0.026
85.00	11.27	1733.35	25.87	1115.09	0.026
83.33	11.27	1742.59	33.90	1130.13	0.033
83.33	11.50	1742.59	33.90	1130.13	0.033
81.67	11.50	1751.76	42.11	1145.21	0.040
81.67	11.74	1751.76	42.11	1145.21	0.040
80.00	11.74	1760.86	50.50	1160.34	0.046
80.00	18.70	1760.86	50.50	1160.34	0.048
78.33	18.70	1769.88	64.41	1175.52	0.059
78.33	21.84	1769.88	64.41	1175.52	0.060
76.67	21.84	1778.82	81.18	1190.74	0.073
76.67	22.10	1778.82	81.19	1190.74	0.073
75.00	22.10	1787.69	98.14	1206.00	0.087
75.00	22.36	1787.69	98.15	1206.00	0.087
73.33	22.36	1796.48	115.29	1221.31	0.100
73.33	22.62	1796.48	115.29	1221.31	0.100
71.67	22.62	1805.20	132.61	1236.65	0.113
71.67	22.89	1805.20	132.62	1236.65	0.113
70.00	22.89	1813.85	149.77	1252.03	0.125
70.00	23.15	1813.85	149.78	1252.03	0.125
68.33	23.15	1822.42	167.46	1267.46	0.138
68.33	25.34	1822.42	167.47	1267.46	0.138
66.67	25.34	1830.91	187.02	1282.91	0.152
66.67	33.30	1830.91	187.03	1282.91	0.154
65.00	33.30	1839.33	213.51	1298.41	0.172
65.00	33.87	1840.56	213.53	1300.68	0.172
60.09	33.87	1865.22	291.93	1347.17	0.225
60.09	34.73	1865.22	291.96	1347.17	0.225
55.18	34.73	1889.22	372.43	1393.93	0.276
55.18	42.92	1889.22	372.46	1393.93	0.278
50.27	42.92	1912.54	472.41	1440.94	0.338
50.27	46.16	1912.54	472.44	1440.94	0.339
45.36	46.16	1935.20	578.82	1488.15	0.400
45.36	47.12	1935.20	578.85	1488.15	0.400
40.45	47.12	1957.19	687.34	1535.55	0.459
40.45	48.11	1957.19	687.36	1535.55	0.460
35.28	49.56	1964.47	803.11	1551.61	0.530
29.40	49.56	1989.65	935.95	1608.62	0.594
29.40	51.09	1989.65	935.97	1608.62	0.595
23.52	51.09	2013.87	1070.50	1665.78	0.656
23.52	52.29	2013.87	1070.51	1665.78	0.656
17.64	52.29	2037.14	1206.54	1723.04	0.714
17.64	53.51	2037.14	1206.54	1723.04	0.714
11.76	53.51	2059.44	1344.68	1780.33	0.769
11.76	54.75	2059.44	1344.68	1780.33	0.770
5.88	54.75	2080.78	1483.27	1837.60	0.821

5.88	55.99	2080.78	1483.26	1837.60	0.822
0.00	55.99	2101.17	1623.04	1894.81	0.871

File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

Section M: SECTION PROPERTIES DATA

Elev. (ft)	Diam. (in)	Width (in)	Thick. (in)	W/t	Area (in^2)	S (in^3)
95.0	30.0	4.8	0.250	19.2	23.6	173.25
93.3	30.3	4.8	0.250	19.3	23.8	176.24
93.3	30.3	4.8	0.250	19.3	23.8	176.24
91.7	30.5	4.9	0.250	19.5	24.0	179.26
91.7	30.5	4.9	0.250	19.5	24.0	179.26
90.0	30.8	4.9	0.250	19.7	24.2	182.31
90.0	30.8	4.9	0.250	19.7	24.2	182.31
88.3	31.0	5.0	0.250	19.9	24.4	185.38
88.3	31.0	5.0	0.250	19.9	24.4	185.38
86.7	31.3	5.0	0.250	20.1	24.6	188.48
86.7	31.3	5.0	0.250	20.1	24.6	188.48
85.0	31.5	5.1	0.250	20.2	24.8	191.60
85.0	31.5	5.1	0.250	20.2	24.8	191.60
83.3	31.8	5.1	0.250	20.4	25.0	194.71
83.3	31.8	5.1	0.250	20.4	25.0	194.71
81.7	32.0	5.1	0.250	20.6	25.2	197.84
81.7	32.0	5.1	0.250	20.6	25.2	197.84
80.0	32.3	5.2	0.250	20.8	25.4	201.00
80.0	32.3	5.2	0.250	20.8	25.4	201.00
78.3	32.5	5.2	0.250	20.9	25.6	204.18
78.3	32.5	5.2	0.250	20.9	25.6	204.18
76.7	32.8	5.3	0.250	21.1	25.8	207.39
76.7	32.8	5.3	0.250	21.1	25.8	207.39
75.0	33.0	5.3	0.250	21.3	26.0	210.63
75.0	33.0	5.3	0.250	21.3	26.0	210.63
73.3	33.3	5.4	0.250	21.5	26.2	213.88
73.3	33.3	5.4	0.250	21.5	26.2	213.88
71.7	33.5	5.4	0.250	21.7	26.4	217.17
71.7	33.5	5.4	0.250	21.7	26.4	217.17
70.0	33.8	5.5	0.250	21.8	26.6	220.47
70.0	33.8	5.5	0.250	21.8	26.6	220.47
68.3	34.0	5.5	0.250	22.0	26.8	223.81
68.3	34.0	5.5	0.250	22.0	26.8	223.81
66.7	34.3	5.5	0.250	22.2	27.0	227.16
66.7	34.3	5.5	0.250	22.2	27.0	227.16
65.0	34.6	5.6	0.250	22.4	27.2	230.55
65.0	34.6	5.6	0.250	22.4	27.2	231.04
60.1	35.3	5.7	0.250	22.9	27.8	241.31
60.1	35.3	5.7	0.250	22.9	27.8	241.31
55.2	36.1	5.9	0.250	23.5	28.4	251.79
55.2	36.1	5.9	0.250	23.5	28.4	251.79
50.3	36.8	6.0	0.250	24.0	29.0	262.50
50.3	36.8	6.0	0.250	24.0	29.0	262.50
45.4	37.6	6.1	0.250	24.5	29.6	273.43
45.4	37.6	6.1	0.250	24.5	29.6	273.43
40.5	38.3	6.3	0.250	25.0	30.2	284.58
40.5	38.3	6.3	0.250	25.0	30.2	284.58
35.3	39.1	6.4	0.250	25.6	30.9	296.56
35.3	38.6	6.3	0.250	25.2	30.4	288.40
29.4	39.5	6.5	0.250	25.9	31.1	302.15
29.4	39.5	6.5	0.250	25.9	31.1	302.15
23.5	40.4	6.6	0.250	26.5	31.9	316.21
23.5	40.4	6.6	0.250	26.5	31.9	316.21
17.6	41.3	6.8	0.250	27.1	32.6	330.59
17.6	41.3	6.8	0.250	27.1	32.6	330.59
11.8	42.2	6.9	0.250	27.8	33.3	345.30
11.8	42.2	6.9	0.250	27.8	33.3	345.30
5.9	43.1	7.1	0.250	28.4	34.0	360.32
5.9	43.1	7.1	0.250	28.4	34.0	360.32

0.0	44.0	7.3	0.250	29.0	34.7	375.66

Note: w/t values marked with * (asterisk) indicate width to thickness exceeding maximum allowable values by standards.

Customer: WINNER MANAGEMENT
Project: 65 FT OF 95 FT TSP
Site: CORRALES #2- NM
Engr. File: 232062
Build Code: ANSI/TIA-222-G-2005

ROHN Products

R1

Mat Foundation

ver.2.2.14

Design Parameters

	Load Case					
Description	**1**	**2**	**3**	**4**	**5**	**Service**
Total Moment, ft-kips	1,622.74	1,613.46	289.13	184.22	182.88	502.00
Total Shear, kips	23.98	23.96	4.14	2.43	2.43	7.43
Total Tower Wt, kips	30.17	22.61	56.61	30.23	22.67	25.19
Max. Uplift, kips	N/A	N/A	N/A	N/A	N/A	N/A
Shear, kips	N/A	N/A	N/A	N/A	N/A	N/A
Max Download, kips	N/A	N/A	N/A	N/A	N/A	N/A
Shear	N/A	N/A	N/A	N/A	N/A	N/A
Soil L.F.	1.20	0.90	1.20	1.20	0.90	1.00
Concrete L.F.	1.20	0.90	1.20	1.20	0.90	1.00

Foundation	
Ht. AGL, ft	0.50
Depth, ft.	6.00
Pole	
Butt OD, ft	3.67
Offset, in	.00
Soil	N/A
Blow Count	N/A
Inplace Unit Wt, pcf	110.00
Submerged Unit Wt, pcf	60.00
Friction Angle, ϕ, deg.	30.00
Cohesion, ksf	N/A
Uplift Angle, deg.	30.00
Water Depth, ft	None
Ult Bearing Capacity, ksf	5.00

Mat	
Thickness, ft	1.75
Width, ft	22.00
EA, in	18.00
Batter, in/ft	0.00

Anchor Bolts	
Diameter, in	2.2500
No.	16
Length, in	84.00
Bolt Circle, in	50.13
Projection, in	13.00
Concrete	
28 Day Strength, ksi	4.50
Dry Unit Wt, pcf	150.00
Wet Unit Wt, pcf	88.00

Pier	
Height, ft	4.75
Diameter, ft	6.50
No. Piers	1
Shape	Square

Pocket	
Diameter, in	N/A
Thickness, ft	N/A

Rebar Fy	
Vertical, ksi	60.00
Circular, ksi	60.00
Horizontal, ksi	60.00

↳ REV'G' PRESUMPTIVE 'CLAY'

Results

ϕM_N – Parallel Axis	3,335.67	ft-kips
ϕM_N – Diagonal Axis	3,399.77	ft-kips
Moment – Interaction Ratio	0.530	
ϕV_N – Lateral Load	92.85	kips
Lateral Load – Interaction Ratio	0.258	

Final Mat Dimension : 22.00 x 22.00 x 1.75 ft. thick w/ (1) 6.50 ft. Square Pier

Final Pocket Dimension : Pockets not required

Total Volume of Concrete : 38.8 yd^3

Designed By: SWG
Date: 28 Jan,20 @ 09:48 AM

Checked By: HA
Date: 1/20/20

Customer: WINNER MANAGEMENT
Project: 65 FT OF 95 FT TSP
Site: CORRALES #2- NM
Engr. File: 232062
Build Code: ANSI/TIA-222-G-2005

ROHN Products

Mat Foundation

ver.2.2.14

OTM Capacity

Controlling Load Case: 2 [Wind w/Min. Dead Load]
Foundation Width = 22.00 ft
M_U = 1,769.2 ft-kips

	ϕM_N, ft-kips	x, ft	N	σ_{ur}
Parallel	3,335.7	4.502	0.205	5.00
Diagonal	3,399.8	9.952	0.320	5.00

ϕM_N= 3,335.67 ft-kips IRatio = 0.530
ϕV_N = 92.85 kips IRatio = 0.258

Mat Design

γ_e = 121.67 pcf

						Moment, ft-kips/ft		Shear, kips/ft	
Exterior Slab	**x, ft**	**N**	**σ_R, ksf**	**P_s kips**	**P_{su} kips**	**DownLoad Side**	**Uplift Side**	**Download Side**	**Uplift Side**
Parallel	14.639	0.665	1.49	17.70	0.00	20.26	31.92	5.23	7.51
Diagonal	18.143	0.583	1.52	17.70	0.00	13.18	19.18	4.54	6.04

Punching Shear	**Download**			**Uplift**			**Description**
	Interior	**Edge**	**Corner**	**Interior**	**Edge**	**Corner**	
b_o, ft	31.33	N/A	N/A	N/A	N/A	N/A	2-Way Shear
Vsu, psi	54.92	N/A	N/A	N/A	N/A	N/A	
ϕVc, psi	211.09	N/A	N/A	N/A	N/A	N/A	
IR	0.26	N/A	N/A	N/A	N/A	N/A	
0.5*M_{ut}, ft-kips	521.0			N/A			Moment transfer to slab
B_e, ft	11.8			N/A			
M_u, ft-kips/ft	44.3			N/A			
Edge Distances: a = 11.00 ft. b = 11.00 ft. c = 11.00 ft.							

Summary	**Max. Value**	**Utilization**
Slab Moment, ft-kips/ft	44.34	0.779
Slab Shear, kips/ft	7.51	0.343
Punching Shear, psi	54.92	0.260
Soil Bearing Required, σ_{UR}, ksf	2.02	0.405

Mat Reinforcement	
Min. Steel Area (Strength)	.501 in^2/ft.
Min. Steel Area (Temperature)	.227 in^2/ft.
Steel Strain Actual	0.020
Minimum Steel Strain Required	0.005

24 - #7 Horizontal bars equally spaced @11.22 in., each way, top and bottom, total of 96, A_s = 0.656 in^2/ft

Designed By: SWG
Date: 28 Jan,20 @ 09:48 AM

Checked By: HA
Date: 1/20/20

Customer:	WINNER MANAGEMENT
Project:	65 FT OF 95 FT TSP
Site:	CORRALES #2- NM
Engr. File:	232062
Build Code:	ANSI/TIA-222-G-2005

ROHN Products

Mat Foundation

ver.2.2.14

Pier Design

Controlling Load Case: 1 [Wind w/Max. Dead Load]

C = 30.17 kips	Vc = 23.98 kips	Mc = 1,736.65 ft-kips
T = .00 kips	Vt = .00 kips	Mt = .00 ft-kips
Fy = 60.00 ksi	Fyt = 60.00 ksi	L.F. = 1.00
H = 78.00 in.	Ds = 69.00 in.	F'c = 4.50 ksi
U = 1.00	Irs = Square	

*** **NOTE**: Pier cross section is Square ***

SUMMARY OF ANALYSIS

Minimum area of steel required	= 30.420 in^2	(Rhomin = 0.0050)
Area of steel provided.	= 32.936 in^2	(Rhoactual = 0.0054)
Maximum steel area limit	= 382.270 in^2	(Rhomax = 0.0628)

(26) #10 Vertical Bars equally spaced w/ #5 Circular Ties @ 6" on center.

CIRCULAR TIE DATA

Vu < 0.85*Vc/2, shear reinforcement is not required

Use maximum tie spacing specified in ACI 318,
Section 7.10.5 for compression reinforcement.

DEVELOPMENT LENGTH MODIFIERS FOR BAR DEVELOPMENT

Modifier for tension development = 0.667
Modifier for compression development = 0.165
REQUIRED Ld = MODIFIER * BASIC Ld * ACI 318 MODIFIERS, (12 in. min.)

Designed By:	SWG	Checked By:	HA
Date:	28 Jan,20 @ 09:48 AM	Date:	1/28/20

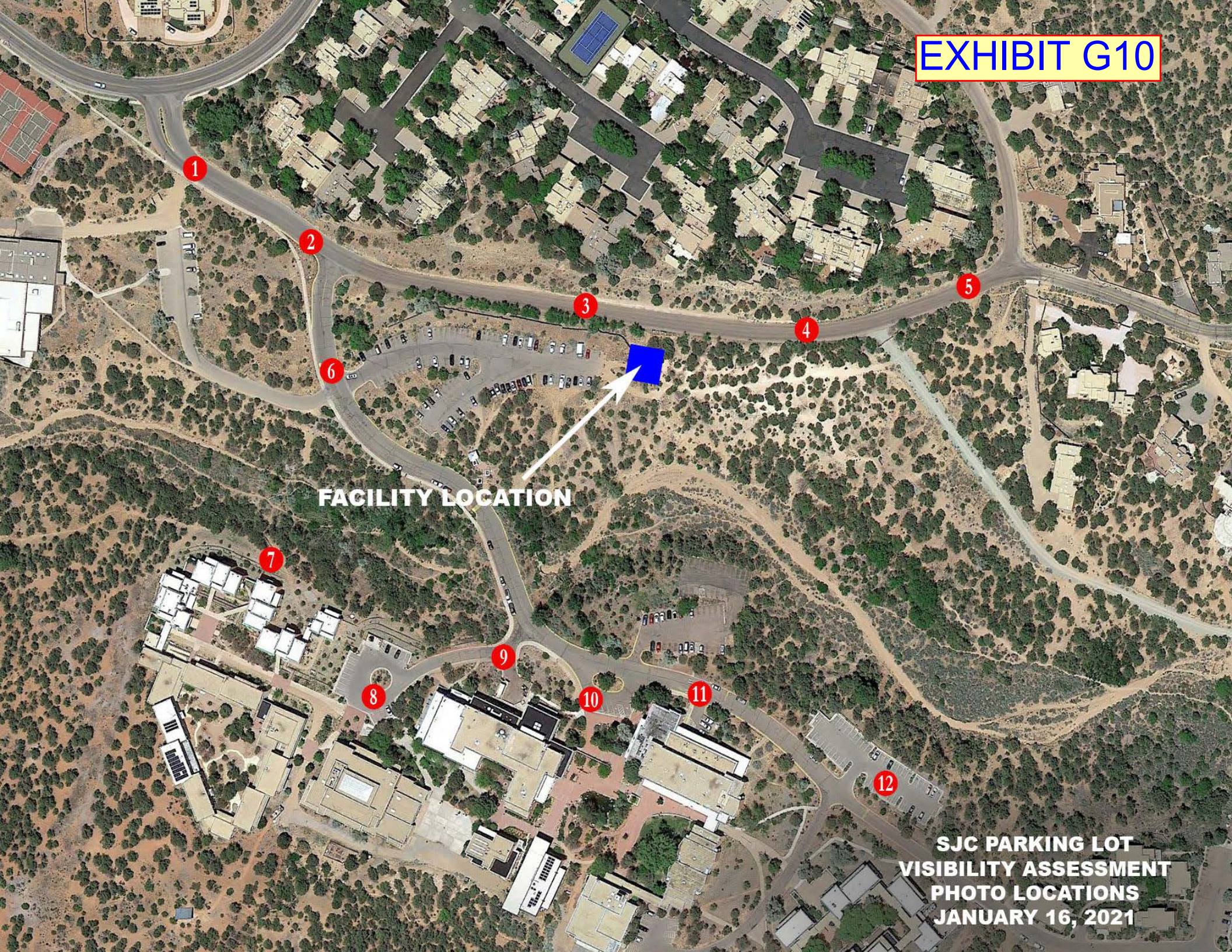

EXHIBIT G10
1
2
3
4
5
6
FACILITY LOCATION
7
8
9
10
11
12
SJC PARKING LOT
VISIBILITY ASSESSMENT
PHOTO LOCATIONS
JANUARY 16, 2021

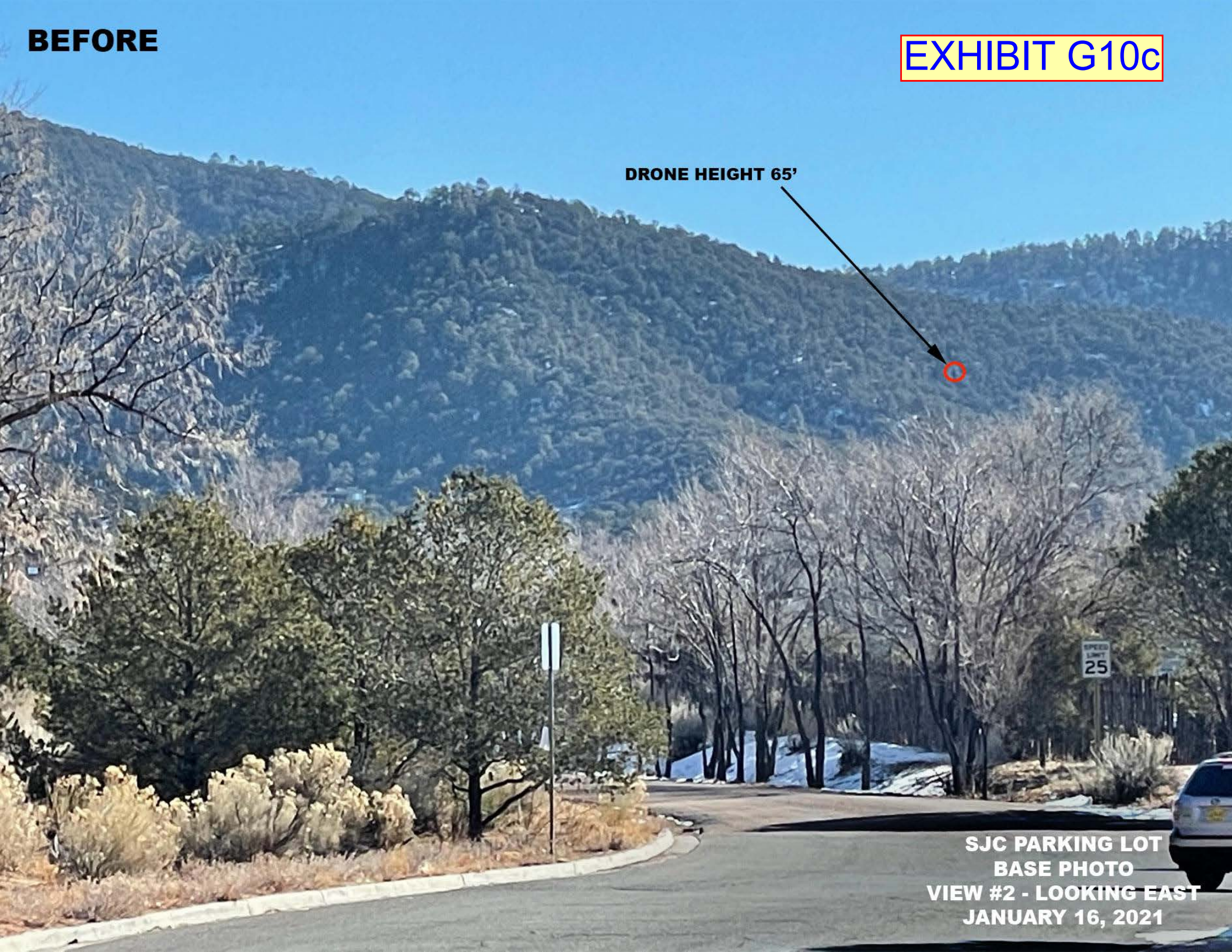
EXHIBIT G10a



EXHIBIT G10b



SJC PARKING LOT
PHOTO SIMULATION
VIEW #1 - LOOKING EAST
JANUARY 16, 2021


BEFORE
EXHIBIT G10c
DRONE HEIGHT 65'
SPEED LIMIT 25
SJC PARKING LOT
BASE PHOTO
VIEW #2 - LOOKING EAST
JANUARY 16, 2021


AFTER
EXHIBIT G10d
SPEED LIMIT
25
SJC PARKING LOT
PHOTO SIMULATION
VIEW #2 - LOOKING EAST
JANUARY 16, 2021

EXHIBIT G10e



EXHIBIT G10f




BEFORE
EXHIBIT G10g
65’
SJC PARKING LOT
BASE PHOTO
VIEW #4 - LOOKING WEST
JANUARY 16, 2021

AFTER

EXHIBIT G10h




BEFORE
EXHIBIT G10i
DRONE HEIGHT 65’
NO PARKING ART TIME
SJC PARKING LOT
BASE PHOTO
VIEW #5 - LOOKING WEST
JANUARY 16, 2021

AFTER

EXHIBIT G10j



SJC PARKING LOT
PHOTO SIMULATION
VIEW #5 - LOOKING WEST
JANUARY 16, 2021


EXHIBIT G10k
DRONE HEIGHT 65’
FREEING MINDS
A Campaign for St. John’s College
SJC PARKING LOT
BASE PHOTO
VIEW #6 - LOOKING EA
JANUARY 16, 2021


EXHIBIT G10I
FREEING MINDS
A Campaign for St. John's College
SJC PARKING LOT
PHOTO SIMULATION
VIEW #6 - LOOKING EA
JANUARY 16, 2021

BEFORE

EXHIBIT G10m



AFTER

EXHIBIT G10n



BEFORE

EXHIBIT G10o



AFTER

EXHIBIT G10p



BEFORE

EXHIBIT G10q



AFTER

EXHIBIT G10r



BEFORE

EXHIBIT G10s



AFTER

EXHIBIT G10t



BEFORE

EXHIBIT G10u



AFTER

EXHIBIT G10v



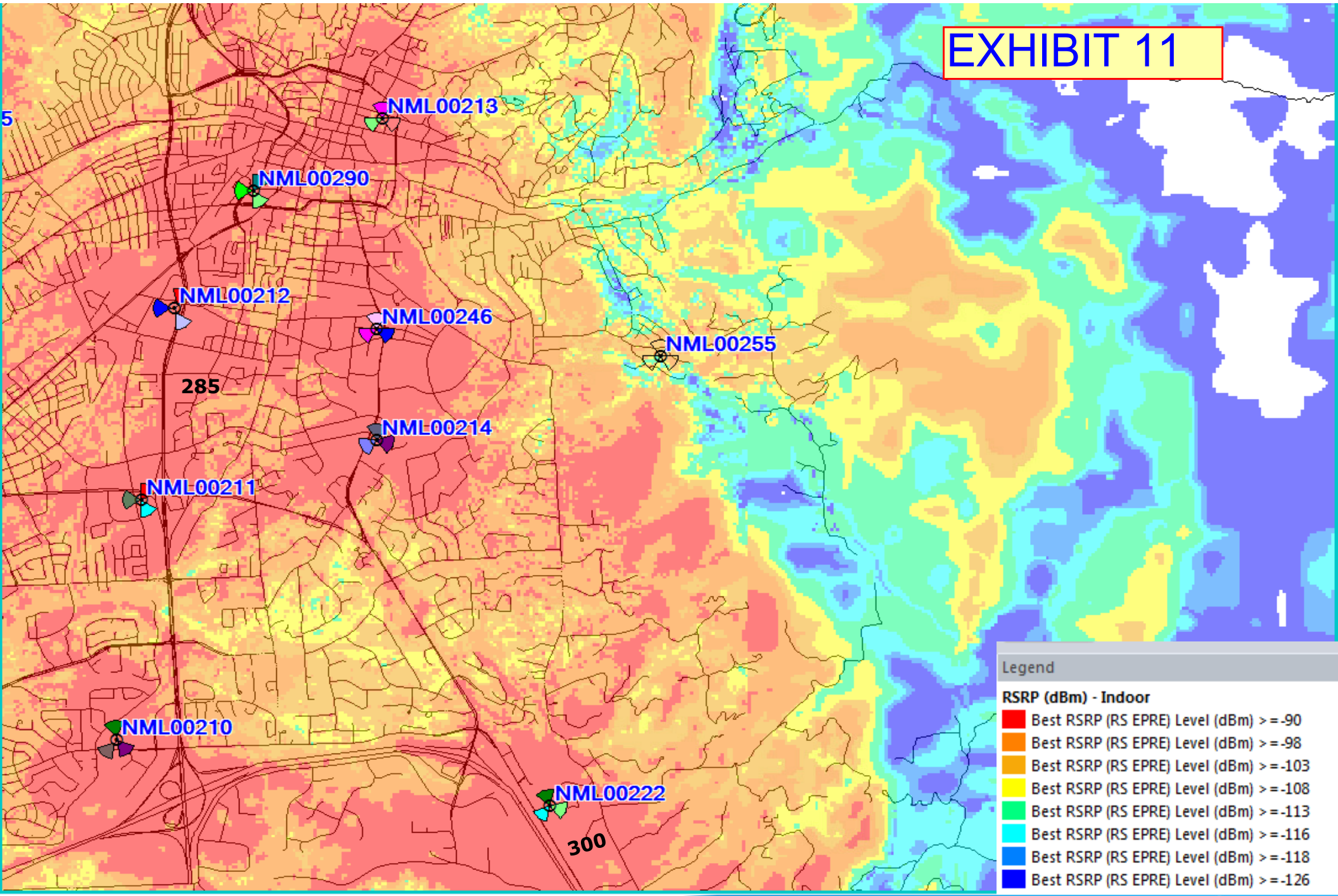
BEFORE

EXHIBIT G10w



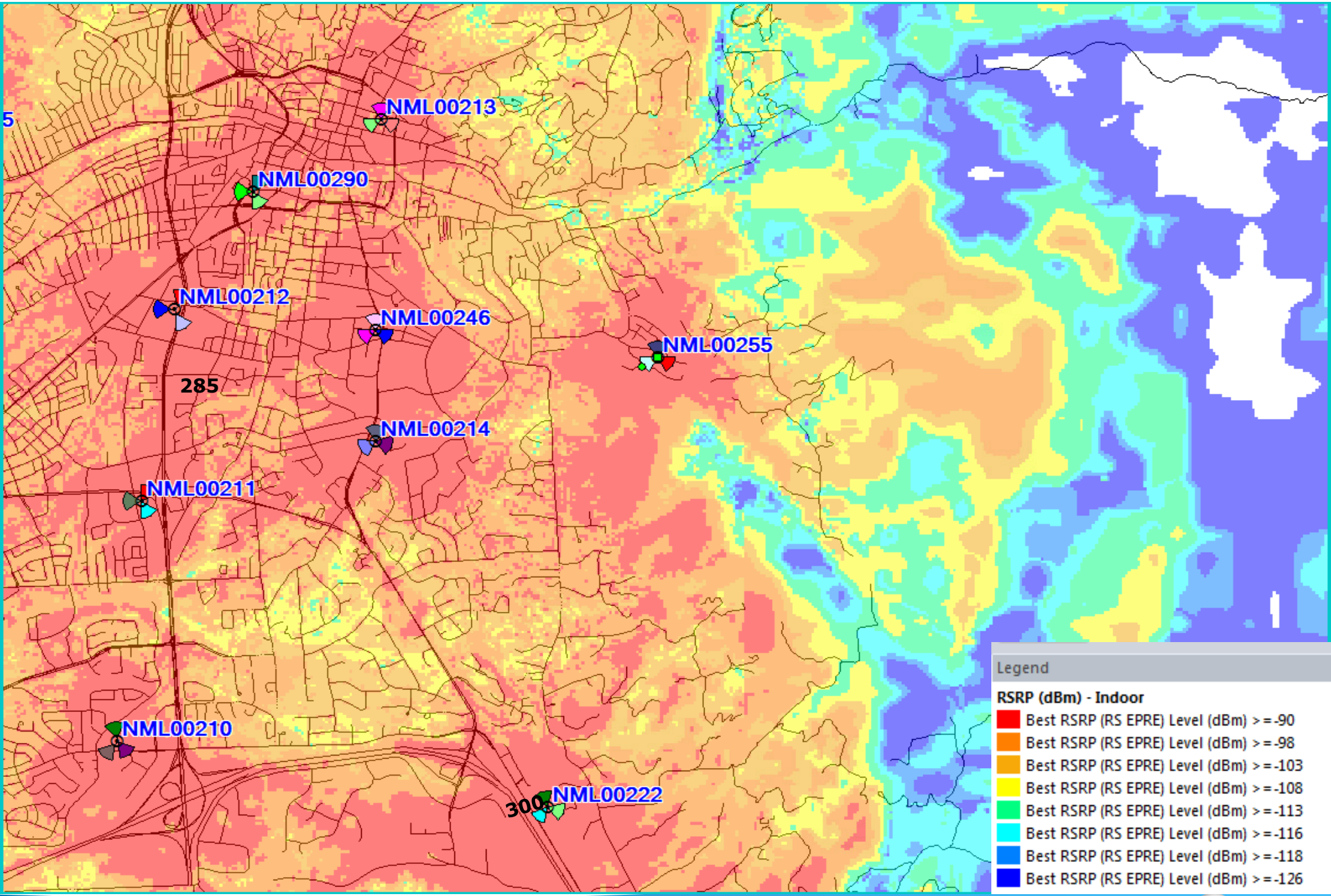

AFTER
EXHIBIT G10x
SJC PARKING LOT
PHOTO SIMULATION
VIEW #12 - LOOKING NORTHWEST
JANUARY 16, 2021

AT&T indoor signal strength (RSRP) without NML00255



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AT&T indoor signal strength (RSRP) with NML00255



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EXHIBIT G12

DISCLAIMER NOTE:

SITE PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM DOCUMENTS PROVIDED BY THE CLIENT AND PUBLICLY AVAILABLE ONLINE SOURCES, INCLUDING THE COUNTY GIS WEB SITE. THIS IS NOT INTENDED TO BE A SUBSTITUTE FOR A FULL BOUNDARY SURVEY, AND NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ENGINEER NOR TRYLON TSF AS TO THE ACCURACY NOR THE COMPLETENESS OF THE PROVIDED INFORMATION.

EXISTING BUILDING (TYP.)

CAMINO DE CRUZ BLANCA

CTL BORE 950' NEW 7W ARMORED FUTURE-PATH BETWEEN NEW 3048 HHS IN PUBLIC RIGHT OF WAY.

CTL PULL 12 STRAND FIBER CABLE FROM THE MEET-POINT HH TO THE NEMA CABINET.

MEET-POINT
CTL PLACE 3048 HH IN THE DIRT. NEW SPLICE CASE.

40' NEW 4" CONDUIT
NEW INNERDUCT.
NEW PULL TAPE.

EDGE OF ASPHALT

EXISTING 6' COYOTE FENCE (TYP)

EXISTING PARKING AREA

NEW AT&T 3-BAY DELTA WUC AND POLAR POWER HORIZIONTAL 20KW DIESEL DC GENERATOR (8220-100-D-20-03) BY OEM ON 7'-4" X 14'-0" GRAVITY MOUNT PLATFORM

NEW 75'-0" MONOPINE BY GRAVITY PAD

POSITION OF GEODETIC COORDINATE

24'-8"±

51'-0"±

75'-0"±

EXISTING UTILITY EQUIPMENT ON H-FRAME

EXISTING UTILITY VAULT

DRIVEWAY (SITE ACCESS)

CONCRETE PAN

10' TRAIL EASEMENT PER BOOK 229 PAGES 036-037

EDGE OF ASPHALT

PARENT PARCEL
APN: 99306814
ZONING: CI-1
ST JOHN'S COLLEGE

EXISTING TREE (TYP.)

CAMINO CABRA
(PRIVATE ROAD)

EXISTING RAW LAND

EXISTING TREE AREA

TRUE NORTH

1/C-1 ENLARGED SITE PLAN
SCALE (24" X 36"): 1" = 20'-0"

0 10 20 40 60

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
C	02/28/20	UPDATED AS PER REDLINES	AVP
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRUCTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP

SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

C-1.1

EXHIBIT G13

PROJECT INFORMATION

PROJECT MANAGER	
COMPANY:	MD7
ADDRESS:	10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130
CONTACT:	RYAN LARSON
PHONE:	(858) 964-7441
E-MAIL:	RLARSON@MD7.COM
PROJECT OWNER	
COMPANY:	AT&T
ADDRESS:	1355 WEST UNIVERSITY DRIVE MESA, AZ 85201-5419
PROFESSIONAL OF RECORD	
COMPANY:	TRYLON TSF
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038
CONTACT:	KATYA SERAVALLE
PHONE:	1-855-669-5421
E-MAIL:	KATYA.SERAVALLE@TRYLON.COM
TOWER OWNER	
NAME:	GRAVITY PAD PARTNERS, LLC
ADDRESS:	PO BOX 2755 CORRALES, NM 87048
PROPERTY OWNER	
NAME:	ST JOHNS COLLEGE
ADDRESS:	CAMINO DE LA CRUZ BLANCA SANTA FE, NM 87501

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED

SITE INFORMATION

SITE ADDRESS:	1160 CAMINO DE CRUZ BLANCA SANTA FE, NM 87505
LATITUDE:	35.668550° 35° 40' 06.78" N
LONGITUDE:	-105.911781° 105° 54' 42.41" W
LAT / LONG TYPE:	NAD83
GROUND ELEVATION:	7352'± AMSL
ZONING/JURISDICTION:	CITY OF SANTA FE
APN:	99306814
PROPOSED LEASE AREA:	600 SQ.FT.
OCCUPANCY GROUP:	U-UNMANNED WCF
CONSTRUCTION TYPE:	II-B
COUNTY:	SANTA FE COUNTY
EXISTING USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

811 Know what's below. Call before you dig.

AT&T

N255 / NML00255

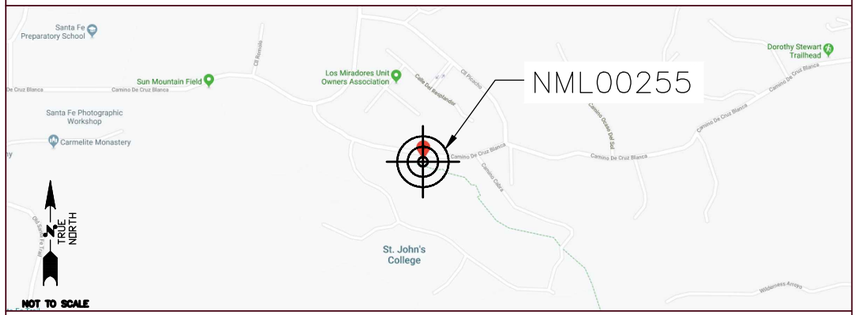
SJC PARKING LOT

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

FA#: 14623999 USID: 275858

LTE 1C PTN: 3903A0LD5C

VICINITY MAP



DRIVING DIRECTIONS

FROM ALBUQUERQUE INTERNATIONAL SUNPORT, 2200 SUNPORT BLVD, ALBUQUERQUE, NM 87106:
GET ON I-25 N FROM SUNPORT BLVD, SUNPORT LOOP SE AND SUNPORT BLVD. HEAD EAST ON SUNPORT BLVD. USE THE MIDDLE LANE TO STAY ON SUNPORT BLVD. SLIGHT RIGHT TO STAY ON SUNPORT BLVD. KEEP LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO TURN SLIGHTLY LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO MERGE WITH SUNPORT LOOP SE. KEEP LEFT TO CONTINUE ON SUNPORT BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE WITH I-25 N TOWARD I-40 N/DOWNTOWN/SANTA FE. FOLLOW I-25 N TO NM-466 N/OLD PECOS TRAIL IN SANTA FE COUNTY. TAKE EXIT 284 FROM I-25 N. MERGE WITH I-25 N. TAKE EXIT 284 FOR NM-466/OLD PECOS TR. CONTINUE ON NM-466 N/OLD PECOS TRAIL. TAKE E ZIA RD AND OLD SANTA FE TRAIL TO CAMINO DE CRUZ BLANCA IN SANTA FE. TURN LEFT ONTO NM-466 N/OLD PECOS TRAIL (SIGNS FOR SANTA FE). TURN RIGHT ONTO E ZIA RD. TURN LEFT ONTO OLD SANTA FE TRAIL. TURN RIGHT ONTO CAMINO DEL MONTE SOL. TURN RIGHT ONTO CAMINO DE CRUZ BLANCA. TURN RIGHT TO STAY ON CAMINO DE CRUZ BLANCA. DESTINATION WILL BE ON THE RIGHT

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITIONA OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILING CODE: 2015 NM BUILDING CODE
2. PLUMBING CODE: 2012 NM PLUMBING CODE
3. MECHANICAL CODE: 2012 NM MECHANICAL CODE
4. ELECTRICAL CODE: 2017 NM ELECTRICAL CODE
5. LIGHTNING PROTECTION CODE: NFPA 780-2017
6. TIA-222-G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

RFDS NAME:	NML00255-1C,2C,3C,4C
RFDS ID:	3493096
VERSION:	1.00
DATE:	10/23/2019
UPDATED BY:	ac7856
DATE/TIME UPDATED:	10/23/2019 3:02:51 PM
NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	3
NUMBER OF RRHs:	6
NUMBER OF FIBER/DC SQUIDS:	1
NUMBER OF FIBER TRUNK CABLES:	1
NUMBER OF DC TRUNK CABLES:	3

APPROVALS

AT&T (RF):		DATE:
AT&T (CONST):		DATE:
AT&T (SAM):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

JURISDICTIONAL APPROVALS

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:
CHANGES ON THE NEW MONOPOLE:

- INSTALL (1) NEW 65'-0" MONOPOLE TOWER BY GRAVITY PAD
- INSTALL NEW TRIPLE T-ARM MONOPOLE MOUNT WITH REINFORCEMENT
- INSTALL (1) NEW 8'-0" PANEL ANTENNAS PER SECTOR, TOTAL OF (3)
- INSTALL (2) NEW REMOTE RADIO HEAD (RRH) PER SECTOR, TOTAL OF (6)
- INSTALL (1) NEW DC/FIBER SURGE PROTECTOR ON TOWER
- INSTALL (3) NEW DC POWER CABLE TRUNKS
- INSTALL (1) NEW FIBER CABLE TRUNK
- PAINT TOWER EQUIPMENT TO MATCH MONOPOLE BRANCHES

CHANGES ON THE EXISTING AT&T EQUIPMENT ENCLOSURE AREA:

- INSTALL NEW 8' HIGH WOODEN COYOTE FENCE COMPOUND BY GRAVITY PAD
- INSTALL (1) NEW 3-BAY DELTA WALK-UP-CABINET (WUC) ON GRAVITY MOUNT COMBO PLATFORM
- INSTALL (1) POLAR POWER HORIZONTAL 20KW DIESEL DC GENERATOR (8220-100-D-20-03) BY OEM ON GRAVITY MOUNT COMBO PLATFORM
- INSTALL (1) NEW FACTORY-INSTALLED EMERSON 5100 -48VDC POWER PLANT OUTFITTED WITH (7) NEW HE 2KW -48VDC RECTIFIERS BY OEM
- INSTALL (1) NEW GPS ANTENNA ON WIC BY AT&T
- INSTALL (1) NEW ICE BRIDGE FROM WIC TO TOWER BY AT&T
- INSTALL (2) NEW DC-12 ON WIC BY OEM
- INSTALL (1) NEW METER, 200A, 120/240V, 1PH, 3 WIRE, 4 CLIP AND DISCONNECT ON PROPOSED H-FRAME BY GRAVITY PAD
- INSTALL (1) NEW GROUND RING IN AT&T LEASE AREA BY AT&T
- INSTALL (1) NEW TRANSFORMER BOX ON PAD BY PNM
- INSTALL (1) NEW NEMA BOX FOR FIBER SERVICE ON H-FRAME

DC POWER PLAN REVIEW

- NEW DC BREAKERS AS FOLLOWS:
- (2) 15A [NEQ. 00706] 7705 SIAD
- (2) 20A [NEQ. 00466] NOKIA FSM4 BBU W/ ASIA
- (3) 50A [NEQ. 00710] B12/B14 AIRSCALE 320W AHLBA RRH
- (3) 50A [NEQ. 00710] B25/B66 AIRSCALE 320W AHFIB RRH
- (2) 60A [NEQ. 00711] FUSE PANEL
- SITE HAS A PERMANENT STANDBY GENERATOR, MINIMUM REQUIRED BATTERY BACKUP TIME IS 2.0 HOURS

BATTERY CHECK:

- INSTALL (8) NEW MARATHON M12V190FT BATTERIES, CONFIGURED AS (4) CELLS PER STRING @ -48VDC NOMINAL TO ACHIEVE 3.30 HRS OF BATTERY RESERVE CAPACITY

ELECTRICAL PANEL REVIEW:

- SEE PROPOSED AC PANEL SCHEDULE

HVAC UNITS:

- WUC IS OEM EQUIPPED WITH FACTORY THERMOSYPHON COOLING SYSTEM.

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	2
LS-1	SITE SURVEY	2
C-1	OVERALL SITE PLAN	2
C-1.1	ENLARGED SITE PLAN	2
C-2	COMPOUND PLAN	2
C-3	EQUIPMENT AND ANTENNA LAYOUTS	2
C-4	ELEVATIONS	2
E-1	PANEL SCHEDULE AND GROUNDING PLANS	2
E-2	ONE LINE DIAGRAM AND FAULT CALCULATIONS	2

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1-855-669-5421

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2	03/18/21	UPDATED AS PER REMARKS	ARS

CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

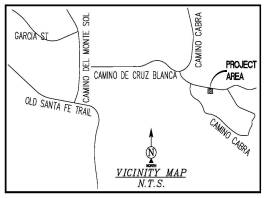
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1



SURVEY DATE
11/21/2019

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS "ZONE X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #35049C0416E, DATED 12/04/2012.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. SUFFICIENT INFORMATION TO PRECISELY MAP THE SUBJECT PARCEL AND THE RIGHT-OF-WAY OF CAMINO DE CRUZ BLANCA WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

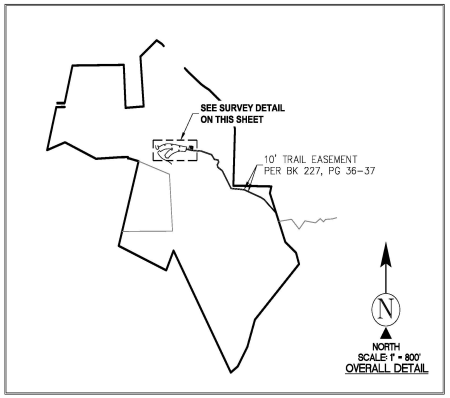
LEASE AREA LEGAL DESCRIPTION
A PORTION OF SAINT JOHN'S COLLEGE PROPERTY WITHIN THE CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID LEASE AREA, FROM WHICH AN IRON PIPE AT THE SOUTHWEST CORNER OF SAINT JOHNS COLLEGE TRACT K AS SHOWN ON UNRECORDED LEASE AREA SITE SURVEY BY SIERRA LAND SURVEYING INC. DATED FOR REVIEW NOVEMBER 3, 2001, WITH A NORTHING OF 1697644.94 AND AN EASTING OF 1739891.15, BEARS SOUTH 40°19'10" WEST, 1509.63 FEET; AND FROM WHICH AN IRON PIPE ALONG THE EAST LINE OF SECURITY TRACT AS SHOWN ON SAID SURVEY, WITH A NORTHING OF 1698413.17 AND AN EASTING OF 1740587.61, BEARS SOUTH 36°13'06" 474.47 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 11°53'46" EAST, 20.00 FEET; THENCE SOUTH 78°06'14" EAST, 30.00 FEET; THENCE SOUTH 11°53'46" WEST, 20.00 FEET; THENCE NORTH 78°06'14" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET (0.01 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE
RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

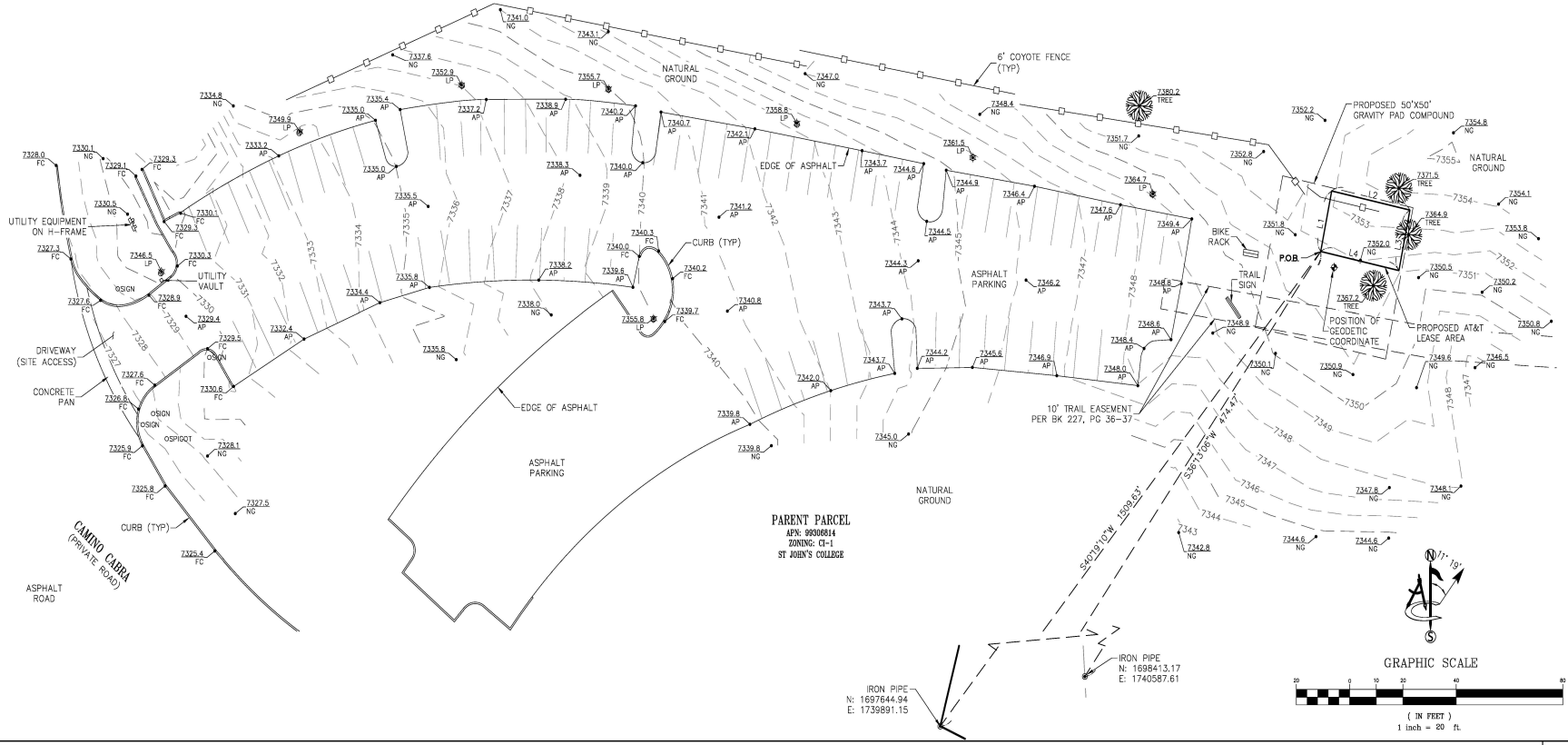


LEGEND

FC AP	FACE OF CURB TOP OF ASPHALT	LP NG	TOP OF LIGHT POLE NATURAL GROUND
	DECIDUOUS TREE		EVERGREEN TREE
7350.0	SPOT ELEVATION		POSITION OF GEODETIC COORDINATE
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATE
LATITUDE 35° 40' 06.77" (35.668547°) NORTH (NAD83)
LONGITUDE 105° 54' 42.41" (105.911781°)WEST(NAD83)
GROUND ELEVATION @ 7352.0' (NAVD88)

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	20.00'	N11°53'46"E
L2	30.00'	S78°06'14"E
L3	20.00'	S11°53'46"W
L4	30.00'	N78°06'14"W



AT&T

ambit consulting
410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:

Trylon
1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

NO.	DATE	DESCRIPTION	BY
1	12/03/19	PRELIMINARY	LO
2	12/19/19	DESIGN	CK
3	04/06/20	COMMENTS	MF
4	05/12/20	REVISE LEASE	RAG

SITE INFORMATION:
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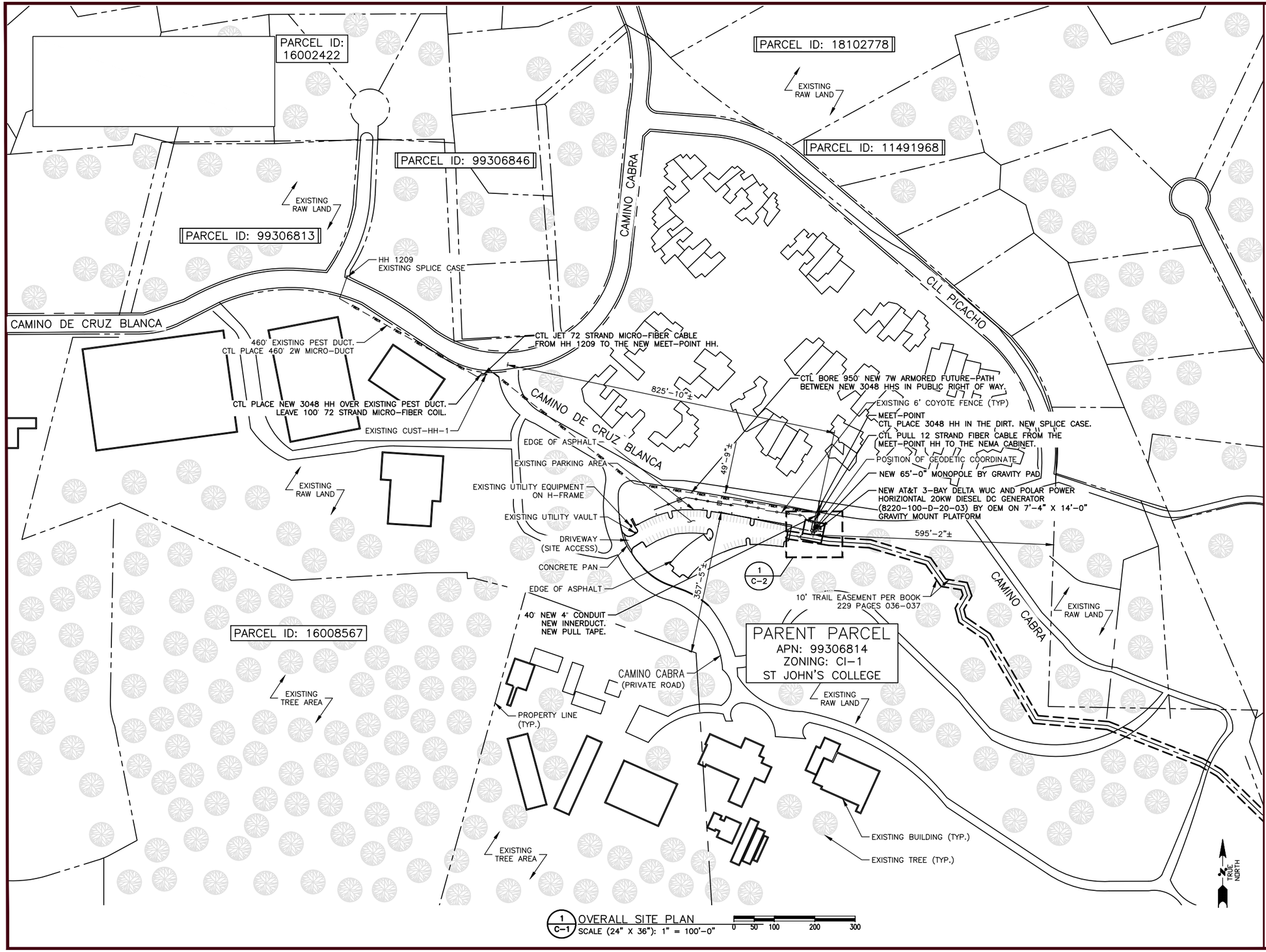
SANTA FE COUNTY

SEAL:

SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
LS-1

SITE PLAN



AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

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1-855-669-5421

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CLIFF ABERNATHY MEYER 22991 PROFESSIONAL ENGINEER
3-19-21

SITE INFORMATION

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NML00255

SITE NAME:
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FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

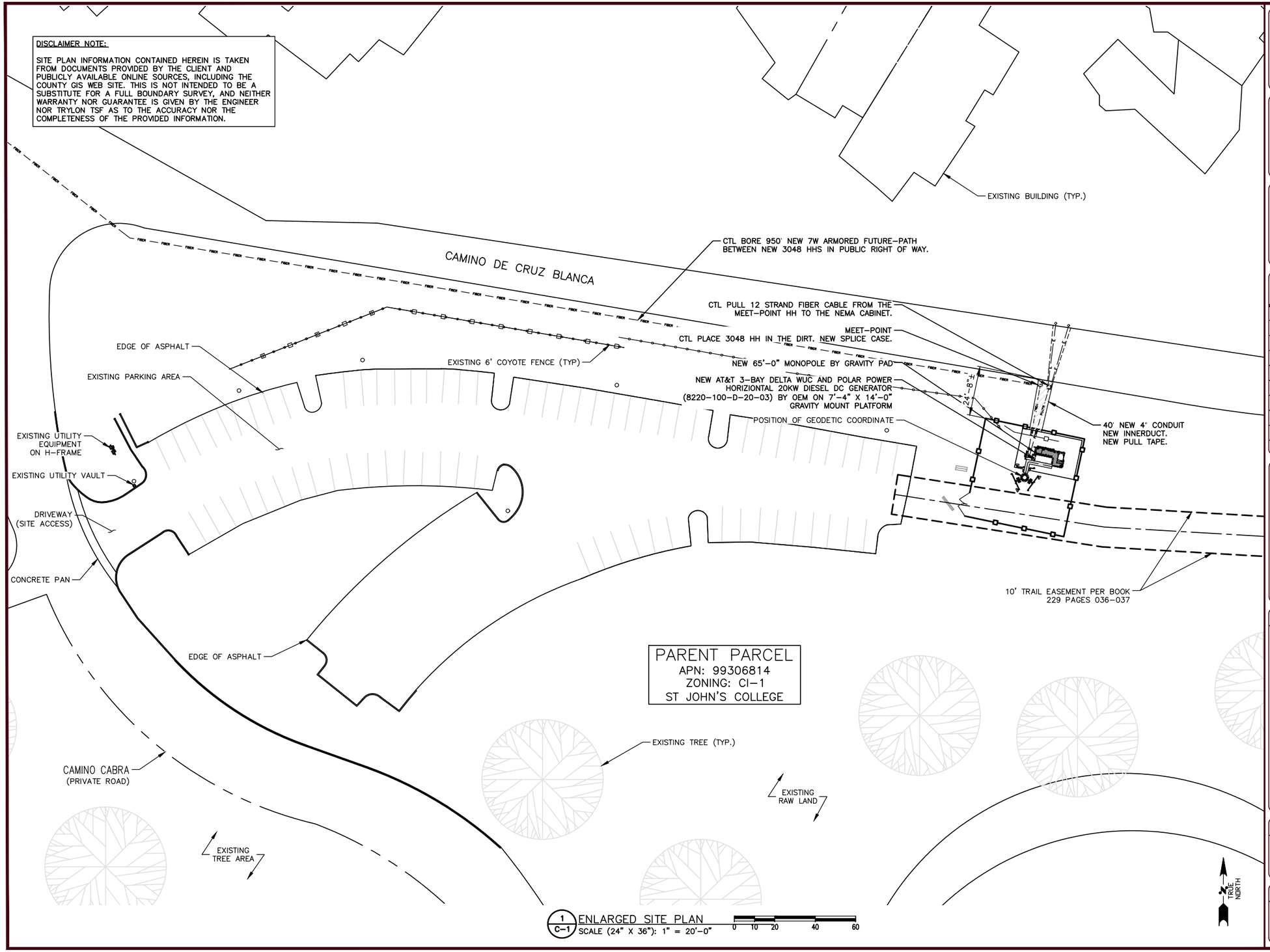
OVERALL SITE PLAN

SHEET NO.

C-1

DISCLAIMER NOTE:

SITE PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM DOCUMENTS PROVIDED BY THE CLIENT AND PUBLICLY AVAILABLE ONLINE SOURCES, INCLUDING THE COUNTY GIS WEB SITE. THIS IS NOT INTENDED TO BE A SUBSTITUTE FOR A FULL BOUNDARY SURVEY, AND NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ENGINEER NOR TRYLON TSF AS TO THE ACCURACY NOR THE COMPLETENESS OF THE PROVIDED INFORMATION.



1 C-1 ENLARGED SITE PLAN
SCALE (24" X 36"): 1" = 20'-0"
0 10 20 40 60

AT&T
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CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER
12-14-21

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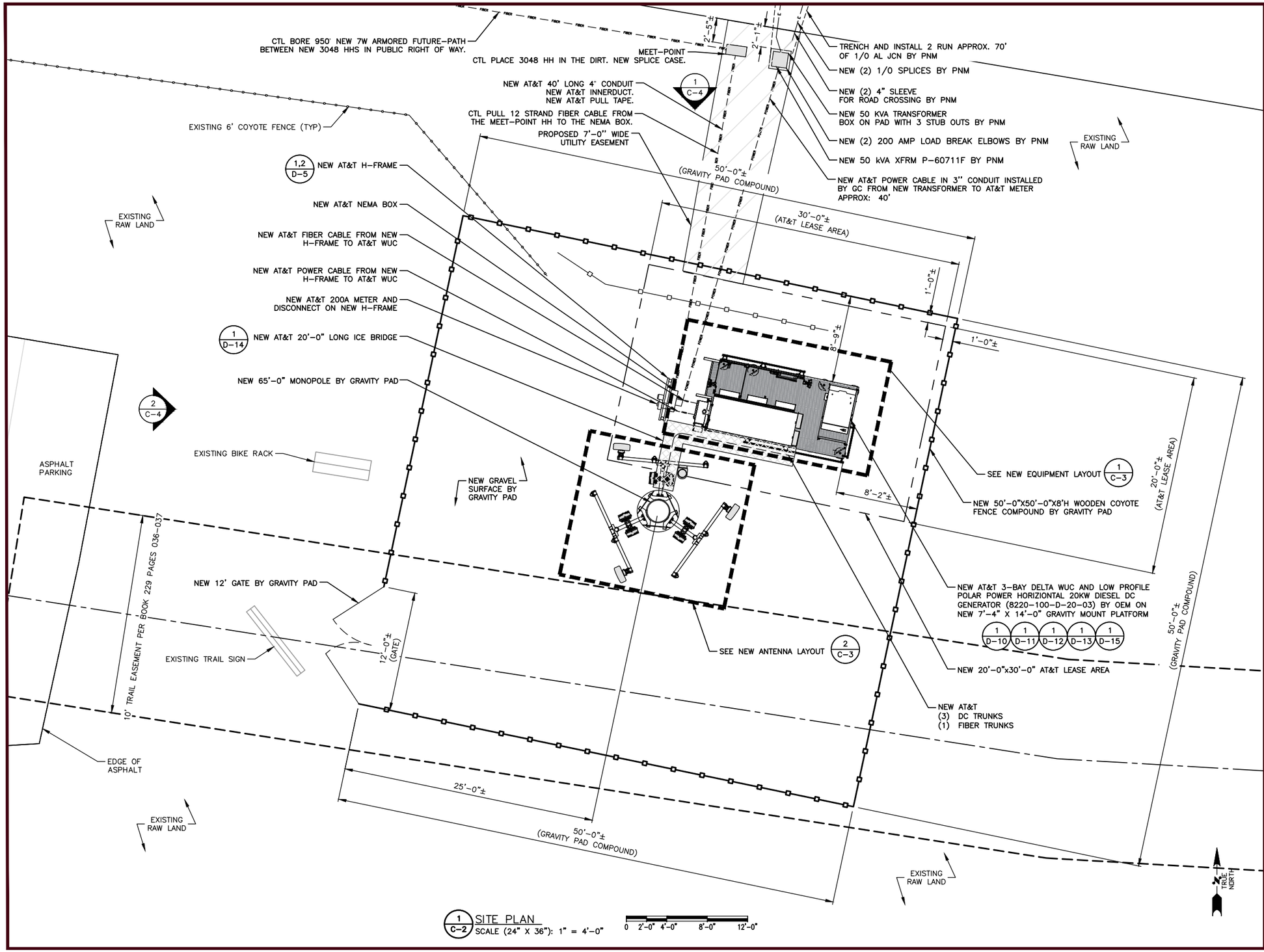
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ENLARGED SITE PLAN

SHEET NO.

C-1.1



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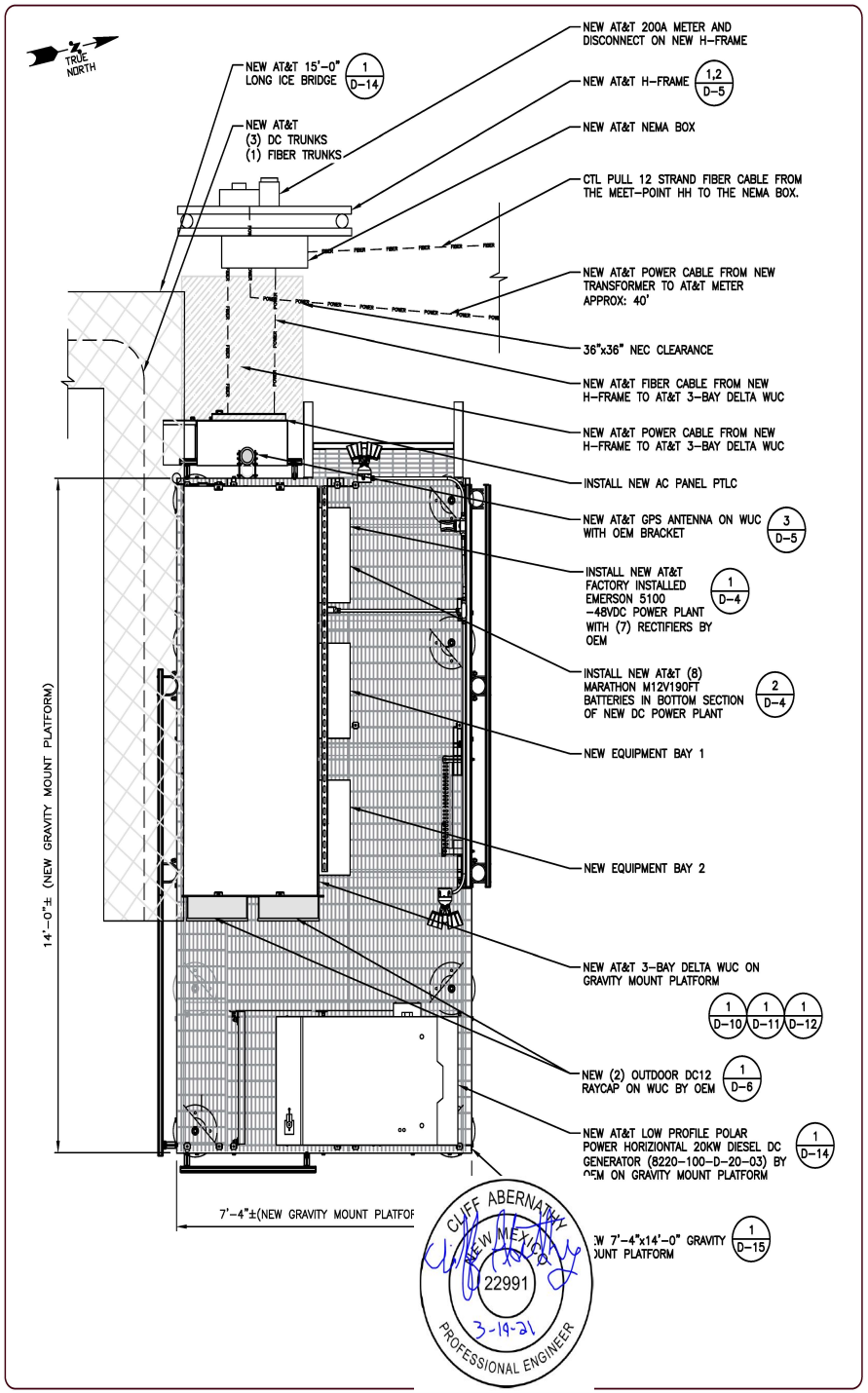
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

COMPOUND PLAN

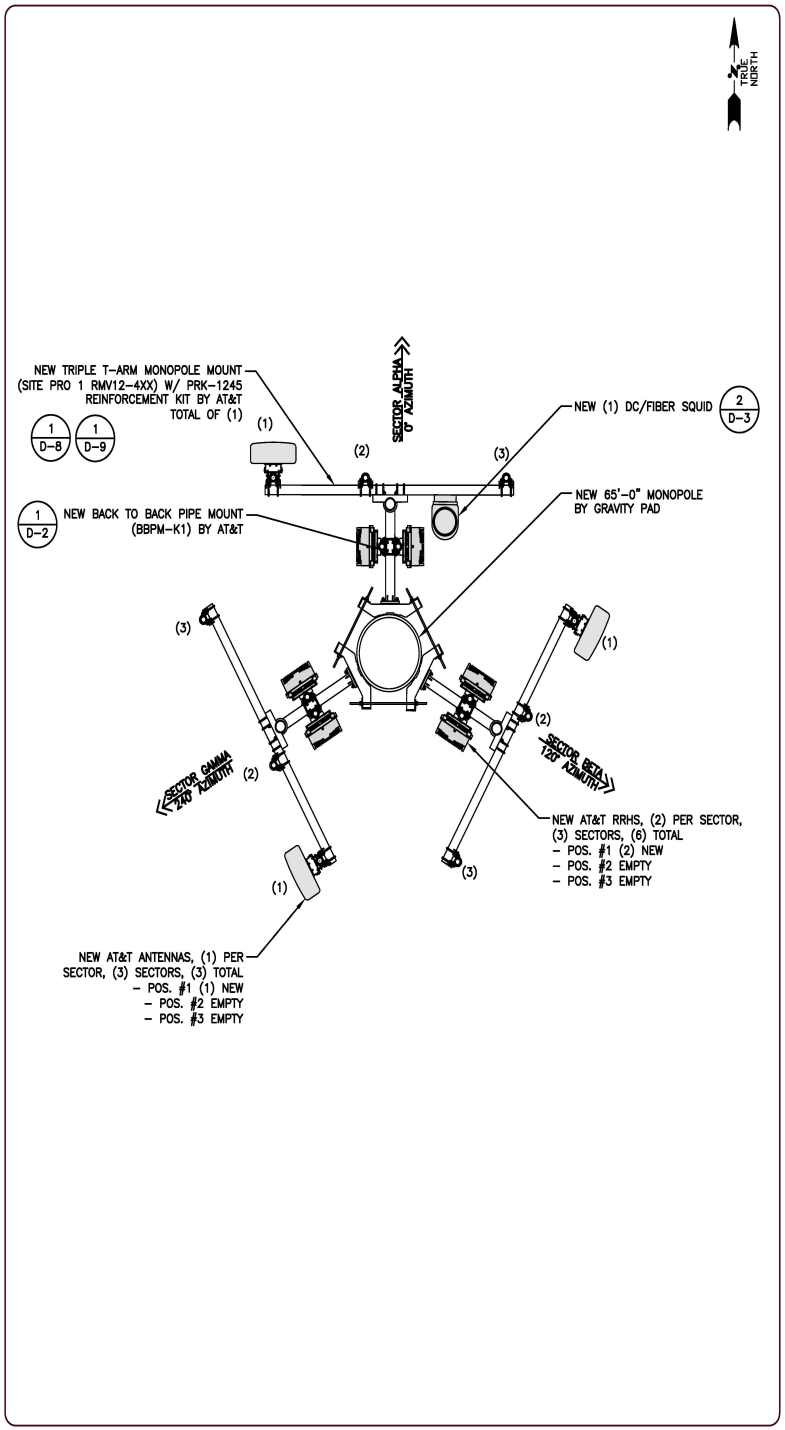
SHEET NO.

C-2



1 C-3 EQUIPMENT PLAN – NEW
SCALE (24" X 36"): 1" = 16"

0 0'-8" 1'-4" 2'-8" 4'-0"



2 C-3 ANTENNA PLAN – NEW
SCALE (24" X 36"): 1" = 2'-0"

0 1'-0" 2'-0" 4'-0" 6'-0"

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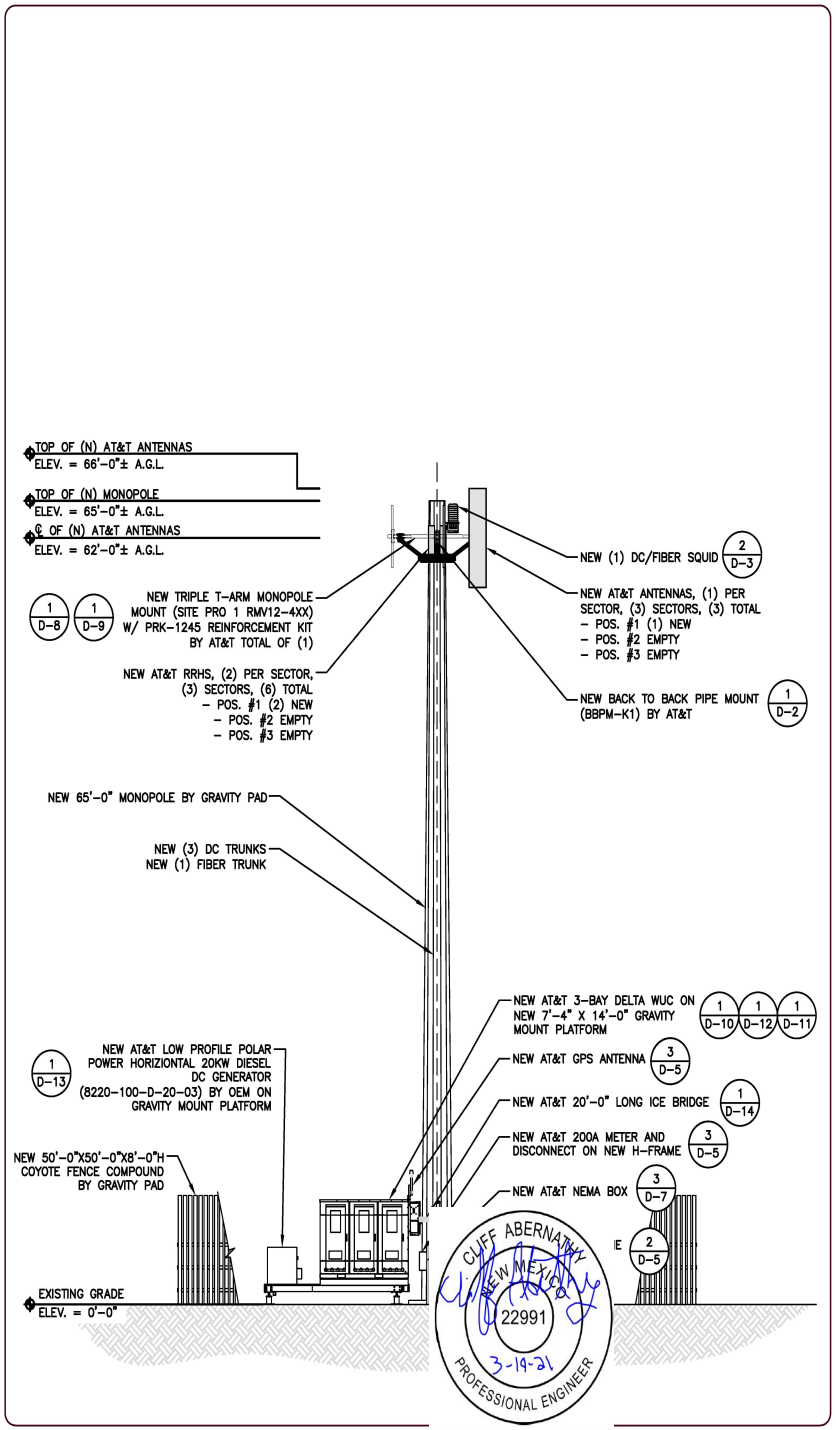
COUNTY:
SANTA FE COUNTY

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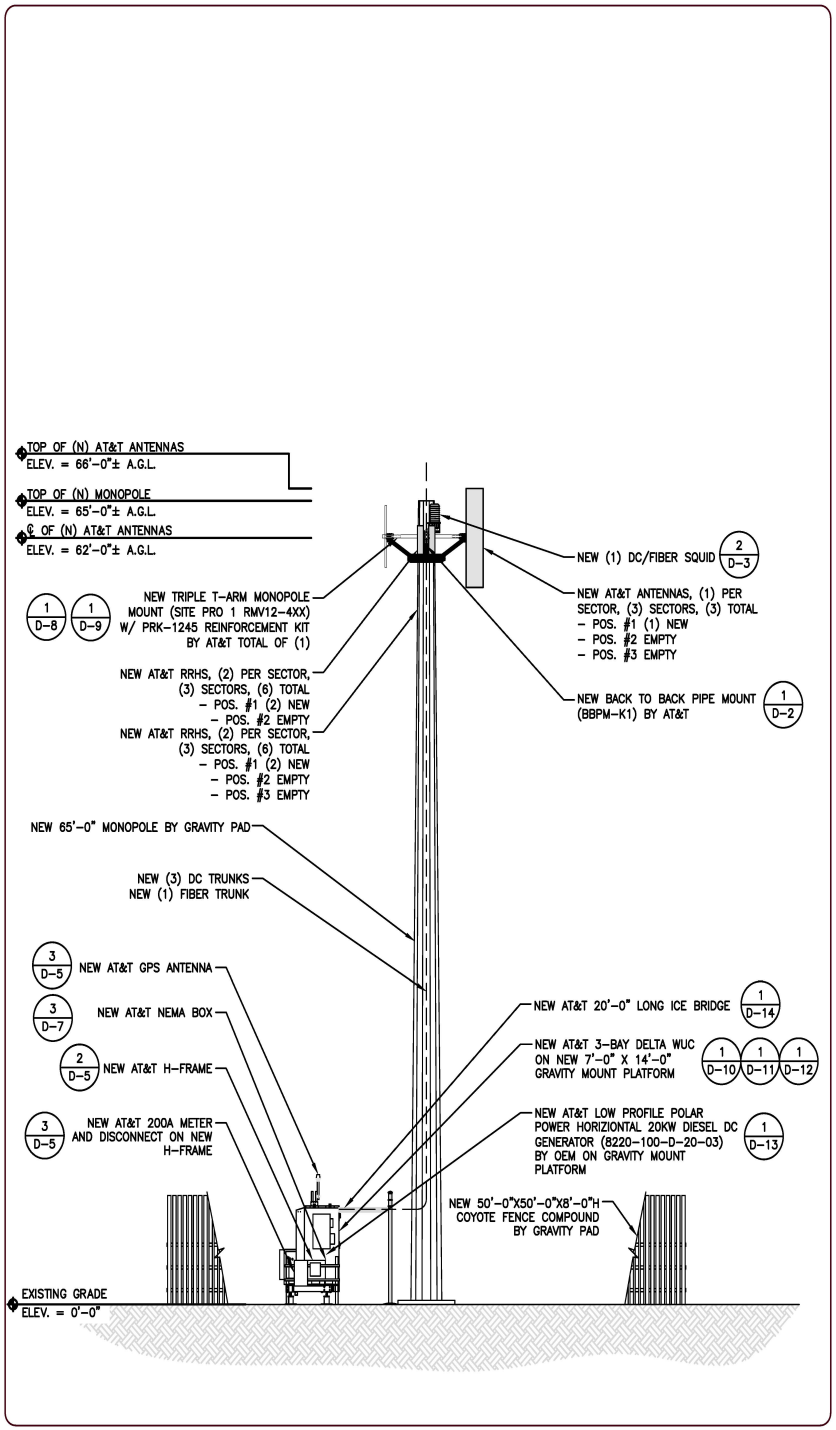
EQUIPMENT AND ANTENNA LAYOUTS

SHEET NO.

C-3



1 C-4 NORTH ELEVATION - NEW
SCALE (24" X 36"): 1" = 5'-4"
0 2'-8" 5'-4" 10'-8" 16'-0"



2 C-4 WEST ELEVATION - NEW
SCALE (24" X 36"): 1"=5'-4"
0 2'-8" 5'-4" 10'-8" 16'-0"

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COUNTY:
SANTA FE COUNTY

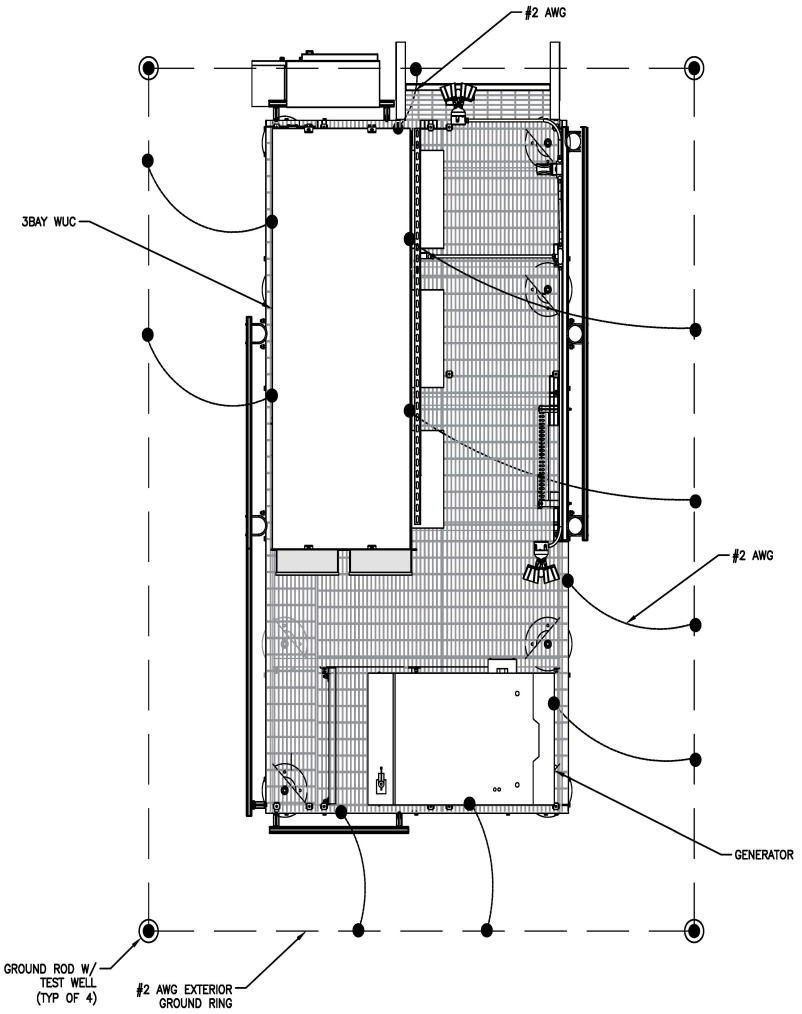
SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

C-4

NOTE:
GC TO TIE INTO TOWER GROUND RING PER AT&T SPECS



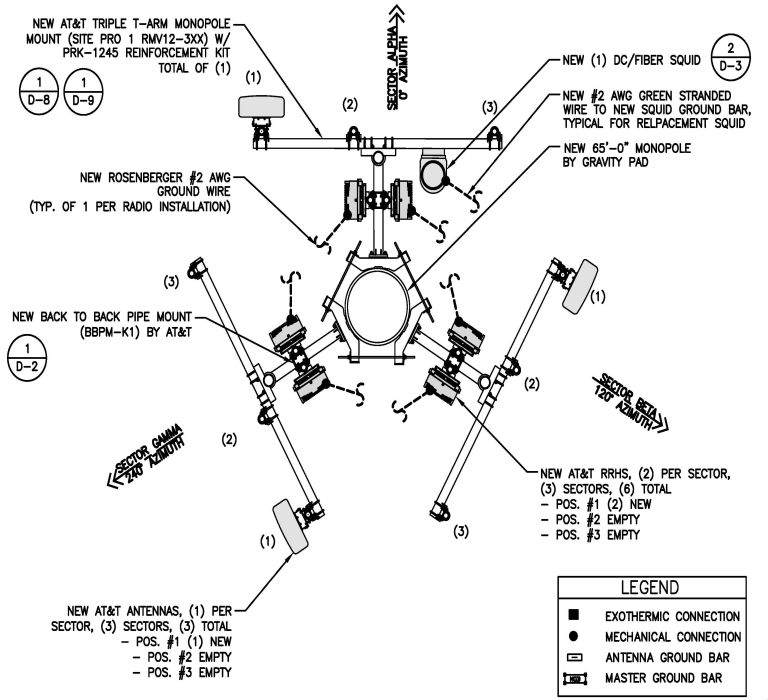
LEGEND
EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
ANTENNA GROUND BAR
MASTER GROUND BAR

NOTE:
-ALL NEW EQUIPMENT MUST BE GR(
RING OR HALO PER AT&T SPECIFICA
-CONTRACTOR TO REPLACE ALL MIS
GROUNDING CONNECTIONS AS REQUI

CLIFF ABERNATHY NEW MEXICO 22991 3-19-21 PROFESSIONAL ENGINEER

1 E-1 EQUIPMENT PLAN – NEW
SCALE (24" X 36"): 1'=16"

0 0'-8" 1'-4" 2'-8" 4'-0"



LEGEND
EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
ANTENNA GROUND BAR
MASTER GROUND BAR

2 E-1 ANTENNA GROUNDING PLAN
SCALE (11" X 17"): 1" = 2'-0"

0 1'-0" 2'-0" 4'-0" 6'-0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

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0	05/28/20	ISSUE FOR CONSTRUCTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

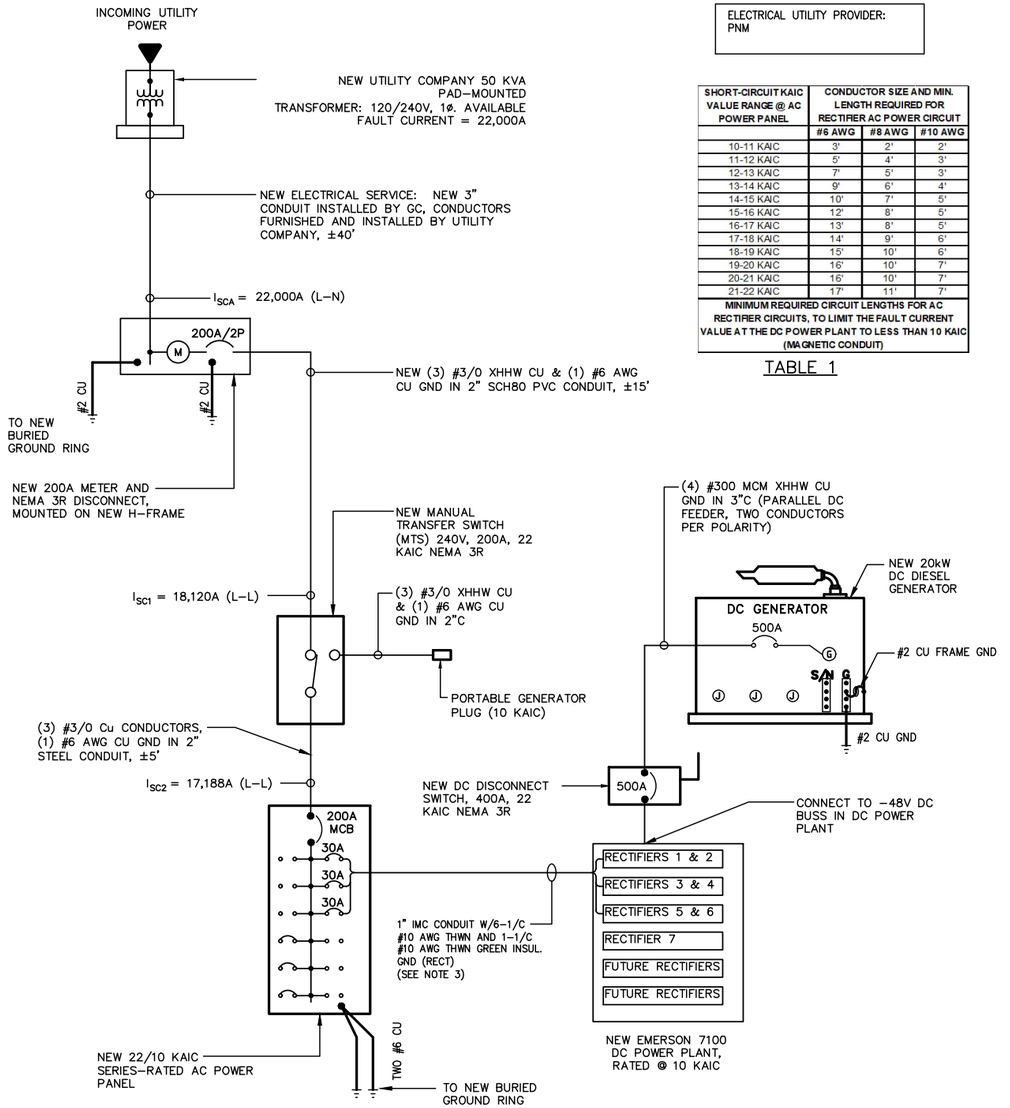
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

PANEL SCHEDULE AND GROUNDING PLANS

SHEET NO.

E-1



ELECTRICAL UTILITY PROVIDER:
PNM

SHORT-CIRCUIT KAIC VALUE RANGE @ AC POWER PANEL	CONDUCTOR SIZE AND MIN. LENGTH REQUIRED FOR RECTIFIER AC POWER CIRCUIT		
	#6 AWG	#8 AWG	#10 AWG
10-11 KAIC	3'	2'	2'
11-12 KAIC	5'	4'	3'
12-13 KAIC	7'	5'	3'
13-14 KAIC	9'	6'	4'
14-15 KAIC	10'	7'	5'
15-16 KAIC	12'	8'	5'
16-17 KAIC	13'	8'	5'
17-18 KAIC	14'	9'	6'
18-19 KAIC	15'	10'	6'
19-20 KAIC	16'	10'	7'
20-21 KAIC	16'	10'	7'
21-22 KAIC	17'	11'	7'
MINIMUM REQUIRED CIRCUIT LENGTHS FOR AC RECTIFIER CIRCUITS, TO LIMIT THE FAULT CURRENT VALUE AT THE DC POWER PLANT TO LESS THAN 10 KAIC (MAGNETIC CONDUIT)			

TABLE 1

NOTES:

1) ALL CIRCUIT BREAKERS AND/OR FUSES SHALL BE SERIES RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT INDICATED. THE SERIES COMBINATION RATINGS SHALL BE MARKED ON THE EQUIPMENT BY THE MANUFACTURER IN ACCORDANCE WITH NEC ARTICLE 110.22 & 240.86.

2) PROVIDE WARNING LABELS PER N.E.C. 110.22 FOR BOTH THE PANEL AND MAIN DISCONNECT. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWING:
"CAUTION – SERIES COMBINATION SYSTEM RATED 22KAIC/10KAIC. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".

3) CONDUCTORS FROM NEW AC POWER PANEL TO NEW DC POWER PLANT HAVE BEEN DERATED FOR MORE THAN (3) CURRENT-CARRYING CONDUCTORS WITHIN A SINGLE CONDUIT.

NML00255
AC POWER PANEL No. 001 (PROPOSED)
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A
MAIN BREAKER RATING (A): 200 SYSTEM VOLTAGE (V): 240

DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
EMERSON RECTIFIERS #1 & #2	2000	nc	30	1	2720		2	20	nc	720	INTERIOR RECEPTACLES
	2000	nc		3		2240	4	20	nc	240	SITE LIGHTS
EMERSON RECTIFIERS #3 & #4	2000	nc	30	5	2240		6	15	nc	240	WUC RECEPTACLE
	2000	nc		7		2180	8	20	nc	180	EXTERIOR GFCI
EMERSON RECTIFIERS #5 & #6	2000	nc	30	9	2250		10	20	nc	250	GENSET BTTY CHARGER
	2000	nc		11		3000	12	20	nc	1000	GENSET BLOCK HEATER
EMERSON RECTIFIERS #7 & #8	2000	nc	30	13	2000		14				BLANK
	2000	nc		15		2000	16				BLANK
EMERSON RECTIFIERS #9 & #10	2000	nc	30	17	2000		18				BLANK
	2000	nc		19		2000	20				BLANK
EMERSON RECTIFIERS #11 & #12	2000	nc	30	21	2000		22				BLANK
	2000	nc		23		2000	24				BLANK
EMERSON RECTIFIERS #13 & #14	2000	nc	30	25	2000		26				BLANK
	2000	nc		27		2000	28				BLANK
SPARE (OFF)			30	29	0		30				BLANK
				31		0	32				BLANK
BLANK				33	0		34				BLANK
BLANK				35		0	36				BLANK
BLANK				37	0		38				BLANK
BLANK				39		0	40				BLANK
BLANK				41	0		42				BLANK
PHASE TOTALS (VA):					15210	15420					
CURRENT PER PHASE (A):					127	129	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					30630		Legend: c = continuous, nc = non-continuous				

PANEL CAPACITY (KVA):	48.0	CONNECTED LOAD (KVA):	30.6
PANEL LOADING (100% non-cont. load) (KVA):	30.6		
PANEL LOADING (125% continuous load) (KVA):	0.0		
PANEL LOADING (TOTAL) (KVA):	30.6		
SPARE CAPACITY (KVA):	17.4		

NOTE:

NEW ELECTRICAL EQUIPMENT SHORT-CIRCUIT INTERRUPT RATINGS ARE BASED UPON FUTURE INSTALLATION OF A 200KVA, 1ø TRANSFORMER TO SUPPORT (4) 200A ELECTRICAL SERVICES.

AC LINE-LINE FAULT CURRENT CALCULATIONS
NOTE: CALCULATIONS BASED UPON THE POINT-TO-POINT METHOD

ENTER THE FOLLOWING INPUTS:		
AVAILABLE FAULT CURRENT, FROM GOVERNING UTILITY COMPANY (LEAVE BLANK IF UNKNOWN)	22000	AMPS
FAULT CURRENT AT ELECTRIC METER		
SHORT CIRCUIT CURRENT RMS SYMMETRICAL	22000	AMPS
LINE-LINE FAULT CURRENT AT SECONDARY: $I_{SC(L-L)} = I_{S-C}$/TOTAL IMPEDANCE	22000	AMPS
LINE-NEUTRAL FAULT CURRENT AT SECONDARY: $I_{SC(L-N)} = I_{S-CN}$/TOTAL IMPEDANCE	22000	AMPS
FAULT CURRENT AT MANUAL TRANSFER SWITCH		
CABLE LENGTH FROM METER TO MTS ("L")	15	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	240	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	1	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	MAGNETIC	
PHASE CONDUCTOR CONSTANT ("C_1")	12844	
NEUTRAL CONDUCTOR CONSTANT ("C_2")	12844	
F_{SC-LL}: $F_{SC-LL}=(2 \times L \times I_{SC}) / (C_1 \times N \times V_{L-L})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C1 \times N \times V_{L-L})$, THREE-PHASE	0.2141	
F_{SC-LN}: $F_{SC-LN}=(2 \times L \times I_{SC}) / (C_2 \times N \times V_{L-N})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C2 \times N \times V_{L-N})$, THREE-PHASE	0.4282	
M_{SC-LL}: $M_1=(1/(1+F_1))$	0.8237	
M_{SC-LN}: $M_2=(1/(1+F_2))$	0.7002	
LINE-LINE FAULT CURRENT AT MANUAL TRANSFER SWITCH: [ISC,L-L x M1]	18120	AMPS
LINE-NEUTRAL FAULT CURRENT AT MANUAL TRANSFER SWITCH: [ISC,L-N x M2]	15404	AMPS
FAULT CURRENT AT AC POWER PANEL		
CABLE LENGTH FROM MANUAL TRANSFER SWITCH TO AC POWER PANEL ("L")	5	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	240	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	1	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	NONMAGNETIC	
PHASE CONDUCTOR CONSTANT ("C_1")	13923	
NEUTRAL CONDUCTOR CONSTANT ("C_2")	13923	
F_{SC-LL}: $F_{SC-LL}=(2 \times L \times I_{SC}) / (C_1 \times N \times V_{L-L})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C1 \times N \times V_{L-L})$, THREE-PHASE	0.0542	
F_{SC-LN}: $F_{SC-LN}=(2 \times L \times I_{SC}) / (C_2 \times N \times V_{L-N})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C2 \times N \times V_{L-N})$, THREE-PHASE	0.0922	
M_{SC-LL}: $M_1=(1/(1+F_1))$	0.9486	
M_{SC-LN}: $M_2=(1/(1+F_2))$	0.9156	
LINE-LINE FAULT CURRENT AT AC POWER PANEL: [ISC,L-L x M1]	17188	AMPS
LINE-NEUTRAL FAULT CURRENT AT AC POWER PANEL: [ISC,L-N x M2]	14104	AMPS

1 / E-2 ONE LINE DIAGRAM AND FALUT CALCULATIONS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

ONE LINE DIAGRAM AND FALUT CALCULATIONS

SHEET NO.

E-2

EXHIBIT G14

AT&T

N255 / NML00255

SJC PARKING LOT

1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

FA#: 14623999 USID: 275858

LTE 1C PTN: 3903A0LD5C

PART "B" STANDARD DETAILS, NOTES, SCHEMATICS, AND DIAGRAMS

APPROVALS

		DATE:
AT&T (CONST):		DATE:
AT&T (SAM):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
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CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: REFERENCE SITE SPECIFIC DRAWINGS

ELECTRICAL CODE: REFERENCE SITE SPECIFIC DRAWINGS

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
NATIONAL ELECTRICAL CODE 2017 (WITH CITY AMENDMENTS)
LIGHTNING PROTECTION CODE: NFPA 780 – 2017, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	2
T-2	SPECIFICATIONS	2
T-3	GENERAL REQUIREMENTS, LEGENDS & ABBREVIATIONS	2
D-1	DETAILS	2
D-2	DETAILS	2
D-3	DETAILS	2
D-4	DETAILS	2
D-5	DETAILS	2
D-6	DETAILS	2
D-7	DETAILS	2
D-8	DETAILS	2
D-9	DETAILS	2
D-10	DETAILS	2
D-11	DETAILS	2
D-12 TO 14	DETAILS	2
D-15	GRAVITY MOUNT PLATFORM	2
D-16	CONNECTION DIAGRAM AND CONDUIT SIZES	2
D-17	LTE ALARM BLOCK ASSIGNMENTS	2
G-1	GROUNDING PLANS, DETAILS & NOTES	2

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COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

SPECIFICATIONS

GENERAL CONSTRUCTION NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – AT&T MOBILITY
OEM – ORIGINAL EQUIPMENT MANUFACTURER

2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.

3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.

5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

6. DELETED.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.

9. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE OWNER. ROUTING OF TRENCHING SHALL BE APPROVED BY OWNER.

10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2 IN.
#5 AND SMALLER & WWF	1–1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:	
SLAB AND WALL	3/4 IN.
BEAMS AND COLUMNS	1–1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOV SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPT SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEE APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE I RAMSET/REDHEAD OR APPROVED EQUAL.

7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN LESS THAN 50 CUBIC YARDS (UBC 1905.6.1.3) IN THAT EVENT THE FOLLOWING SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;
(A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
(B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.
FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE TEST.

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

GROUNDING NOTES:

1. THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE OWNER FOR RESOLUTION.

2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

3. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.

4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.

6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.

9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.

3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.

4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.

6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE AT&T MOBILITY
ITION FOR SITE SIGNAGE.

ITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS
IT AND TOWER AREAS.

L OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN
S, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE
FINISHED SURFACE APPLICATION.

AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY
ER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND
D TO PREVENT EROSION.

RACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.

2. CONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. CONTRACTOR SHALL SUBMIT MODIFICATIONS TO OWNER FOR APPROVAL.

3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.

4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.

6. POWER PHASE CONDUCTORS (I.E., HOTS)SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODEJS SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS..

7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S)..

8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.

9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILE TIE WRAPS.

10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.

13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.

14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).

15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.

17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.

23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.

25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

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F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

SPECIFICATIONS

SHEET NO.

T-2

LEGEND

- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECHANICAL GRND. CONN.
- CADWELD
- GROUND ACCESS WELL
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- FND. MONUMENT
- SPOT ELEVATION
- SET POINT
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- EXISTING MASONRY
- CONCRETE
- EARTH
- PLYWOOD
- SAND
- WOOD CONT.
- WOOD BLOCKING
- STEEL
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- A — COAXIAL CABLE
- X — CHAIN LINK FENCING
- OHT/OHP — OVERHEAD TELEPHONE/OVERHEAD POWER
- OHT — OVERHEAD TELEPHONE LINE
- OHP — OVERHEAD POWER LINE
- E — POWER RUN
- F/P — FIBER/POWER RUN
- T — TELCO RUN
- T/E — POWER/TELCO RUN
- G — GROUNDING CONDUCTOR
- GROUNDING CONDUCTOR
- CONDUIT UNDERGROUND
- FUSE, SIZE AND TYPE AS INDICATED.
- SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB
- MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE
- LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336
- 5/8" X 10'-0" ,CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
- CHEMICAL GROUND ROD (KIT GROUND ROD)
- CADWELD CONNECTION
- MECHANICAL CONNECTION
- HALO GROUND CONNECTION
- CIRCUIT BREAKER
- UTILITY METER BASE
- TRANSFORMER
- STEPDOWN TRANSFORMER
- RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBEL CATALOG #5362
- S — TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
- S_{WP} — TOGGLE SWITCH, 1P-120V-15A, "WP"
- IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
- POLE
- (N) POLE MOUNTED XFMER
- EXISTING POLE MOUNTED XFMR
- (N) PAD MOUNTED XFMER
- EXISTING PAD MOUNTED XFMER

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
AC	ALTERNATE CURRENT/AIR CONDITIONER
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AT.	AMPERE TRIP
AWG.	AMERICAN WIRE GAUGE
BATT.	BATTERY
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BR.	BRANCH
BRKR.	BREAKER
BTCW.	BARE TINNED COPPER WIRE
BTS.	BASE TRANSMISSION SYSTEM
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
C	CONDUIT
CAB.	CABINET
CANT.	CANTILEVER(ED)
CB.	CIRCUIT BREAKER
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT
C.I.P.	CAST IN PLACE
CKT.	CIRCUIT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DC	DIRECT CURRENT
DEM.	DEMAND
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EGR.	EMERGENCY GENERATOR RECEPTACLE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EXIST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
FAC.	FACTOR
F/A	FIRE ALARM
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR	FLUORESCENT
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
FU	FUSE
G	GROUND
GR	GROWTH (CABINET)
GA.	GAUGE
GEN.	GENERATOR
GI.	GALVANIZE(D)
G.F.C. I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB.	GLUE LAMINATED BEAM
GND	GROUND
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
GSM	GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)
HDBC	HARD DRAWN COPPER WIRE
HDR.	HEADER
HGR.	HANGER
HPS	HIGH PRESSURE SODIUM
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN.(")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
LG.	LENGTH
L.	LONG(ITUDINAL)
LPS	LOW PRESSURE SODIUM
LTE	LONG TERM EVOLUTION (
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MTS.	MANUAL TRANSFER SWITCI
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MAI
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
OBIF	OPTICAL BASEBAND INTER
OH	OVERHEAD
O.C.	ON CENTER
OPNG.	OPENING
P	POLE
PCS	PERSONAL COMMUNICATION SERVICES
PH	PHASE
PLY.	PLYWOOD
PNLBD	PANELBOARD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
PRI	PRIMARY
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
RBS	RADIO BASE STATION (BASE STATION 3G NETWORKS)
RCPT.	RECEPTACLE
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)
RX-AIT	RECEIVER AIR INTERFACE TRAY
SAF	SAFETY
SCH.	SCHEDULE
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
SHT.	SHEET
SIM.	SIMILAR
S.N.	SOLID NEUTRAL
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SURF	SURFACE
SW	SWITCH
TEL.	TELEPHONE
TEMP.	TEMPORARY
	UNTED AMPLIFIER
	Y VOLTAGE)
	NTENNA
	JRB
	OUNDATION
	ATE (PARAPET)
	EEL
	ALL
	OUND
	ERS LABORATORY INC.
	MOBILE TECH. SYS.
	E TECH.)
	DTED OTHERWISE
	RNATING CURRENT
	FIELD
	I)
W.P.	WEATHERPROOF
WT.	WEIGHT
WT.	WEIGHT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE
℄	CENTERLINE
℄	PLATE, PROPERTY LINE



GENERAL REQUIREMENTS

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.

2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.

3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.

5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.

2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.

3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.

4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
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2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

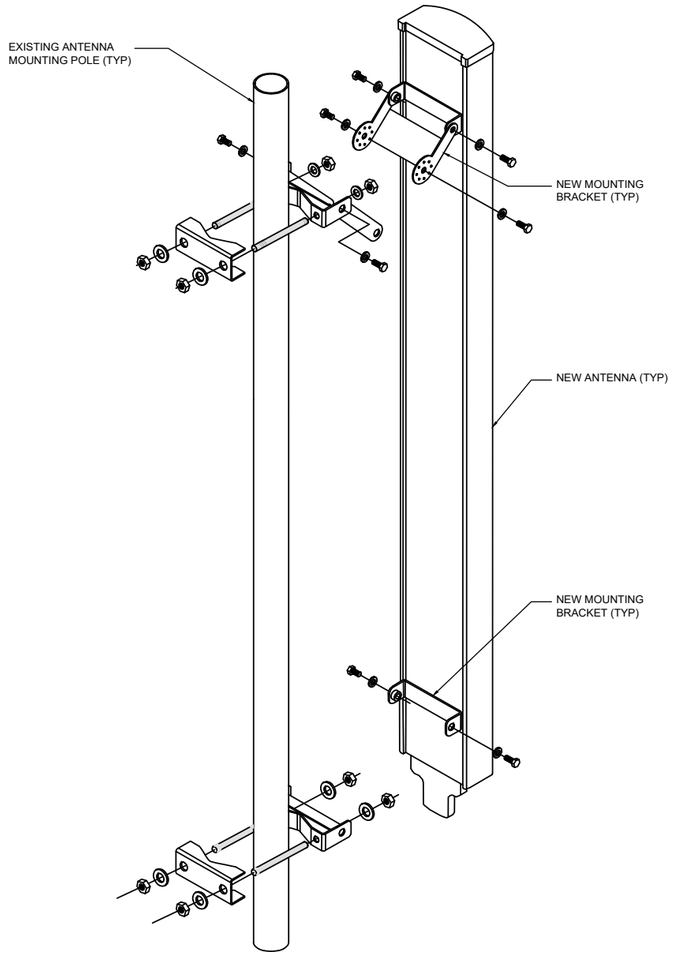
SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

GENERAL REQUIREMENTS, LEGENDS & ABBREVIATIONS

SHEET NO.

T-3



NOTE:
ALL PIPES BRACKETS AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE

1 / D-1 ANTENNA MOUNTING DETAIL



General Specifications

Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	12
RF Connector Quantity, low band	4
RF Connector Quantity, high band	8
RF Connector Interface	4.3-10 Female
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	954.0 N @ 150 km/h 214.5 lbf @ 150 km/h

NNH4-65C-R6-V3

Wind Loading, lateral	331.0 N @ 150 km/h 74.4 lbf @ 150 km/h
Wind Loading, maximum	1235.0 N @ 150 km/h 277.6 lbf @ 150 km/h
Effective Projected Area (EPA), frontal	0.90 m^2 | 9.69 ft^2
Effective Projected Area (EPA), lateral	0.31 m^2 | 3.34 ft^2
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	2438.0 mm | 96.0 in
Width	498.0 mm | 19.6 in
Depth	197.0 mm | 7.8 in
Net Weight, without mounting kit	46.3 kg | 102.1 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (4) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male

2 / D-1 NNH4-65C-R6-V3 ANTENNA DETAIL

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10590 WEST OCEAN AIR DRIVE SUITE 300
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Trylon
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IRVING, TEXAS 75038
1-855-669-5421

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H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS



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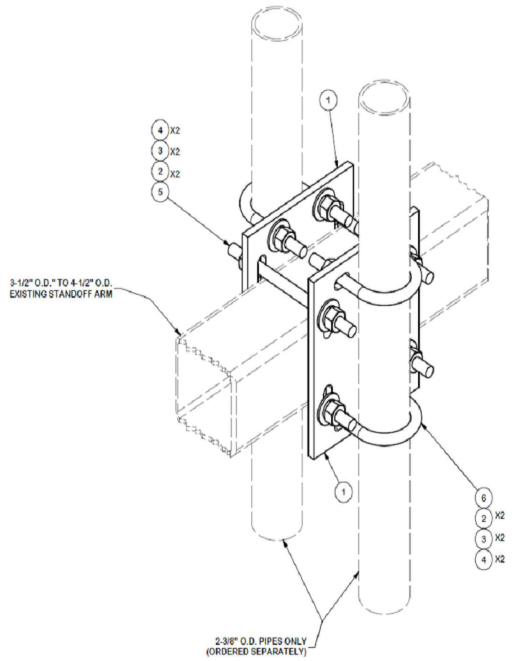
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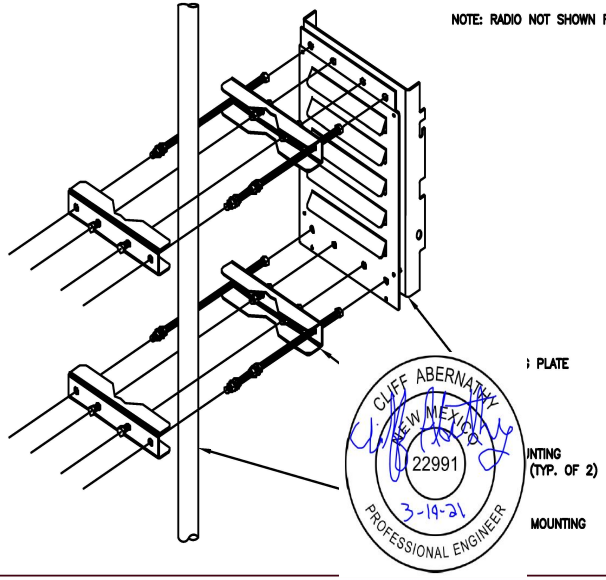
DETAILS

SHEET NO.

D-1

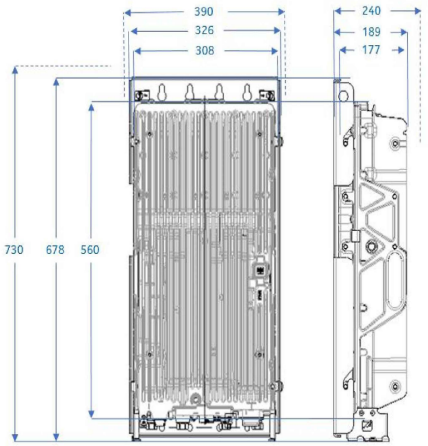


BACK TO BACK PIPE MOUNT (BBPM-K1)



1 / D-2 RRU MOUNTING DETAIL

AHLBA Dimensions



All dimensions in mm

Core: 560 X 308 X 177 = 31L
Envelope: 678 X 326 X 189 = 42L
Envelope with cover (dotted lines): 730 X 390 X 240

Product name	AirScale Dual RRH 4T4R B12/14 320W AHLBA - 474240A
Supported frequency bands	3GPP Band 12 and Band 14
Frequencies	Band 12: DL 729–745MHz, UL 699–715MHz Band 14: DL 758–768MHz, UL 788–798MHz
Number of TX/RX ports	4
Instantaneous Bandwidth IBW	Band 12: 16MHz, Band 14: 10MHz
Occupied Bandwidth OBW	Band 12: 15MHz, Band 14: 10MHz
Output power	80W per TX port shared between bands (e.g. 4x40W per band)
Dimensions (mm) height x width x depth	730x390x240 (overall not-to-exceed with cover and bracket)
Weight (kg)	<46 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	525W (ETSI 24h Avg – 4x20W per band, 40W per TX port)
Antenna ports	4TX/RX, 4.3-10+
Optical ports	2 x CPRI 9.8 Gbps
ALD control interfaces	AISG3.0 from ANT1, 2, 3, 4 and RET (Power supply ANT1 and ANT3)
Other interfaces	External alarm MDR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal book mount
Surge protection	Class II 5kA

2 / D-2 AIRSCALE DUAL RRH 4T4R B12/14 320W

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2	03/18/21	UPDATED AS PER REMARKS	ARS

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D-2

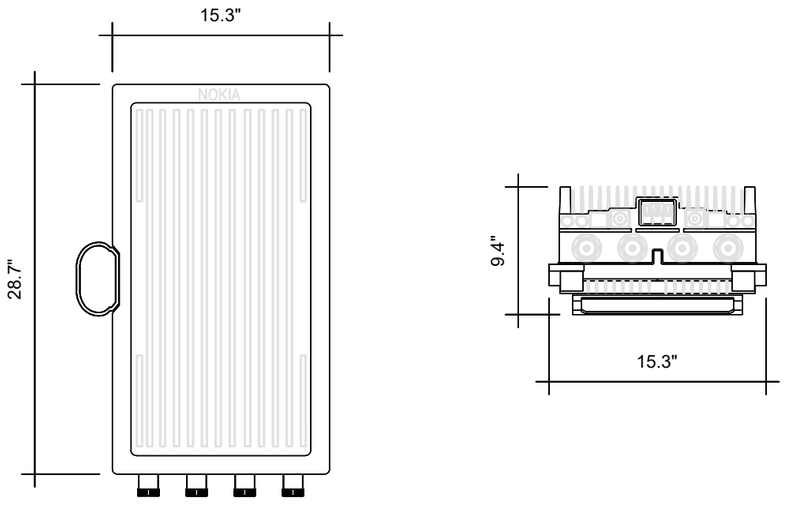
NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

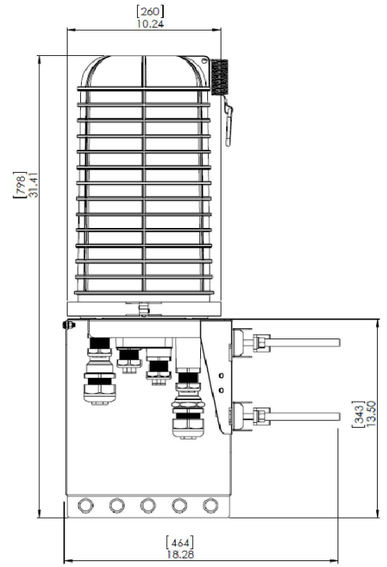
DIMENSIONS, HxWxD: 560 X 308 X 149 (MM) (CORE)
28.7" X 15.3" X 9.4" (CORE)

730 X 390 X 240 (MM)
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

28.7" X 15.3" X 9.4"
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

WEIGHT: < 40 (kg)
< 88.2 lbs
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)





Electrical		
Model Number		DC9-48-60-24-8C-EV
CEQ / ANT Number		CEQ.21427
Number of Circuits Protected		9
Surge Protective Device (SPD) Type per UL 1449 4th Edition		Type 2
Surge Protection Class as per IEC 61643-11		Class I
Nominal Operating DC Voltage [U_c]		-48 VDC
Nominal Discharge Current [I_n] per UL 1449 4th Edition		20 kA 8/20 µs
Maximum Impulse (Lightning) Current [I_{max}] per IEC 61643-11		12.5 kA 10/350 µs
Maximum Continuous Operating DC Voltage [U_c] (MCOV)		60 VDC
Voltage Protection Level [U_p] at 12.5kA per IEC 61643-11		160 V
Voltage Protection Level [U_p] at 5kA per IEC 61643-11		145 V
Voltage Protection Rating (VPR) per UL 1449 4th Edition		330 V
Suppression Technology		MOV
Strikesorb Module Type 2CA (UL 1449 4th edition)		30-V1-2CEV
Protection Modes:	Normal Mode	-48V to Return
	Common Mode	Return to Ground
Mechanical		
Connection Terminal (Suppression) Method (for all power cables)		Compression lug 2 hole, #10, 5/8 pitch, #12 – #4 AWG [3.3 – 21.15 mm²]
Connection Terminal (Terminal Block) Method	Copper	#12 to #4 AWG [3.3 – 21.15 mm²]
Fiber Connection Method		LC-LC Single Mode
Environmental Ingress Protection (IP) Rating		IP 68
Operating Temperature (°C)		-40° C to +100° C
Storage Temperature (°C)		-70° C to +80° C
Cold Temperature Cycling IEC 61300-2-22		-30° C to +60° C 200 hrs @5 PSI
Resistance to Aggressive Materials CEI IEC 61073-2		Including Acids and Bases
UV Protection ISO 4892-2 Method A		Xenon-Arc 2160 hrs
Enclosure Type		Outdoor NEMA 4X
Enclosure Dimensions (L x W x H)		18.28" x 10.24" x 31.4" [464 x 260 x 797 mm]
Weight*		System: 16.0 lbs [7.25 kg] Mount: 10.2 lbs [4.62 kg] Total: 26.2 lbs [11.87 kg]
Combined Wind Loading	Sustained | Gust	150 mph Sustained: 105.7 lbs [470 N] | 195 mph Gust: 213.6 lbs [950 N]
Optional Kits Available		
Trunk Gland Kit A	CEQ.21428	Oval Gasket for 4AWG and 6AWG Trunk
Trunk Gland Kit B	CEQ.21429	Oval Gasket for (2) 4AWG Trunks
Trunk Gland Kit C	CEQ.21434	Oval Gasket for (2) 8AWG Trunks

1 D-3 NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

2 D-3 DC9-48-60-24-8C-EV DETAIL

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CLIFF ABERNATHY 22991 NEW MEXICO PROFESSIONAL ENGINEER 3-19-21

SITE INFORMATION

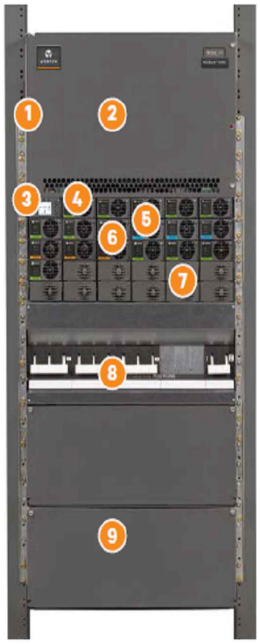
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SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-3



PHYSICAL CHARACTERISTICS			
Mounting	Standard 19" rack mounting	Standard 19" and 23" rack mounting	
Distribution Shelf / Cabinet Dimensions (H x W x D)	1U x 19" x 15" shelf	4U x (19" or 23") x 15" cabinet (19" depth with AC/solar termination panel)	8U x (19" or 23") x 15" cabinet
Module Shelf Dimensions (H x W x D)	1U x 19" x 15"	1U x (19" or 23") x 15"	1U x (19" or 23") x 15"
System Dimensions (H x W x D)	(3.5" up to 5.25") x 19" x 15"	(8.75" to 7.5") x (19" or 23") x 23.14" (with batteries)	
AC Accessibility	Rear/front		Rear
DC Load Accessibility	Front		h front and top access

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

1 D-4 EMERSON NETSURE 5100 POWER PLANT DETAIL
SCALE: NTS



TECHNICAL CHARACTERISTICS AND DATA

Nominal voltage	12 V
Float charge	2,29 V/C @ 20 °C
Capacity	CP 10min 1,6V/C 20°C 4600W/Bloc
	CC 10h 1,8V/C 20°C 190Ah
Short circuit current	3653 A (IEC60896-21/22)
Internal resistance	3,4 mΩ (IEC60896-21/22)
Terminal	F-M6-90°
Terminal Torque	11 Nm
Container	UL 94-HB (Polypropylene)
Temperature range	-40°C to 55°C
Dimensions (l x b/w x h)	125 x 559 x 318 mm
Weight	62 kg
Origin	Castanheira, Portugal

2 D-4 MARATHON M12V190FT BATTERY DETAIL
SCALE: NTS

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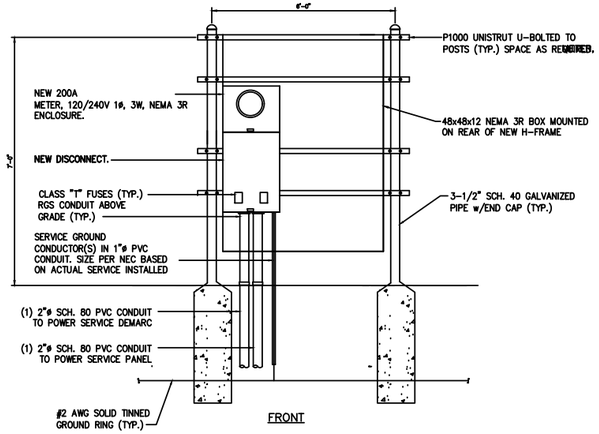
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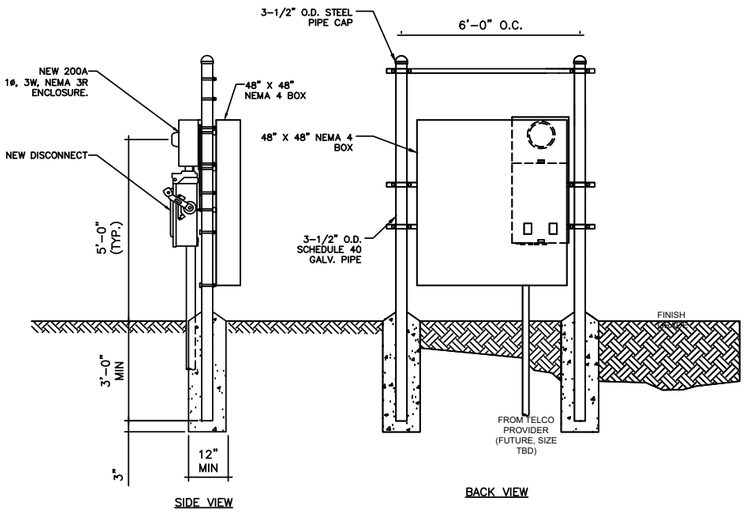
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DETAILS

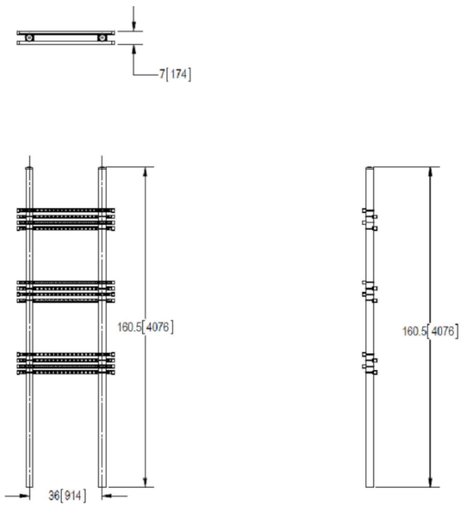
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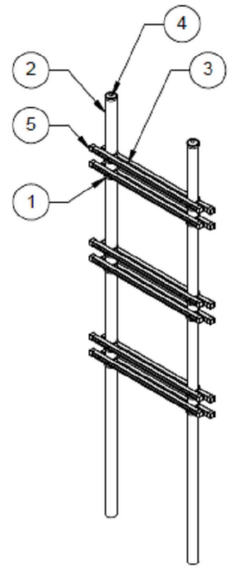
D-4





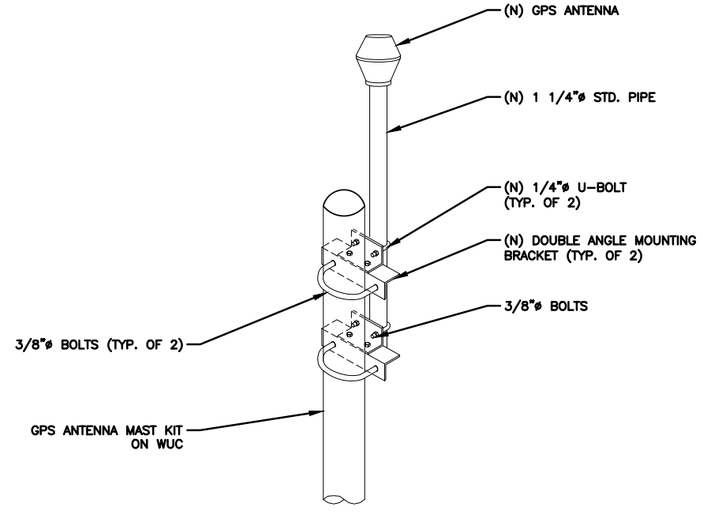
1/D-5 METER & DISCONNECT MOUNTING DETAIL





ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT	NOTE NO.
1	GUB-3365	3/8" X 3-5/8" X 5-1/4" GALV U-BOLT	24	0.40 LBS	
2	MF130165	3-1/2" O.D. X 160" L SCH 40 PIPE	2	78.64 LBS	
3	MT50448	1-5/8" SQ. SUPPORT RAIL 48" LONG	12	7.26 LBS	
4	PC-034	Ø3½" PIPE CAP	2	0.54 LBS	
5	PTCR01	END CAP	24	0.05 LBS	

2/D-5 H-FRAME MTC401548H DETAIL



3/D-4 GPS ANTENNA MOUNTING DETAIL

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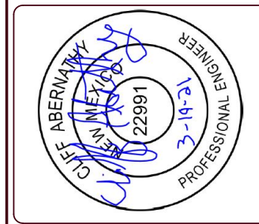
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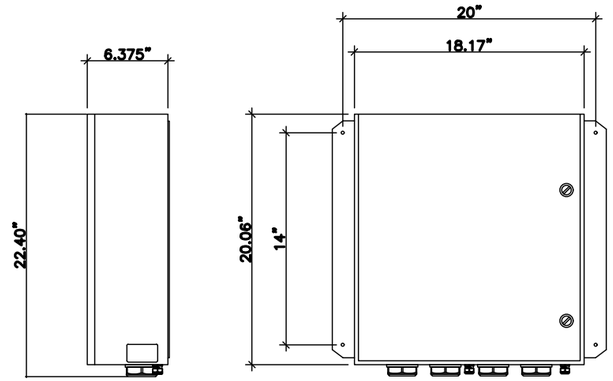
DETAILS

SHEET NO.

D-5

RAYCAP DC12-48-60-0-25E DC SURGE SUPPRESSOR

- DIMENSIONS, HXWXD: 20.06"X18.17"X6.375"
- WEIGHT: ±56.3 LBS (INCLUDES MOUNTING KIT)
- COLOR: LIGHT THAN

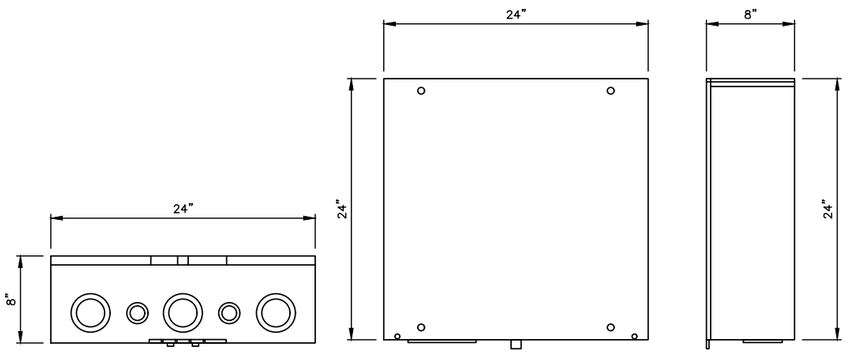


SIDE VIEW FRONT VIEW

1 / D-6 OUTDOOR DC12 DETAIL
SCALE: NTS

HOFFMAN A24R248 NEMA BOX

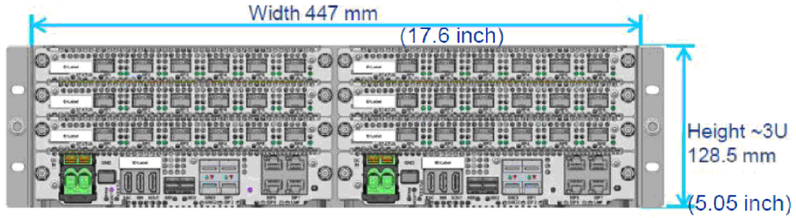
- DIMENSIONS, HxWxD: 24"x24"x8"
- WEIGHT: ±30.0 LBS
- COLOR: GREY



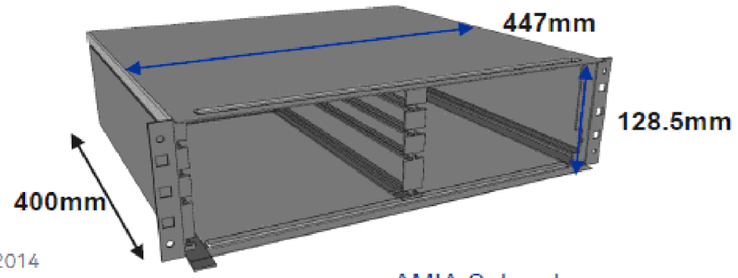
BOTTOM FRONT SIDE

2 / D-6 NEMA BOX DETAIL
SCALE: NTS

FSM4 Physical dimensions



- Size: 3 RU, 19" rack-mountable, 40cm(15.75 inch) deep
- Max weight - 50 lbs
- W X D X H - 17.6 inch x 15.75 inch x 5.05 inch



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AMIA Subrack



3 / D-6 FSM4 DETAIL
SCALE: NTS

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CHIEF ABERNATHY MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

SITE INFORMATION

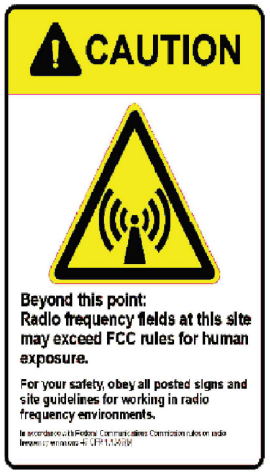
SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

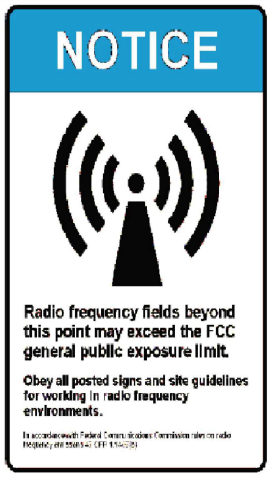
SHEET DESCRIPTION

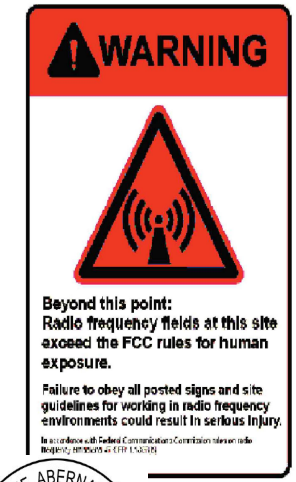
DETAILS

SHEET NO.

D-6



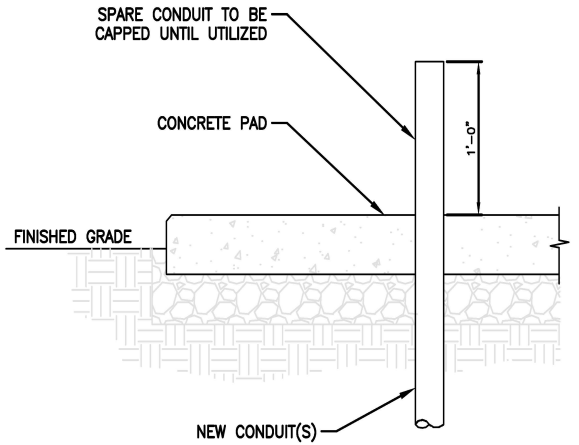






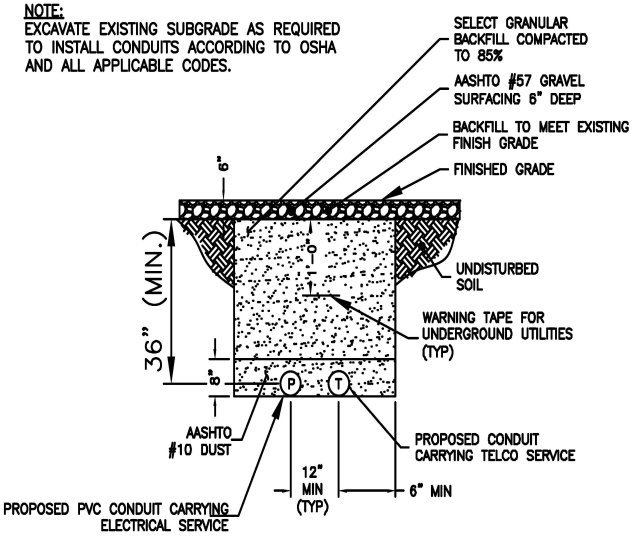
1 D-7 RF SAFETY SIGNAGE DETAIL
SCALE: NTS

NOTE:
ALL CONDUITS SHALL BE INSTALLED WITH PULL STRINGS



2 D-7 CONDUIT PENETRATION DETAIL
SCALE: NTS

NOTE:
EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS ACCORDING TO OSHA AND ALL APPLICABLE CODES.



3 D-7 TYPICAL TRENCH DETAIL
SCALE: NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

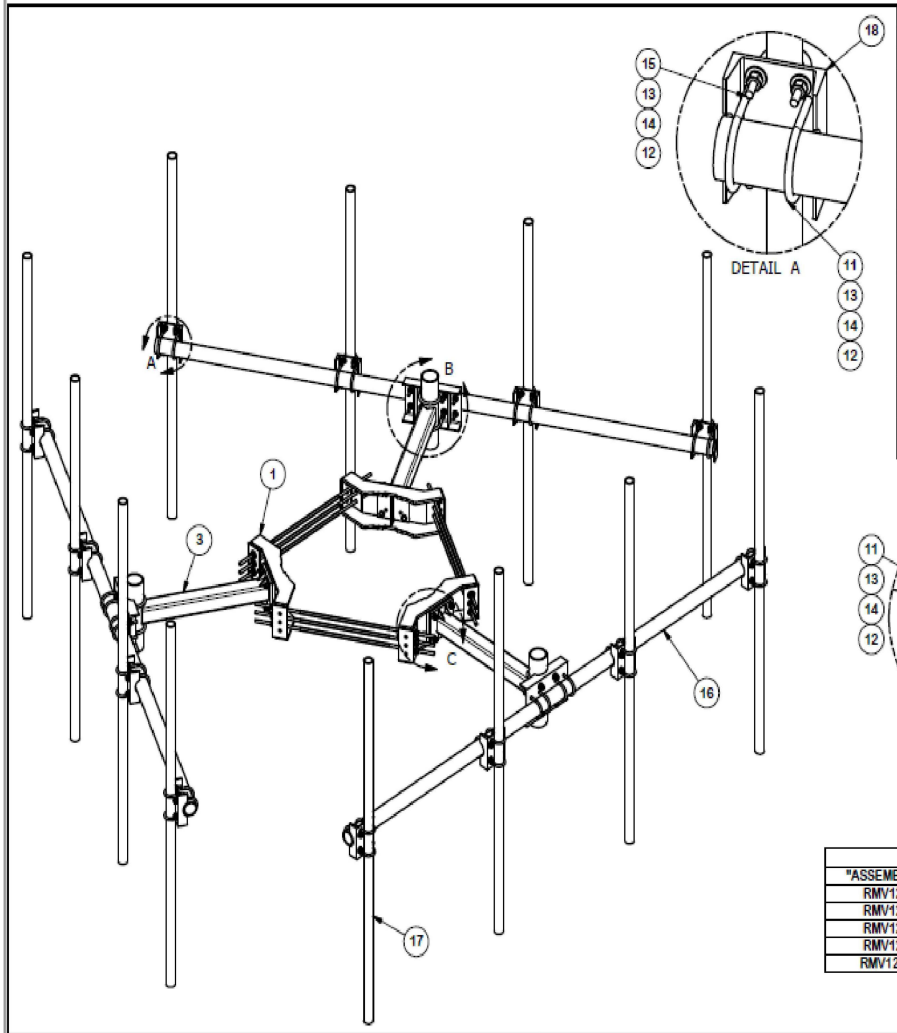
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NML00255
SITE NAME:
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FA #: 14623999
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275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-7



PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.40	3.59
2	9	G58R-48	5/8" X 48" GALV THREADED ROD		4.39	39.52
3	3	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.29	201.88
4	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2.75	0.36	4.27
5	12	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.41
6	42	G58LW	5/8" HDG LOCKWASHER		0.03	1.10
7	24	A58NUT	5/8" HDG A325 HEX NUT		0.13	3.12
8	6	X-UB5458	5/8" X 4-5/8" X 7" X 3" U-BOLT (HDG.)		0.26	1.54
9	18	G58FW	5/8" HDG USS FLATWASHER		0.07	1.27
10	18	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	2.34
11	36	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)		0.26	9.25
12	114	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	8.17
13	114	G12FW	1/2" HDG USS FLATWASHER		0.03	3.89
14	114	G12LW	1/2" HDG LOCKWASHER		0.01	1.59
15	24	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.26	6.17
16	3	P3150	3-1/2" X 150" SCH 40 GALVANIZED PIPE	150.000 in	94.80	284.40
17	12	A	B	C	D	
18	12	X-SP219	SMALL SUPPORT CROSS PLATE	8.250 in	8.61	103.33
19	3	X-SP216	LARGE SUPPORT CROSS PLATE		20.83	62.48

ANTENNA PIPES

"ASSEMBLY NO."	PART NO. "A"	PART DESCRIPTION "B"	LENGTH "C"	UNIT WT. "D"	TOTAL WT.
RMV12-463	P263	2-3/8" O.D. SCH. 40 PIPE	63"	19.22	1,219.29
RMV12-472	P272	2-3/8" O.D. SCH. 40 PIPE	72"	23.07	1,265.49
RMV12-484	P284	2-3/8" O.D. SCH. 40 PIPE	84"	26.91	1,311.57
RMV12-496	P296	2-3/8" O.D. SCH. 40 PIPE	96"	30.76	1,357.77
RMV12-4126	P126	2-3/8" O.D. SCH. 40 PIPE	126"	40.76	1477.77

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
ANGLE ENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

PROPRIETARY NOTE:
DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

RE	DESCRIPTION OF REVISIONS
	REVISION HISTORY
A	REMOVED FLATWASH. AT ARM TO CLAMP RING CONNECT
B	ADDED 10' 6" ANTENNA MOUNTING PIPES

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

DESCRIPTION: MONOPOLE TRIPLE T-ARM FOR 12 ANTENNAS

SITE PRO 1 — A valmont COMPANY
Engineering Support Team: 1-888-753-7446
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.
4516	CEK 4/15/2011		SEE "ASSEMBLY NO."
CLASS 81 / SUB 01	DRAWING USAGE: CUSTOMER	CHECKED BY: BMC 7/2/2015	DWG. NO.: RMV12-4XX

PAGE 1 OF 2

PROPOSED RMV12-4XX MOUNT DETAIL

1 / D-8 SECTOR FRAME DETAIL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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SUBMITTALS

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H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

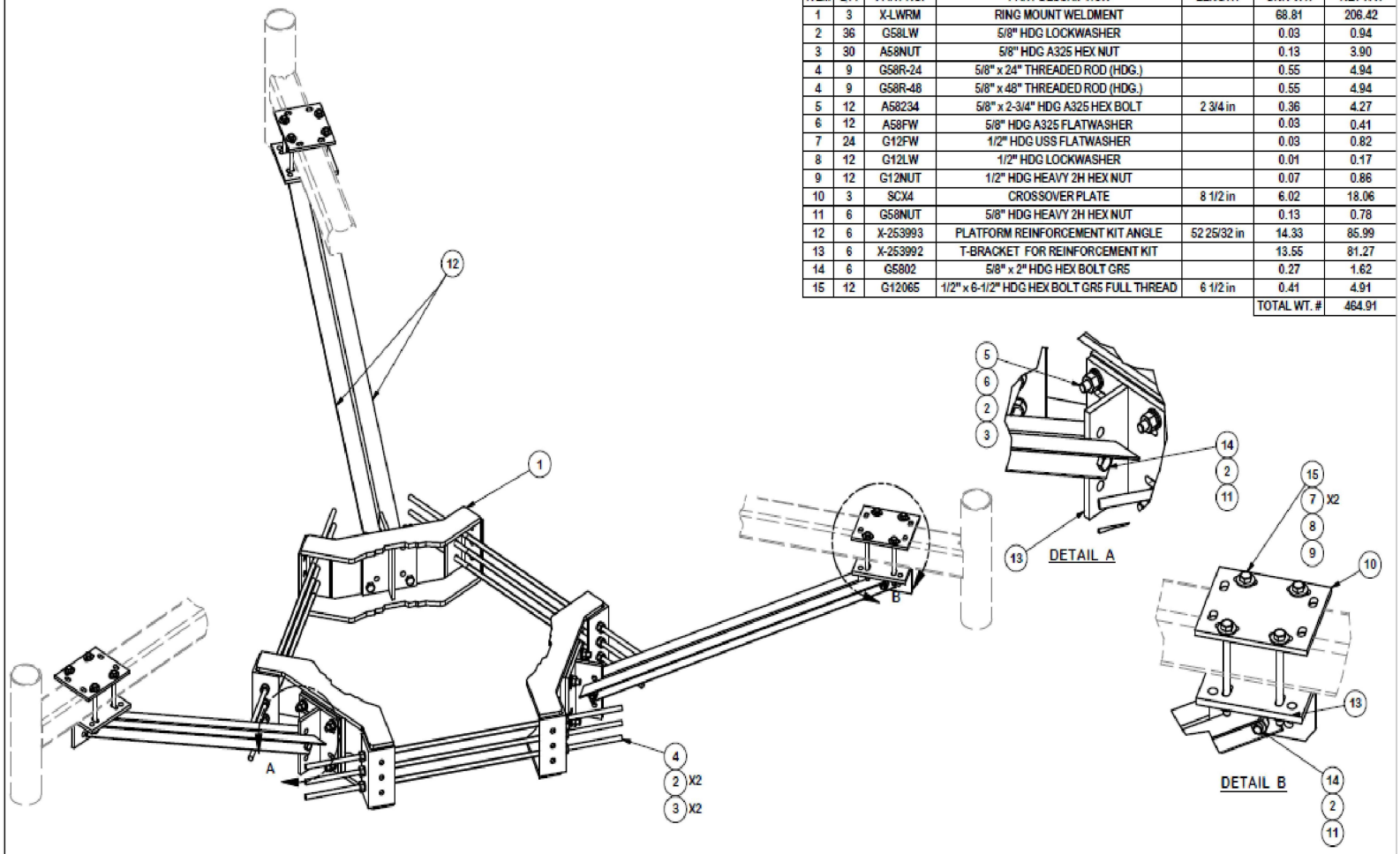
SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-8



PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	36	G58LW	5/8" HDG LOCKWASHER		0.03	0.94
3	30	A58NUT	5/8" HDG A325 HEX NUT		0.13	3.90
4	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.55	4.94
4	9	G58R-48	5/8" x 48" THREADED ROD (HDG.)		0.55	4.94
5	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36	4.27
6	12	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.41
7	24	G12FW	1/2" HDG USS FLATWASHER		0.03	0.82
8	12	G12LW	1/2" HDG LOCKWASHER		0.01	0.17
9	12	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.86
10	3	SCX4	CROSSOVER PLATE	8 1/2 in	6.02	18.06
11	6	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	0.78
12	6	X-253993	PLATFORM REINFORCEMENT KIT ANGLE	52 25/32 in	14.33	85.99
13	6	X-253992	T-BRACKET FOR REINFORCEMENT KIT		13.55	81.27
14	6	G5802	5/8" x 2" HDG HEX BOLT GR5		0.27	1.62
15	12	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	6 1/2 in	0.41	4.91
					TOTAL WT. #	464.91

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
** L OTHER MACHINING *(± 0.030")*
L OTHER ASSEMBLY *(± 0.060")*

PROPRIETARY NOTE:
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DESCRIPTION: PLATFORM REINFORCEMENT ON A 12" TO 45" POLE 4' 6" ANGLE

SITE PRO 1 — A valmont COMPANY
Engineering Support Team: 1-888-753-7446
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	PAGE
4488	CEK 4/10/2014		PRK-1245	1 OF 2
CLASS: 81	SUB: 01	DRAWING USAGE: CUSTOMER	CHECKED BY: BMC 4/10/2014	DWG. NO.: PRK-1245

CLIFF ABERNATHY — NEW MEXICO — 22991 — 3-19-21 — PROFESSIONAL ENGINEER

PROPOSED PRK-1245 REINFORCING KIT DETAIL

1 / D-9 SECTOR FRAME DETAIL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

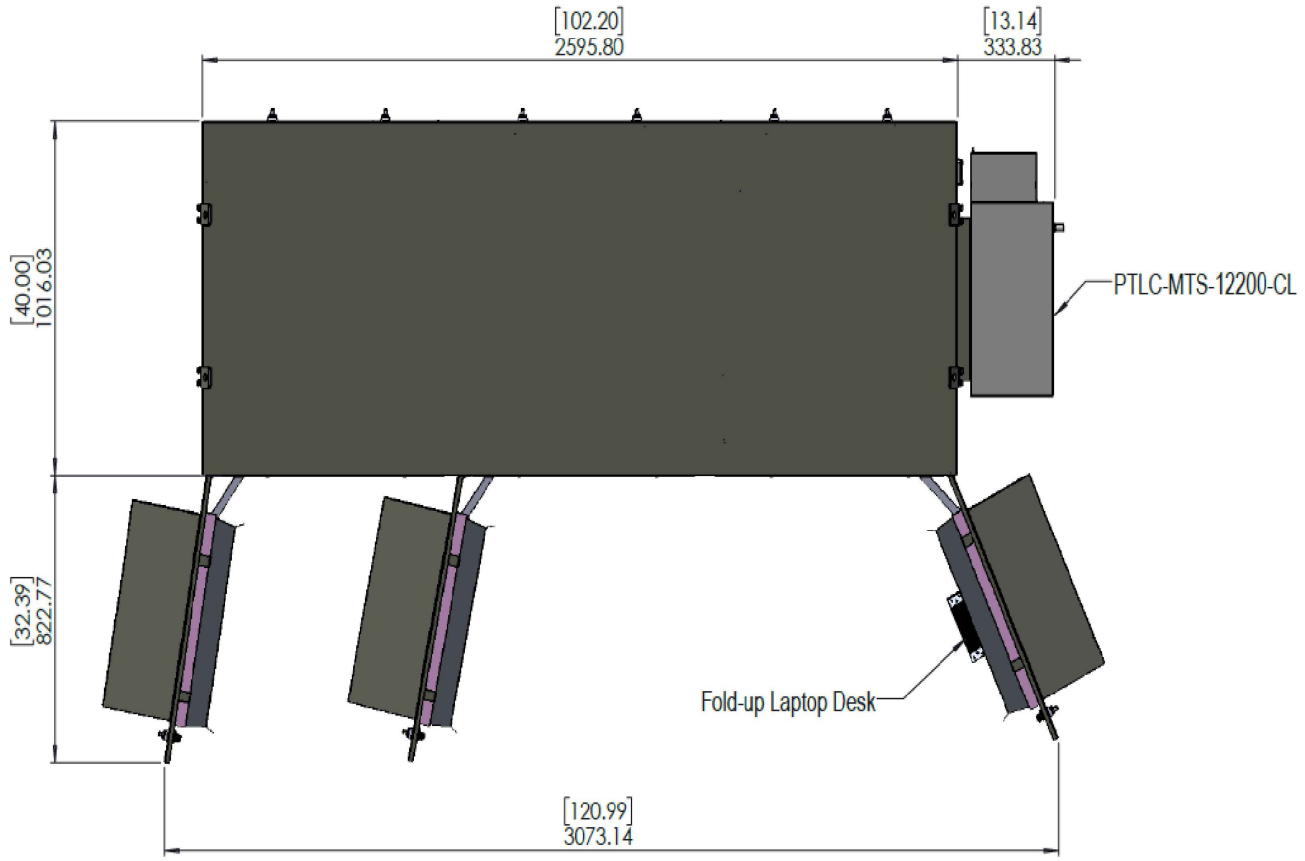
SHEET DESCRIPTION

DETAILS

SHEET NO.

D-9

NEQ. 20111



1 D-10 WUC SHELTER PLAN
SCALE: 1-1/2" = 1'-0"

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

DELTA 台達電子工業股份有限公司 DELTA ELECTRONICS, INC.

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DIMENSIONAL TOLERANCES — HOLES : ±0.05 ANGLES : ±0.5°

( )		DECIMALS		( )		( )	
<30	±0.25	X	±0.3	UP~100	±0.2	250~300	±0.4	UP~600	±1.5
>30~100	±0.35	XX	±0.2	100~150	±0.25	300~350	±0.45	600~900	±2.4
>100~300	±0.5	XXX	±0.1	150~200	±0.3	350~400	±0.5	900~OVER	±3.1
ABOVE 300	±0.6			200~250	±0.35				

SCALE	1:14	UNIT	mm	USED ON	-

Drawn:	02.28.2018	Design:	02.28.2018
Bryan Kearse		Bryan Kearse	

THIRD ANGLE PROJECTION

Description: FOOTPRINT w/DOOR SWING

A3 SIZE

Part No. ESOF030-HCV01 REV. 0A

SHEET 2 OF 2 ISSUE DATE: 07.18.2017

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

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NML00255

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SJC PARKING LOT

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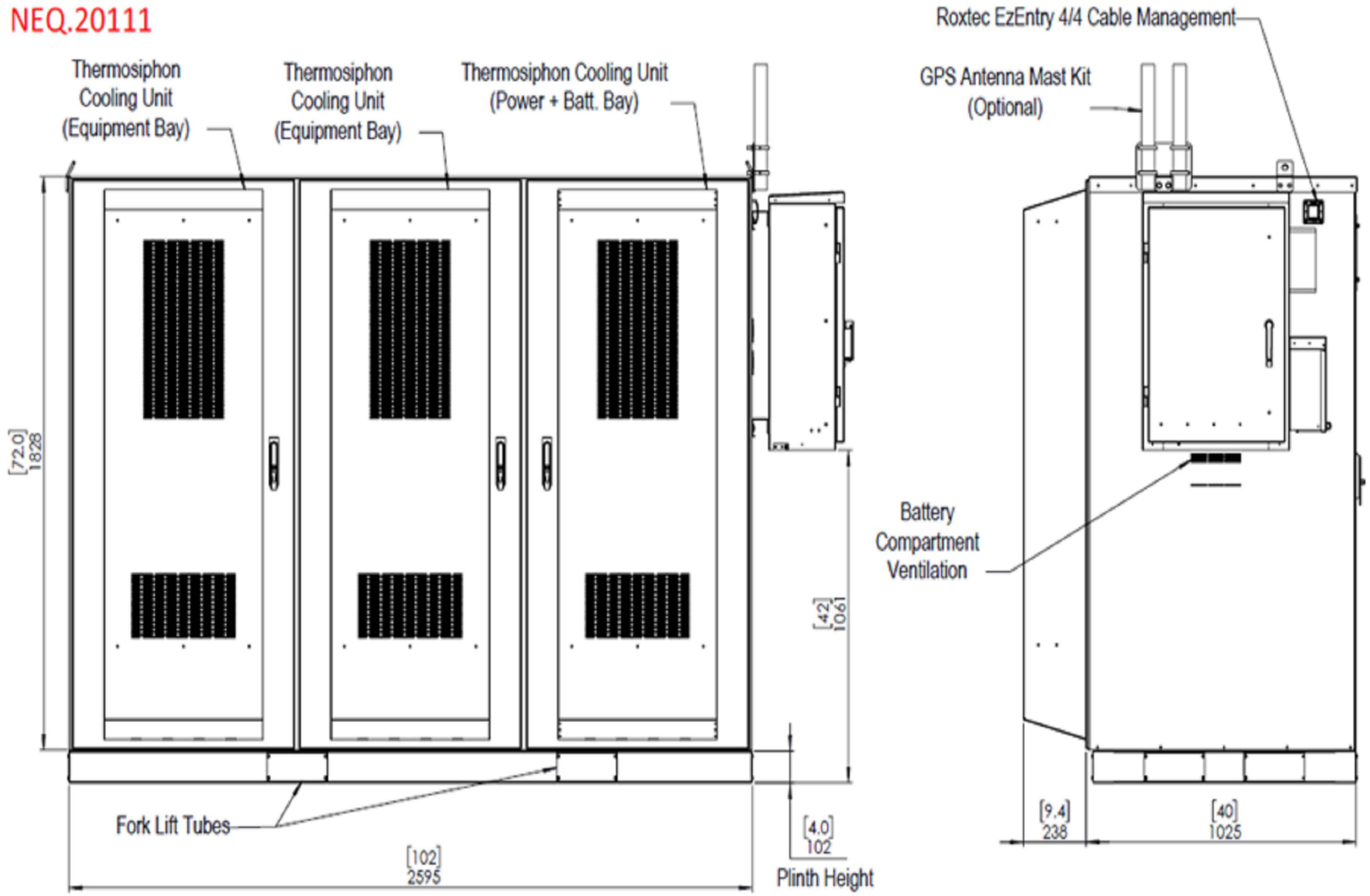
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION
DETAILS

SHEET NO.
D-10

NEQ.20111



Note:
1. Total System Cooling Capacity (as shown) is 9100W
2. 2nd Equipment Bay Thermosiphon Cooling Door can be added as field install kit for future site growth

CLIFF ABERNATHY NEW MEXICO 22991 3-19-21 PROFESSIONAL ENGINEER

1 D-11 WUC ELEVATION
SCALE: 1" = 1'-0"

台達電子工業股份有限公司 DELTA ELECTRONICS, INC.

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DIMENSIONAL TOLERANCES — HOLES: ±0.05 ANGLES: ±0.5°

( )		DECIMALS	( )		( )	
<30	±0.25	X ±0.3	UP-100	±0.2	250-300	±0.4
>30-100	±0.35		100-150	±0.25	300-350	±0.45
>100-300	±0.5	X.X ±0.2	150-200	±0.3	350-400	±0.5
ABOVE 300	±0.8	X.XX ±0.1	200-250	±0.35		

SCALE 1:14 | UNIT mm | USED ON *

Drawn: 04.27.2018 Bryan Kearse
Design: 04.27.201* DEIC

THIRD ANGLE PROJECTION

Description: EXTERIOR CABINET LAYOUT

A3 SIZE

Part No. ESOF030-HCU01 REV 0E

SHEET 7 OF 13 ISSUE DATE: 04.27.2018

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

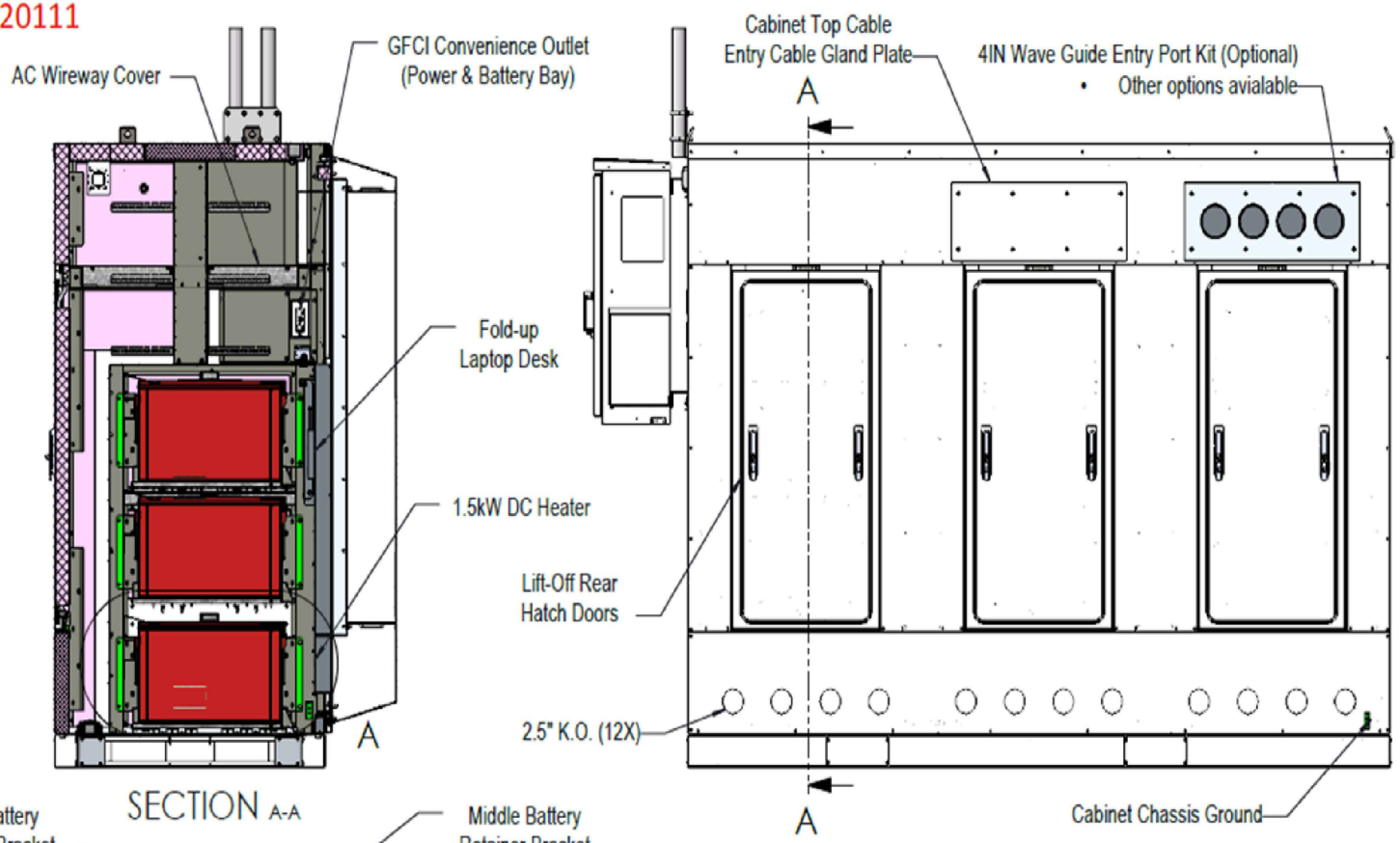
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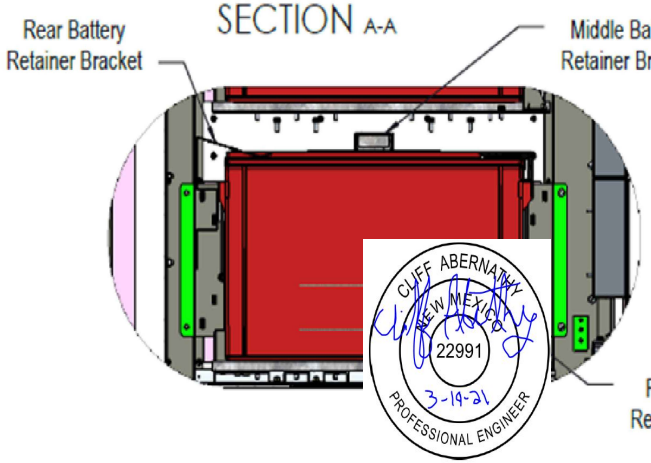
SHEET DESCRIPTION
DETAILS

SHEET NO.
D-11

NEQ.20111



SECTION A-A



DETAIL A
SCALE 1 : 7

1 D-12 WUC ELEVATION
SCALE: 1" = 1'-0"

台達電子工業股份有限公司
DELTA ELECTRONICS, INC.

Drawn: 04.27.2018 Bryan Kearse
Design: 04.27.2018 DEIC

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DIMENSIONAL TOLERANCES HOLES : ±0.05 ANGLES : ±0.5°

( )		M		( )		( )	
<30	±0.25	DECIMALS		UP~100	±0.2	250~300	±0.4	UP~600	±1.5
>30~100	±0.35	X	±0.3	100~150	±0.25	300~350	±0.45	600~900	±2.4
>100~300	±0.5	X.X	±0.2	150~200	±0.3	350~400	±0.5	900~OVER	±3.1
ABOVE 300	±0.5	X.XX	±0.1	200~250	±0.35				

SCALE 1:14 | UNIT mm | USED ON

THIRD ANGLE PROJECTION

Description: CABINET LAYOUT

A3 SIZE

Part No. ESOF030-HCU02

REV. 0E

SHEET 3 OF 13 | ISSUE DATE: 04.27.2018

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

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1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

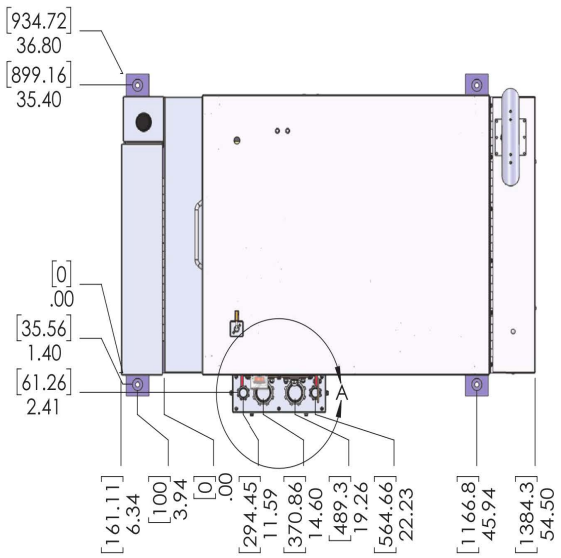
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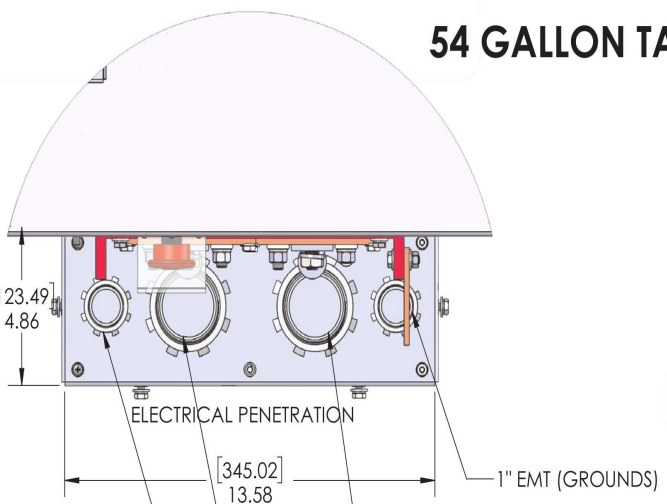
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NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

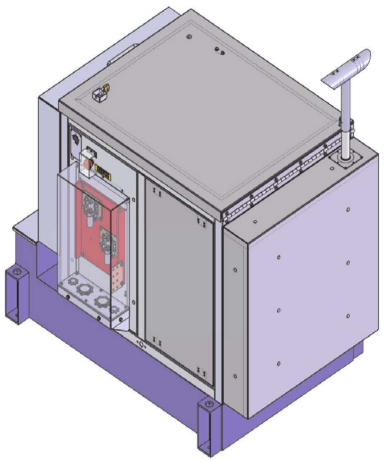
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DETAILS

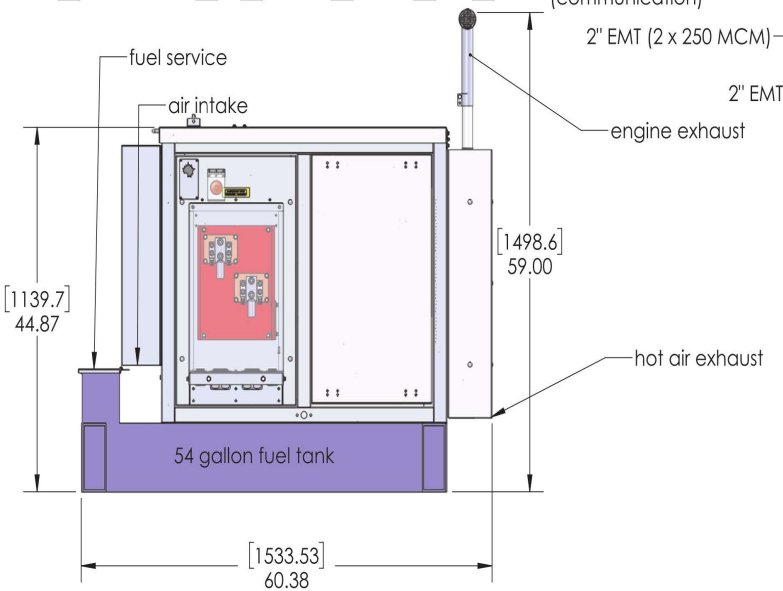
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D-12

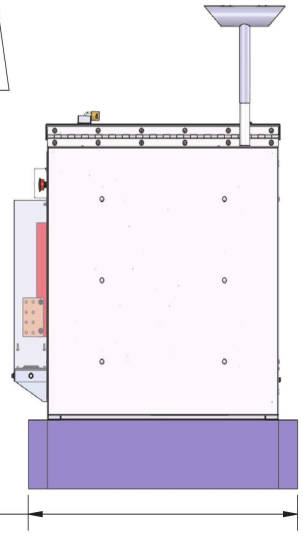
54 GALLON TANK CONFIGURATION











REV	DESCRIPTION
	INITIAL RELEASE

ENTS:

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

PROPRIETARY AND CONFIDENTIAL
ORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF POWER INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT TTEN PERMISSION OF POLAR POWER INC. IS PROHIBITED.

NEXT ASSY	USED ON
APPLICATION	

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES ARE:
FRACTIONS ±1/32" DECIMALS X.X±0.1" X.XX±0.03" X.XXX±0.010" ANGLES ±1/2°
MATERIAL --
FINISH
DO NOT SCALE DRAWING

CAD GENERATED DRAWING DO NOT MANUALLY UPDATE

APPROVALS	DATE
DRAWN GLEESON	2/16/17
CHECKED	
ENG APPR.	
MFG APPR.	
Q.A.	

POLAR POWER INC.
249 E GARDENA BLVD, GARDENA, CA 90248

TITLE: GENERATOR ENCLOSURE, BASE ASSY, TALLER

SIZE	DWG. NO.	REV
B	88-25-0100-1	A-5

SCALE: 1:16 WEIGHT: 1 SHEET 1 OF 3

1 D-13 PROPOSED POLAR POWER DC GENERATOR (8220-100-D-20-03) DETAIL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

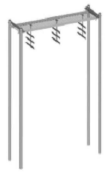
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COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION
DETAILS

SHEET NO.
D-13



WB-K410-B15

Safety Grated Waveguide Bridge Kit, 24 in x 10 ft, with four 15 ft 4 in direct burial posts

Product Classification

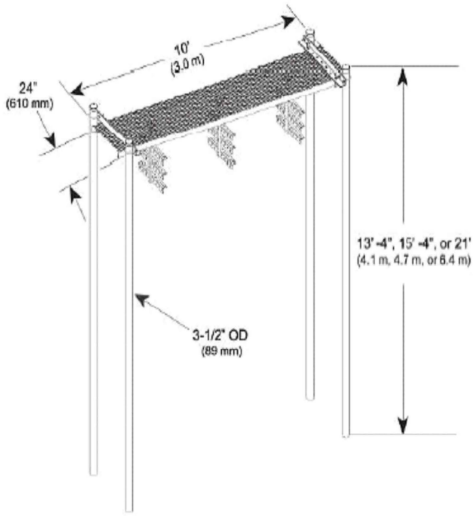
Product Type	Waveguide bridge kit

Dimensions

Height	4572.0 mm | 180.0 in
Length	3.0 m | 10.0 ft
Weight	270.4 kg | 596.0 lb

General Specifications

Application	Direct burial
Cable Runs, quantity	24
Includes	Caps | Channel | Hardware | Posts | Support brackets | Trapeze
Material Type	Hot dip galvanized steel
Package Quantity	1
Pipe Length	4.7 m | 15.3 ft
Pipe, quantity	4





MT-287

Wedge Anchor, 3/4 in x 7 in

Product Classification

Product Type	Anchor

Dimensions

Pipe Outer Diameter	19.1 mm | 3/4 in
Height	25.4 mm | 1.0 in
Length	177.8 mm | 7.0 in
Width	25.4 mm | 1.0 in

General Specifications

Material Type	Plated steel
Includes	Anchors
Package Quantity	1





WB-T24-3

Trapeze Kit, triple tee, 24 in wide, three rungs

Product Classification

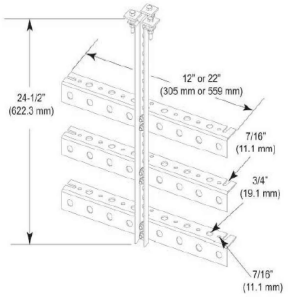
Product Type	Trapeze kit

Dimensions

Width	609.6 mm | 24.0 in
Height	76.2 mm | 3.0 in
Length	635.0 mm | 25.0 in
Weight	5.9 kg | 13.0 lb

General Specifications

Application	Waveguide bridge kit, 24 in
Cable Runs, quantity	24
Hole Size	3/4 in | 7/16 in
Hole, quantity	24
Includes	Angle brackets | Mounting hardware
Material Type	Hot dip galvanized steel
Mounting	Waveguide bridge channel
Package Quantity	1
Rungs, quantity	3





WB-CY210

Safety Grated Waveguide Bridge Channel, 24 in x 10 ft

Product Classification

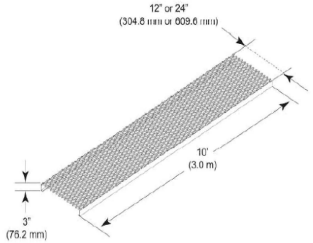
Product Type	Waveguide bridge channel

Dimensions

Height	76.2 mm | 3.0 in
Length	3.0 m | 10.0 ft
Weight	50.4 kg | 111.0 lb

General Specifications

Application	Waveguide bridge kit, 24 in
Includes	Bridge channel
Material Type	Hot dip galvanized steel
Package Quantity	1





MF-273

Direct Burial Pipe Column, 15 ft 4 in

Product Classification

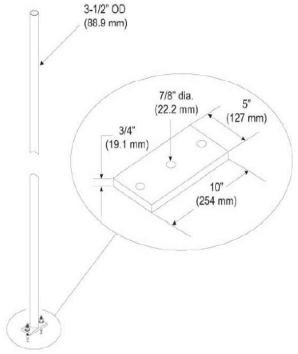
Product Type	Pipe column

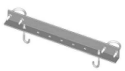
Dimensions

Height	4673.6 mm | 184.0 in
Length	88.9 mm | 3.5 in
Pipe Outer Diameter	88.9 mm | 3 1/2 in
Weight	52.6 kg | 116.0 lb

General Specifications

Application	Direct burial
Includes	Anchors | Pipe
Material Type	Hot dip galvanized steel
Mounting	Waveguide bridge support bracket
Package Quantity	1
Pipe Length	4.7 m | 15.3 ft
Pipe, quantity	1





WB-CS24-3

Safety Grated Channel Support, 24 in wide for 3-1/2 in OD pipe

Product Classification

Product Type	Support bracket

Dimensions

Height	101.6 mm | 4.0 in
Length	101.6 mm | 4.0 in
Weight	8.2 kg | 18.0 lb

General Specifications

Application	Waveguide bridge kit, 24 in
Includes	Channel support bracket | Hardware
Material Type	Hot dip galvanized steel
Mounting	Pipe, 88.9 mm (3-1/2 in) OD
Package Quantity	1

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

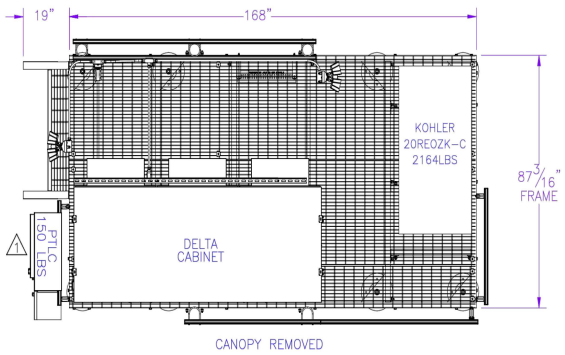
SHEET NO.

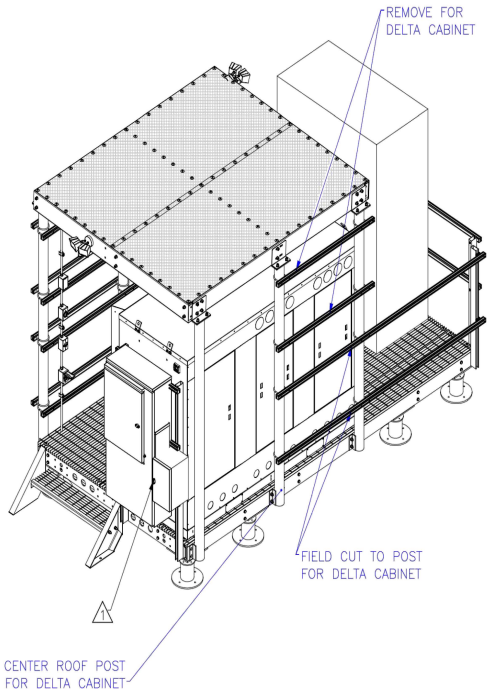
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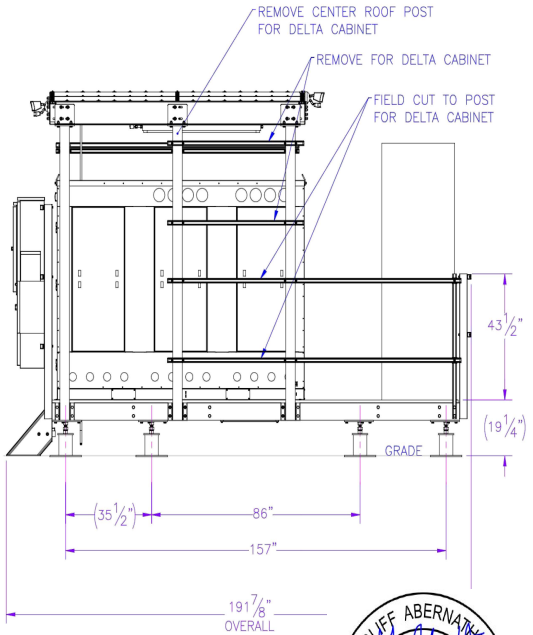
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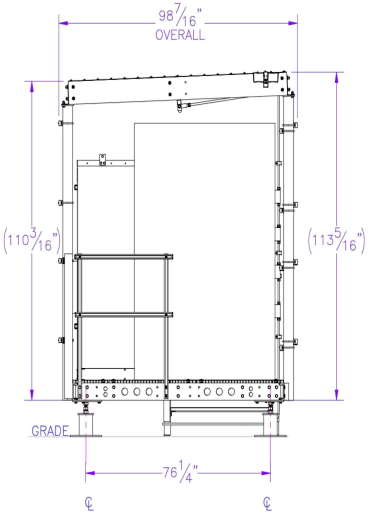
REVISIONS				
REV.	DESCRIPTION	DATE	BY	APPROVED
1	REPLACED PTLC-MTS WITH PTLC-ATS	01.22.2019	RLWJr	

SALES









SURFACE FINISH √ UNLESS OTHERWISE SPECIFIED	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES	APPROVALS	DATE	ELECTRO MECHANICAL INDUSTRIES, INC. 11230 NEESHAW DRIVE HOUSTON, TEXAS 77065 1-800-453-0050
MATERIAL SEE PARTS LIST	TOLERANCES .0 ± .06 .00 ± .01 .000 ± .005	DRAWN RLWJr	01.14.2019	TITLE: 87"X168" BOLT TOGETHER PLATFORM GRAVITY MOUNT W EXPANDED METAL CANOPY SALES
THIRD ANGLE PROJECTION	FRACTIONS ± 1/16	CHECKED		
	ANGLES ± .25°	ENGINEER/DESIGNER		
	HOLES:	PRODUCTION		
NEXT ASSY / USED ON	DRILLED OR PUNCHED +1/32			SIZE B DRAWING NO. 1000-0010-0131 REV 1
APPLICATIONS	BURNED +1/32			SCALE: 1:40 WEIGHT: 3413.3 lbs. SHEET 1 OF 1

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

1 D-15 GRAVITY MOUNT PLATFORM FOR WUC

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

GRAVITY PLATFORM DETAILS

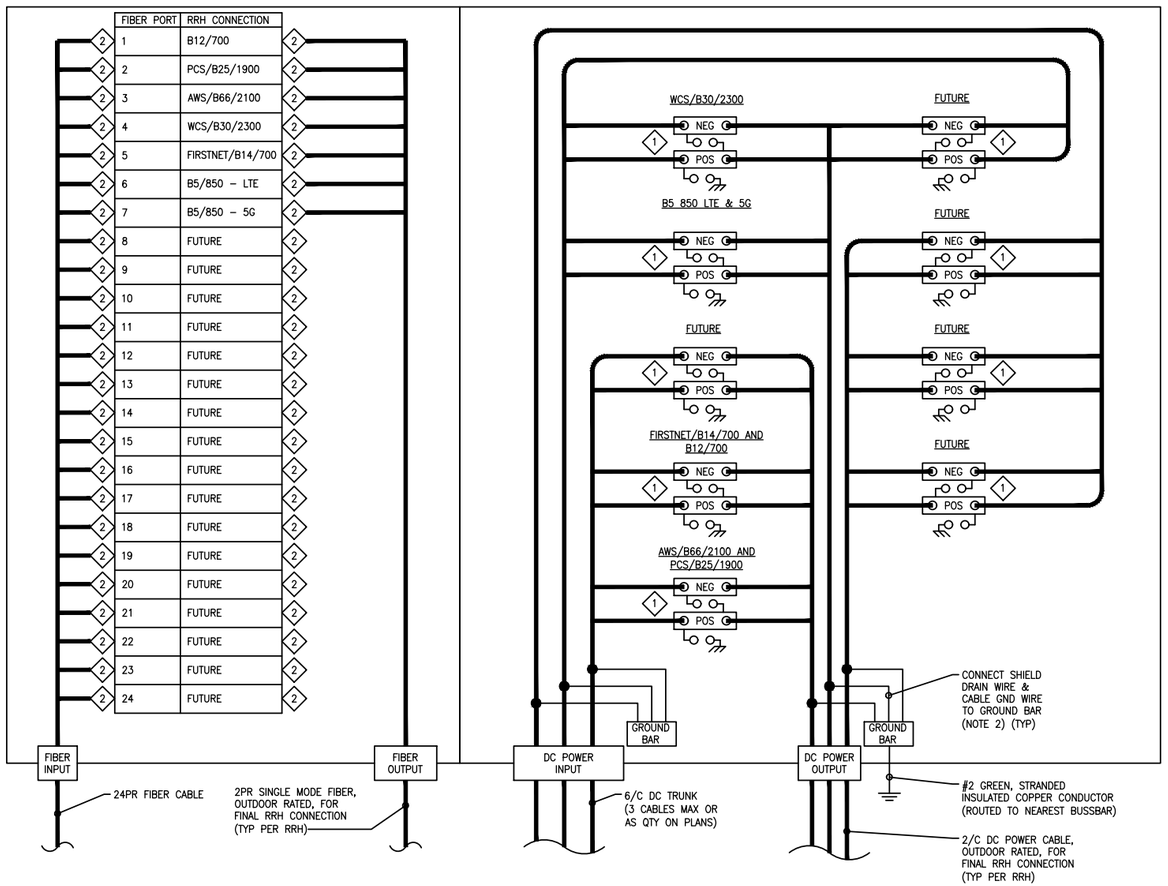
SHEET NO.

D-15

DC9 FIBER CONNECTIONS

FIBER PORT	RRH CONNECTION
1	B12/700
2	PCS/B25/1900
3	AWS/B66/2100
4	WCS/B30/2300
5	FIRSTNET/B14/700
6	B5/850 – LTE
7	B5/850 – 5G
8	FUTURE
9	FUTURE
10	FUTURE
11	FUTURE
12	FUTURE
13	FUTURE
14	FUTURE
15	FUTURE
16	FUTURE
17	FUTURE
18	FUTURE
19	FUTURE
20	FUTURE
21	FUTURE
22	FUTURE
23	FUTURE
24	FUTURE

DC9 DC POWER CONNECTIONS



NOTES:
1. TRUNK GLAND KITS:
   - TRUNK GLAND KIT A: OVAL GASKET FOR #4 AND #6AWG TRUNK (CEQ. 21428)
   - TRUNK GLAND KIT B: OVAL GASKET FOR (2) #4 AWG TRUNKS (CEQ. 21429)
   - TRUNK GLAND KIT C: OVAL GASKET FOR (2) #8 AWG TRUNKS (CEQ. 21434)
2. WHEN SHIELDED CABLE IS USED CONNECT CABLE SHIELD DRAIN WIRE AND GROUND WIRE TO GROUND BAR.
3. FIRST SQUID INSTALLED WILL BE ALARMED TO THE LOWEST BAND (OR FIRST INSTALLED) RRH ON ALPHA SECTOR. IN THE EVENT THE ALARM CABLE CANNOT BE CONNECTED TO ALPHA IT WILL BE ACCEPTABLE TO ALARM TO THE CLOSEST PHYSICAL SECTOR ON AN EXCEPTION BASIS.
4. 2ND SQUID INSTALLED WILL BE ALARMED TO THE LOWEST BAND (OR FIRST INSTALLED) RRH ON BETA SECTOR.
4. 3RD SQUID INSTALLED WILL BE ALARMED TO THE LOWEST BAND (OR FIRST INSTALLED) RRH ON GAMMA SECTOR.
5. AN RRH WILL NEVER HAVE MORE THAN ONE SQUID ALARMED ON IT.
6. SQUID ALARMS ARE NOT TO BE DAISY CHAINED.

◇2 = LC CONNECTOR

◇1 = STRIKESORB PROTECTION MODULE BY RAYCAP

1 / D-15 DC SURGE SUPPRESSION SYSTEM

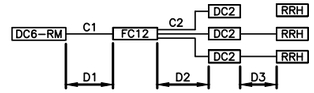


FIGURE 1 – TRUNK CABLE TO JUNCTION BOX

MAXIMUM CABLE LENGTHS FOR FIGURE 1

C1 SIZE	C2 SIZE	D2 LENGTH (FT.)	D1 LENGTH (FT) 75	100	125	150	175	200	
8AWG	8AWG		191	166	141	116	91	66	250
	10AWG		119	103	88	72	56	41	16
	12AWG		75	65	55	45	36	26	10
10AWG	8AWG		145	105	65	25	–	–	6
	10AWG		90	65	40	15	–	–	–
	12AWG		57	41	25	10	–	–	–
12AWG	8AWG		75	11	–	–	–	–	–
	10AWG		47	7	–	–	–	–	–
	12AWG		29	4	–	–	–	–	–

CABLE C3 MAY BE EITHER 10AWG OR 12AWG. LENGTH D3 IS 16 FEET ALL CASES

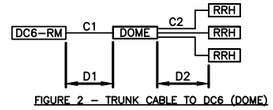


FIGURE 2 – TRUNK CABLE TO DC6 (DOME)

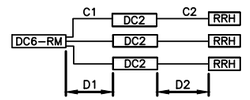


FIGURE 3 – DIRECT CABLE TO DC2

MAXIMUM CABLE LENGTHS FOR FIGURES 2 AND 3

D1/D2 LENGTH (FT)			
CABLE	8 AWG	10 AWG	12 AWG
C1	265	165	104
C2	16	16	16

NOTES:
1. CABLES LENGTHS ARE APPLICABLE FOR ALU 700MHZ & AWS FREQUENCY RRH MODELS.
2. NOMINAL SYSTEM VOLTAGE IS –48V DC, SUPPLIED FROM A 48V BATTERY. NORMAL OPERATING VOLTAGE IS 52V.
3. CABLE LENGTHS BASED ON ROSENBERGER CABLES.

2 / D-15 LTE CONDUCTOR SIZES

3 / D-15 NOT USED

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MESA, AZ 85201

md7
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CONNECTION DIAGRAM AND CONDUIT SIZES

SHEET NO.

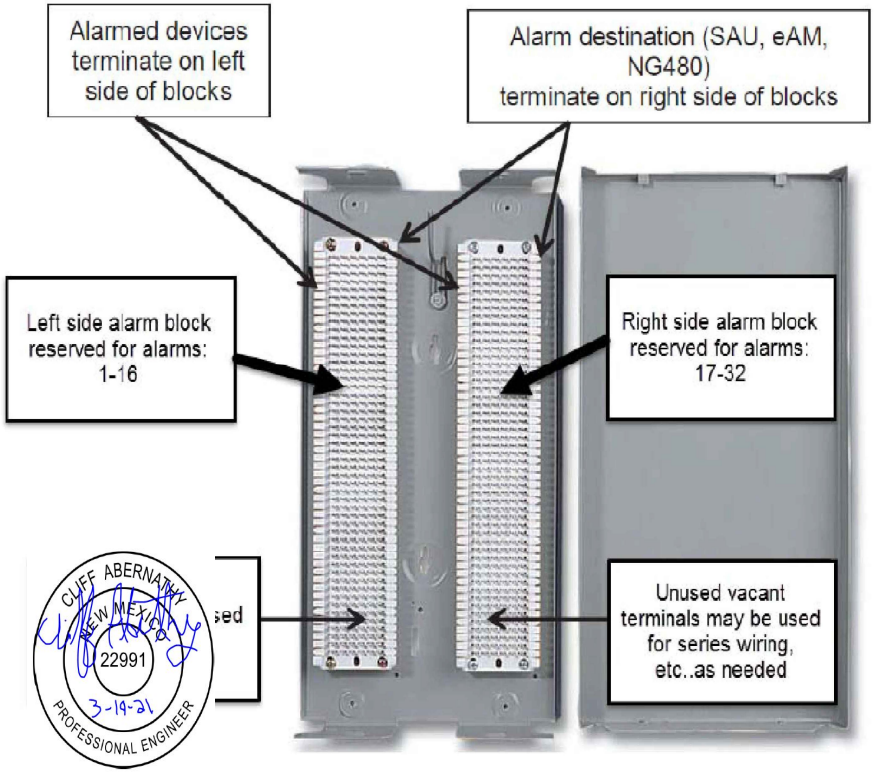
D–16

AT&T New Site Build: Desert Southwest Market (DSW) External Alarming Template: ARIZONA/NEW MEXICO v1.0 4/7/17

Indoor Alarm Block #1: Positions 1-16 (+9 vacant positions)			
Alarm # (pair)	Normal Contact State (NC or NO)	AT&T Alarm Label/Verbiage	Comments or Factory Alarm
1	NC	RBS PNC DC MJ	MAJOR
2	NC	RBS PNC DC MN	MINOR
3	NC	RBS SIDE LIGHT FAILURE	MAJOR
4			
5	NC	RBS PWR AC SPD	MAJOR
6	NC	RBS GMA FAIL	MAJOR
7	NC	RBS TWR LIGHT BEACON FAIL	CRITICAL
8			
9			
10	NC	RBS TWR STROBE LIGHT FAIL	CRITICAL
11	NC	RBS PNC FUSE FAIL	MAJOR
12		RBS TMA PDU FUSE FAIL	MAJOR
13	NC	RBS RXAIT FAIL	CRITICAL
14			
15	NC	RBS LTE RRU AT DC SYS SPD	MAJOR
16	NC	RBS HYDROGEN DETECTED	CRITICAL
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			

Indoor Alarm Block #2: Positions 17-32 (+9 vacant positions)			
Alarm # (pair)	Normal Contact State (NC or NO)	AT&T Alarm Label/Verbiage	Comments or Factory Alarm
17	NC	RBS INTRUSION	MAJOR
18	NC	RBS SMOKE	CRITICAL
19	NC	RBS COMMERCIAL POWER FAIL	CRITICAL
20	NC	RBS HVAC 1 FAIL	CRITICAL
21	NC	RBS HVAC 2 FAIL	CRITICAL
22	NC	RBS TEMP HIGH	CRITICAL
23	NC	RBS DC RECT MJ	MAJOR
24	NC	RBS DC RECT MN	MAJOR
25	NC	RBS BATT ON DISCHARGE	CRITICAL
26	NC	RBS DC HIGH VOLT	CRITICAL
27	NO	RBS GENERATOR FUEL LEAK	CRITICAL
28	NO	RBS GENERATOR RUNNING	MAJOR
29	NO	RBS GENERATOR FUEL LOW	CRITICAL
30	NO	RBS GENERATOR FAIL	CRITICAL
31	NO	RBS GENERATOR THEFT	CRITICAL
32	NO	RBS GENERATOR MJ	MAJOR
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			

Shelter OEM installed 50 pair 3x3 66 blocks



1 D-17 LTE ALARM BLOCK ASSIGNMENTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

LTE ALARM BLOCK ASSIGNMENTS

SHEET NO.

D-17

GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE, WHICH EVER IS DEEPER.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
   A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
   B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

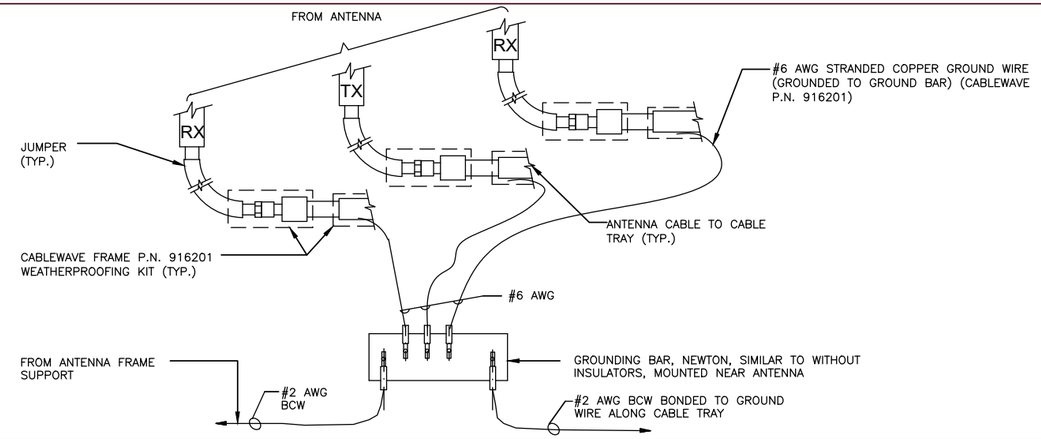
GROUNDING LEGEND

GROUNDING LINE TYPE:

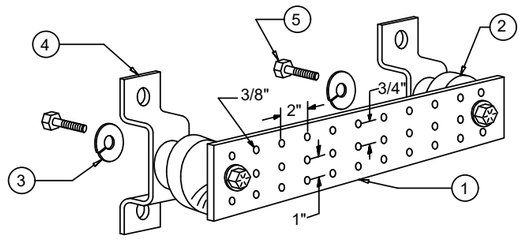
NEW CONDUIT	
POWER	———
GAS	———
GROUNDING	———
WATER	———
STREET LIGHT	———
	———
SEWER	———
OVERHEAD POWER / TELCO	———OHT/OHP———
OVERHEAD POWER	———OHP———
OVERHEAD TELCO	———OHT———
FIBER	———
STORM DRAIN	═══

GROUNDING SYMBOLS:

- 5/8" X 10'-0" .CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
- CHEMICAL GROUND ROD (XIT GROUND ROD)
- CADWELD CONNECTION
- MECHANICAL CONNECTION
- HALO GROUND CONNECTION
- GROUND BAR



1 / G-1 ANTENNA CABLE GROUND



1- TINNED COPPER GROUND BAR, 1/4"x4"x20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.

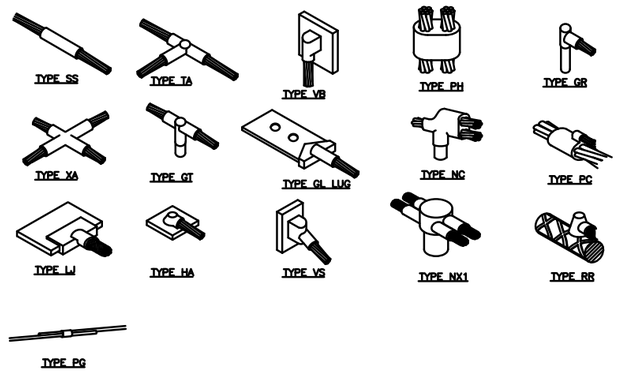
2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4

3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8

4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-5056

5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1

2 / G-1 MASTER GROUND BAR



3 / G-1 CADWELDS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
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CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

SITE INFORMATION

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1160 CAMINO DE CRUZ BLANCA, SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

GROUNDING PLANS, DETAILS & NOTES

SHEET NO.

G-1

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

December 7, 2020

SENT VIA EMAIL: sean@thefsg.com

Gravity Pad Partners, LLC
Attn: Sean Milks and Kevin Winner, Owners
P.O. Box 2755
Corrales, NM 87048

Re: Request for Section 106 Consulting Party Status for the Proposed Telecommunications Tower Project at 1160 Camino de Cruz Blanca

Dear Mr. Milks and Mr. Winner:

As you know, Gravity Pad Partners, LLC, proposes to construct a new telecommunications tower within the city limits of Santa Fe, New Mexico ("City"). The proposed telecommunications tower would be located at 1160 Camino de Cruz Blanca, on the campus of St. John's College. On November 17, 2020, Gravity Pad Partners, LLC, contacted the City regarding the initiation of consultation with the New Mexico State Historic Preservation Office ("NM SHPO") pursuant to Section 106 of the National Historic Preservation Act, which requires the Federal Communications Commission ("FCC") to take into account the effects of its undertakings on historic properties. *See* 36 C.F.R. § 800.1(a).

The Section 106 review process is detailed in the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* ("NPA"), *see* FCC 04-222, Appendix B. The NPA provides for review by NM SHPO and states that the local government is entitled to act as a consulting party in the Section 106 process. *See id.* Part V.F.

The proposed project is located within a City of Santa Fe designated historic district. It is subject to local agency review under the Santa Fe City Code ("SFCC") Sections 14-6.2(E), *Telecommunications Facilities*; 14-5.2(D), *General Design Standards for All H Districts*; and 14-5.2(F), *Historic Review District.* Pursuant to these ordinances, the proposed telecommunications tower will require review and approval by the City's Planning Commission and the City's Historic Districts Review Board.

By this letter, the City of Santa Fe requests to engage in this process as a consulting party. As a consulting party, the City would be entitled to: (1) receive notices, copies of submission packets,

correspondence, and other documents provided to NM SHPO during the Section 106 review process; and (2) be provided an opportunity to have the City's views expressed and taken into account by Gravity Pad Partners and NM SHPO, and, where appropriate, by the FCC. *See* NPA, Part V.G.

Please confirm whether the City may serve as a consulting party in the Section 106 review process. Feel free to contact me or City staff copied below with any questions about this matter.

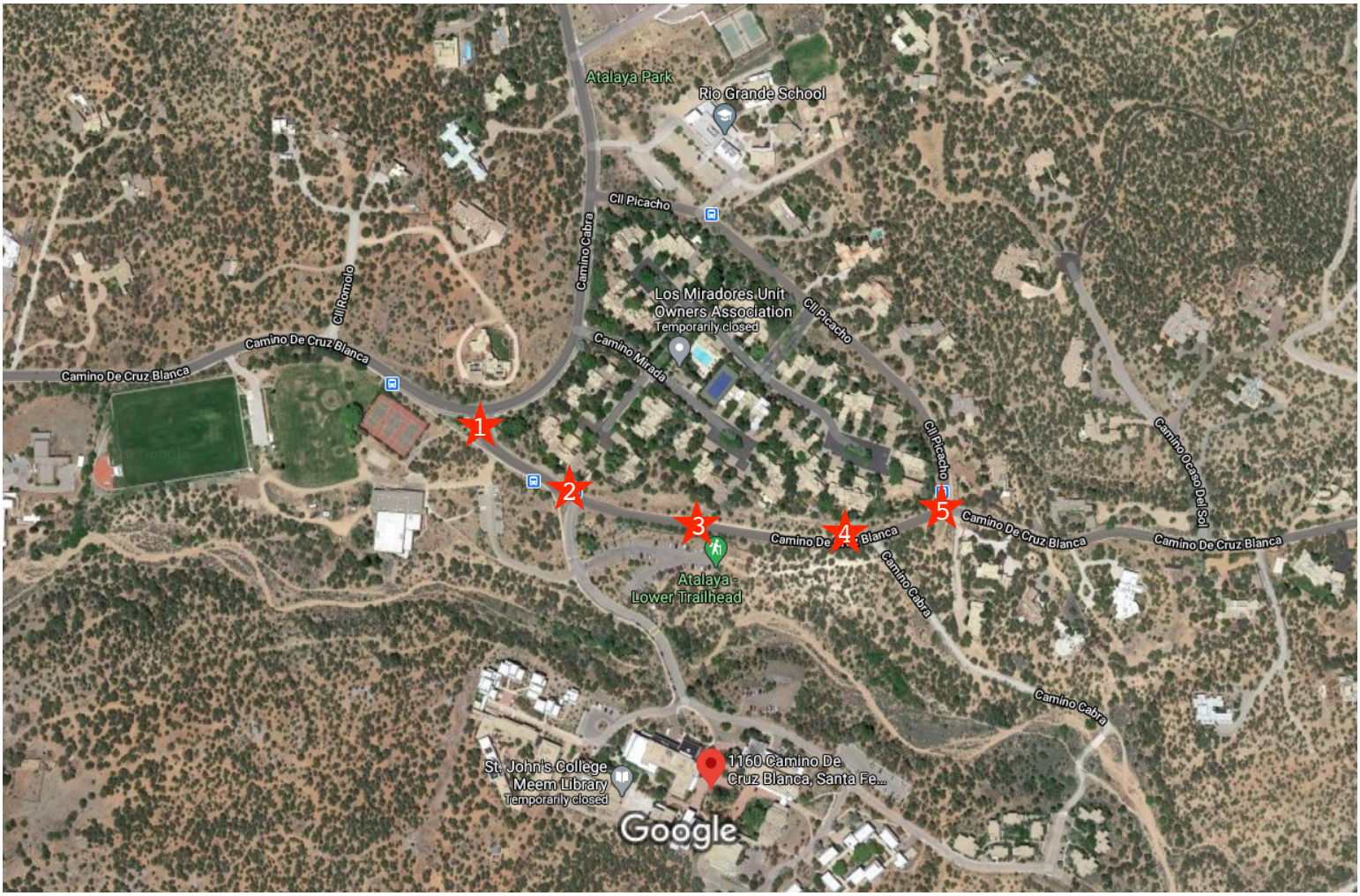
Sincerely,

Jarel LaPan Hill

Jarel LaPan Hill, City Manager

Cc: Elias Isaacson, Planning and Land Use Director
Nicole Ramirez Thomas, Acting Manager, Historic Preservation Division
Daniel Esquibel, Senior Planner
Erin McSherry, City Attorney
Marcos Martinez, Senior Assistant City Attorney
Sally Paez, Assistant City Attorney
Richard Burleson
Michelle Ensey
Steven Moffson
Andy Wakefield

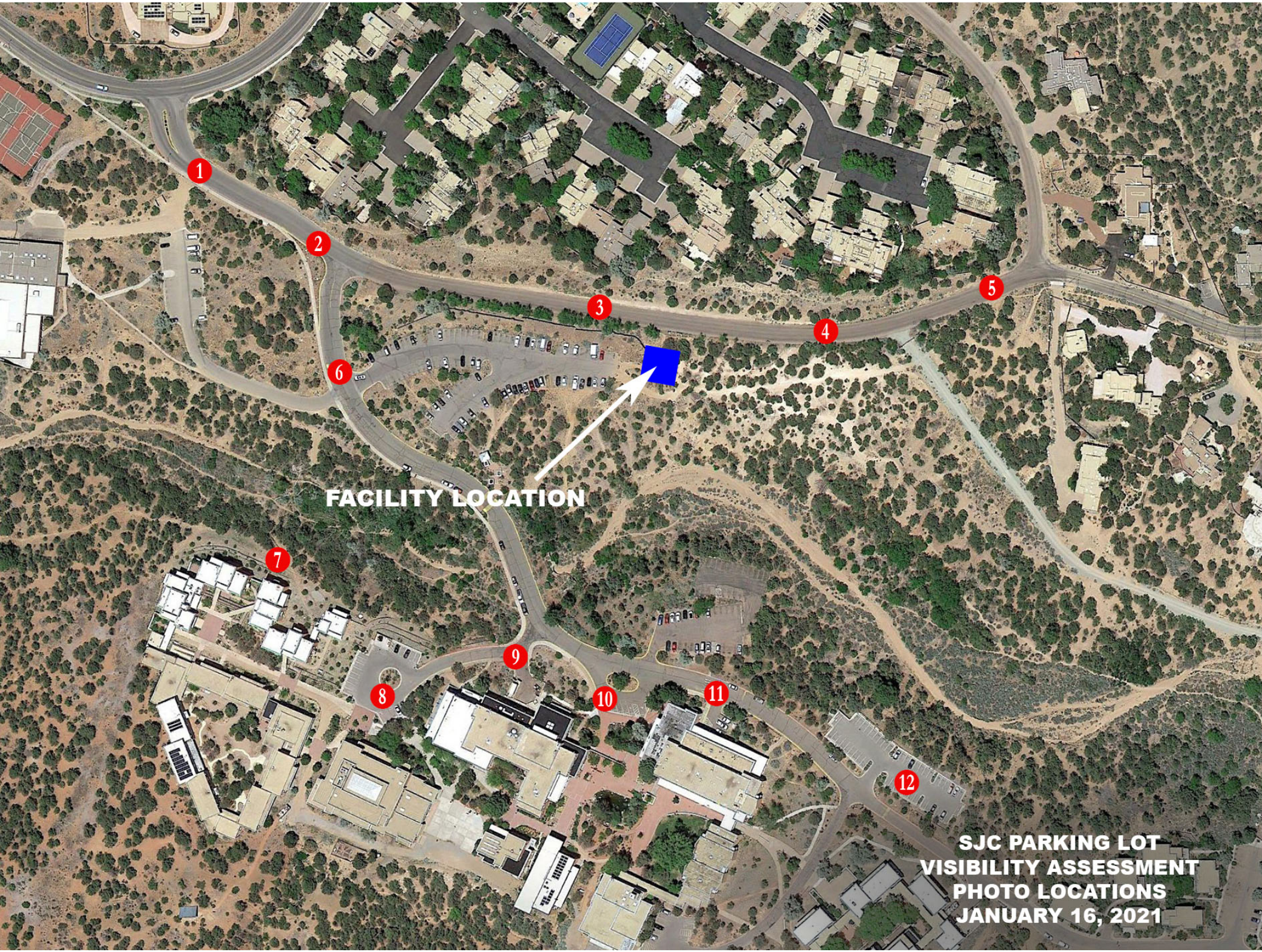
Google Maps 1160 Camino De Cruz Blanca



Imagery ©2020 Maxar Technologies, NMRGIS, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft

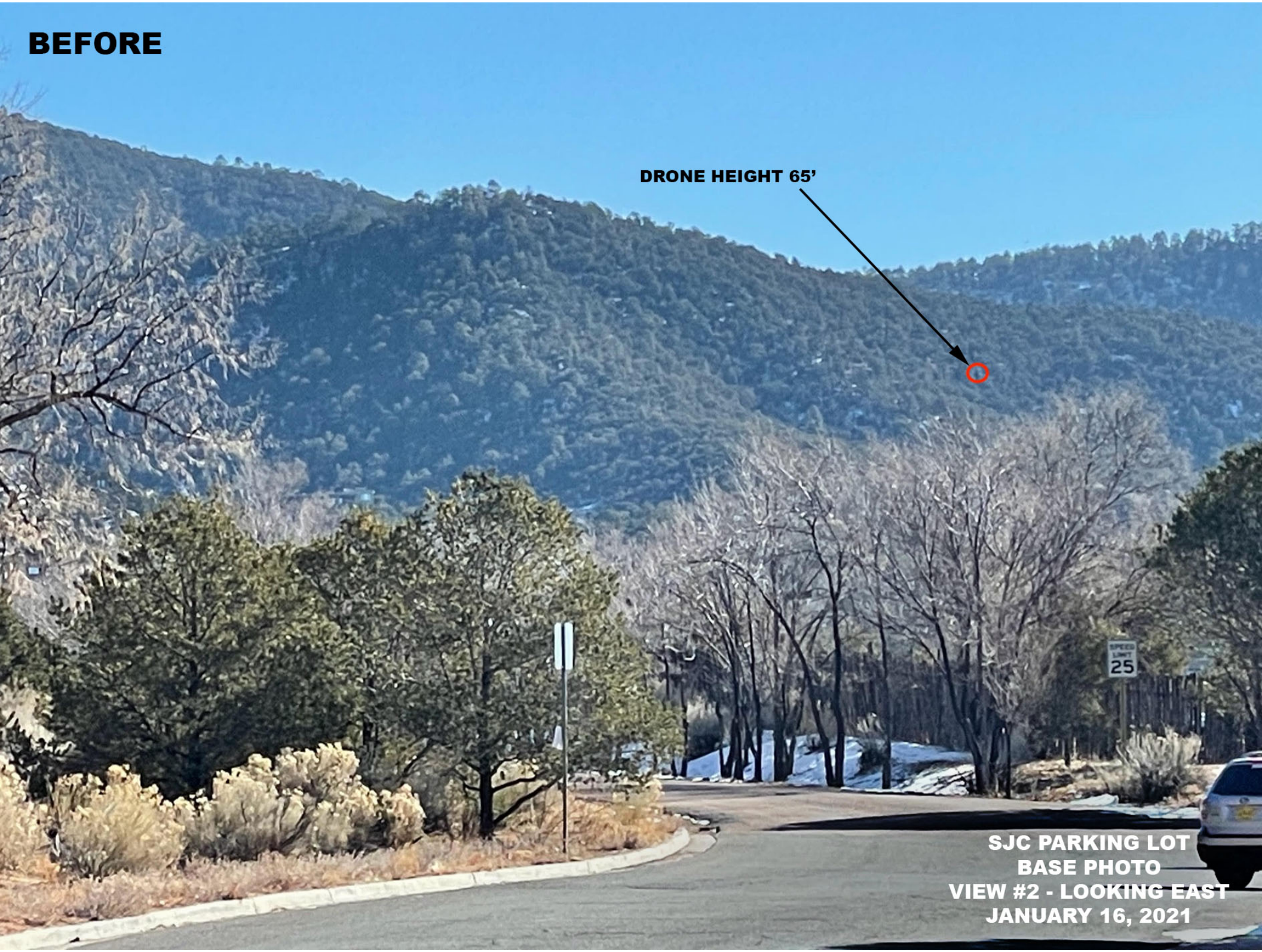
Points 1-5 are part of the applicable streetscape as shown in this map. These were the points of view requested by the City. The HDRB may take into account the height of a structure and the applicable streetscape per 14-5.2(D)(9).

Points 6-12 as indicated in the following image were requested by SHPO as part of the Section 106 consultation.


1
2
3
4
5
6
FACILITY LOCATION
7
8
9
10
11
12
SJC PARKING LOT
VISIBILITY ASSESSMENT
PHOTO LOCATIONS
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SPEED LIMIT 25
SJC PARKING LOT
BASE PHOTO
VIEW #1 - LOOKING EAST
JANUARY 16, 2021


AFTER
SPEED
LIMIT
25
SJC PARKING LOT
PHOTO SIMULATION
VIEW #1 - LOOKING EAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SPEED LIMIT 25
SJC PARKING LOT
BASE PHOTO
VIEW #2 - LOOKING EAST
JANUARY 16, 2021


AFTER
SPEED LIMIT 25
SJC PARKING LOT
PHOTO SIMULATION
VIEW #2 - LOOKING EAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65'
SJC PARKING LOT
BASE PHOTO
VIEW #3 - LOOKING SOUTHEAST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #3 - LOOKING SOUTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #4 - LOOKING WEST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #4 - LOOKING WEST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
NO PARKING ANY TIME
SJC PARKING LOT
BASE PHOTO
VIEW #5 - LOOKING WEST
JANUARY 16, 2021


AFTER
NO PARKING ANY TIME
SJC PARKING LOT
PHOTO SIMULATION
VIEW #5 - LOOKING WEST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
FREEING MINDS
A Campaign for St. John’s College
SJC PARKING LOT
BASE PHOTO
VIEW #6 - LOOKING EAST
JANUARY 16, 2021


AFTER
FREEING MINDS
A Campaign for St. John's College
SJC PARKING LOT
PHOTO SIMULATION
VIEW #6 - LOOKING EAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #7 - LOOKING NORTHEAST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #7 - LOOKING NORTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #8 - LOOKING NORTHEAST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #8 - LOOKING NORTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
STOP
SJC PARKING LOT
BASE PHOTO
VIEW #9 - LOOKING NORTHEAST
JANUARY 16, 2021


AFTER
STOP
SJC PARKING LOT
PHOTO SIMULATION
VIEW #9 - LOOKING NORTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #10 - LOOKING NORTH
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #10 - LOOKING NORTH
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #11 - LOOKING NORTH
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #11 - LOOKING NORTH
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #12 - LOOKING NORTHWEST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #12 - LOOKING NORTHWEST
JANUARY 16, 2021

Michelle Lujan Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 11, 2021

Sean Milks
Gravity Pad Partners, LLC
sean@thefsg.com

Re: Log 113831, St. Johns Cell Tower, 1160 Camino De Cruz Blanca, Santa Fe

Dear Mr. Milks:

I am writing in regard to Gravity Pad Partners' Section 106 SHPO submittal (FCC File No. 0009221522) and subsequent photo simulation for a proposed cell tower at the St. Johns College Campus. The original Section 106 consultation found that the proposed cell tower would result in an adverse effect to the St. Johns College Campus, which is listed on the National Register. Our office, however, recommended that a photo simulation of the cell tower be completed to better assess whether the tower would result in an adverse effect. Based on review of the photo simulation and the original Section 106 submittal, as well as our own records, SHPO concurs that the tower will result in an adverse effect to the National Register listed St. Johns Campus due to the tower's inconsistent design with the property's setting, including its architecture and landscape design.

We noted in the St. Johns National Register nomination the following: "St. John's College in Santa Fe is significant at the state level under National Register Criterion C in the area of landscape architecture because its landscape plan, designed by Garrett Eckbo, reflects mid-20th-century ideas in landscape design." The proposed tower will stand at 95-feet tall and its industrial design will not blend with the property's setting; rather its overwhelming presence will detract from the campus's historic setting. We recommend that you first determine whether the tower's design or location can be changed to reach a no adverse effect. If this is not possible, the proponent must develop a memorandum of agreement (MOA) to resolve the adverse effect (please refer to the FCC's Nationwide Programmatic Agreement, Section VII). Prior to developing a plan to resolve the adverse effect and develop the MOA, we strongly recommend that you set up a meeting with our office and other interested consulting parties to determine how to best proceed with the MOA. Our office has example and template MOAs and can assist with the development of an MOA.

Please contact me if you would like to discuss this project further. I can be reached at andy.wakefield@state.nm.us or 505.827.6162.

Sincerely,

S. Wakefield

S. Andrew Wakefield
Archaeologist

City of Santa Fe, New Mexico

memo

DATE: June 23, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

---

Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

The applicant proposes to construct a 75-foot-tall "monopine" telecommunications tower on the campus of St. John's College. The proposed tower will have antennae which will be hidden by designed foliage, and ground equipment are to be screened behind a proposed 6-foot-high coyote fence to match an adjacent section of existing fencing. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.

As described in the packet, the applicant worked with the Executive Board of St. John's College and explored the entire 250-acre campus, including the rooftops of all buildings, in order determine three possible locations for the proposed tower. After meeting with surrounding neighbors, a location next to the parking lot near the trailhead to Sun Mountain Trail was selected because of the density of trees and the adjacent 6-foot-high coyote fencing in order to blend into the surroundings as much as possible. The site was also selected to maximize coverage for the campus as well as the surrounding neighborhoods while still being able to communicate with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.

- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level. Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

(i) *Do not damage the character of the district*

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applican*t shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the

planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first

class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

City of Santa Fe, New Mexico

memo

DATE: July 14, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

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Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (photosim images)

__x__ **Other:**

1) Exhibit A: Radio Frequency Propagation Study
2) Exhibit B: Google Earth map showing alternate locations considered
3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere
4) Exhibit D: Previous survey of West Dorm site
5) Exhibit E: Previous survey of Santa Fe Prep School site
6) Exhibit F: area zoning
7) Exhibit G: Specifications for the "Monopine" (drawings and calculations)

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca comprises the campus of St. John's College. On June 23, 2020, the applicant came before the HDRB to propose construction of a 75-foot-tall "monopine" telecommunications tower on the campus. After discussing the merits of the project, the Board requested additional information regarding alternative locations that were considered and to better demonstrate that the proposal represents the least obtrusive option to close the gap in cell coverage for the area. The applicant has provided extensive additional information (see Exhibits A through G) and comes before the Board again for further discussion and approval of the proposed project.

As described in the packet, the applicant worked with the Executive Board of St. John's College and explored the entire 250-acre campus, including the rooftops of all buildings, in order determine three possible locations for the proposed tower. After meeting with surrounding neighbors, a location next to the parking lot near the trailhead to Atalaya Mountain Trail was selected because of the density of trees and the adjacent 6-foot-high coyote fencing in order to blend into the surroundings as much as possible. The site was also selected to maximize coverage for the campus as well as the surrounding neighborhoods while still being able to communicate with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. The proposed tower will have antennae which will be hidden by designed foliage, and ground equipment are to be screened behind a proposed 6-foot-high coyote fence to match an adjacent section of existing fencing. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the

standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed

- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level. Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

(i) *Do not damage the character of the district*

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell

phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

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(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

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All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map

shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be

determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

City of Santa Fe, New Mexico

memo

DATE: August 11, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

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Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter:** Email from Sean Milks, dated August 3, 2020

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (photosim images)

__x__ **Other:**

1) Location Options Map
2) Option 1: Bell Tower Structure Design (80' tall)
3) Option 2: Territoria Revival Style Watch Tower Sketch (height not specified)
4) Option 3: Monopine Design (80' tall)
5) HDRB Action Letter from the July 14, 2020 hearing
6) Exhibits A through G from the July 14th proposal

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca comprises the campus of St. John's College. On June 23, 2020, the applicant came before the HDRB to propose construction of a 75-foot-tall "monopine" telecommunications tower on the campus. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. After discussing the merits of the project, the Board requested additional information regarding alternative locations that were considered and to better demonstrate that the proposal represents the least obtrusive option to close the gap in cell coverage for the area. On July 14, 2020, the applicant provided extensive additional information (see Exhibits A through G), but the Board felt that there was too much uncertainty regarding the proposed location as a result of the need for further discussion with the neighbors, that they postponed the case for up to 30 days to allow for additional time.

Now, the applicant returns to the Board to propose alternative siting and design options for the cell tower, after having made efforts to reach agreement with a group of neighbors. An agreement has not been reached; however, the following three options are presented for the Board's consideration:

1) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. (see Option 1 design schematic in the packet).
2) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus, and the height is unspecified but will attempt to match the height of surrounding trees and buildings.
3) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the application feels would minimize its visual impact.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties was presented in June, and the three alternatives discussed further with neighors are presented now. The site options were chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site options will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/ structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed options for siting will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

(i) *Do not damage the character of the district*

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street. The proposed three new alternatives were selected to minimize damage to the district.

Staff Response: Staff recommends that additional testimony from the applicant is needed to determine if the criterion has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell

phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape. The three additional options were selected with surrounding neighborhood character in mind, as well.

Staff Response: Staff recommends that additional testimony from the applicant is needed to determine if this criterion has been met.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map

shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be

determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

ITEM # 20-0488

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-002194-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Sean Milk, Gravity Pad Partners, LLC
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2020.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

General

1. 1160 Camino de Cruz Blanca comprises the campus of St. John's College. **[August 11, 2020 HDRB Minutes, p. 39]**
2. The campus is located within the City's Historic Review District and is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development). ***[Id.]***
3. Saint John's College ("Owner/Applicant"), through Gravity Pad Partners, LLC ("Agent"), proposes to construct a new telecommunications tower on the campus to a height of 75-80 feet. ***[Id.]***
4. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. ***[Id.]***
5. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
6. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluated the factors relevant to the Application. **[August 11, 2020 Staff Report]**
7. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District, *see* SFCC § 14-5.2(I). ***[Id.]***

8. Staff determined that the maximum allowable height for new structures on the subject property, as calculated pursuant to the Historic Districts Ordinance, is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
9. Under SFCC Section 14-5.2(E)(8)(c), the Board "may grant a waiver of the standards . . . within its jurisdiction only if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
10. Because the proposed tower height of 75 to 80 feet exceeds the maximum allowable height of 16 feet for the site, Staff determined that a height waiver would be required for approval of the Application, as specified in SFCC Section 14-6.2(8)(c). **[August 11, 2020 HDRB Minutes, p. 40]**
11. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards. ***[Id.]***
12. The Applicant has had three public hearings before the Board, on June 23, 2020; July 14, 2020; and August 11, 2020.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

June 23, 2020 Hearing

14. At the first public hearing, held June 23, 2020, Owner/Applicant, through its Agent, proposed to construct a 75-foot-tall "monopine" telecommunications tower. **[June 23, 2020 HDRB Minutes, p. 45]**
15. The proposed tower would be designed to look like a tall pine tree and would have antennae hidden by designed artificial foliage and ground equipment screened behind a 6-foot-high coyote fence to match an adjacent section of existing fencing. ***[Id.]***
16. The design drawings submitted by the Applicant reflect that the artificial foliage at the top of the monopine would extend higher than the 75-foot tower. **[June 23, 2020 Staff Report, p. 36]]**
17. According to the Agent, the Agent worked with the Executive Board of St. John's College and explored the 250-acre campus, including the rooftops of all buildings, to identify three possible locations for the proposed tower. **[June 23, 2020 HDRB Minutes, p. 45]**
18. The Owner/Applicant selected a location next to the parking lot near the trailhead to the Atalaya Mountain Trail. ***[Id.]***
19. According to the Agent, this location was selected due to the density of trees and the adjacent 6-foot-high coyote fencing, and because this location would allow the tower and associated ground equipment to blend into the surroundings as much as possible. ***[Id.]***
20. The site was also selected to maximize coverage for the campus and surrounding neighborhoods and to facilitate communication with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. ***[Id.]***

21. Board members expressed concern about the height, visibility, and location of the proposed tower, which would be close to Camino de Cruz Blanca and the trailhead for the Atalaya Mountain Trail and connecting trail system. **[*Id.* at 46-55]**
22. The proposed monopine will not look like the existing trees at the proposed site, which do not exceed a height of approximately 40 feet. **[*Id.* at 50]**
23. The Agent did not propose any alternative siting locations to the Board for consideration at the first public hearing and presented only a single site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
24. The Agent testified that the Owner/Applicant had rejected a location behind the dorms and had identified the proposed location near the trailhead as the best location. **[*Id.* at 47]**
25. The Agent did not provide the Board with quantitative data or evidence at the first hearing, such as propagation studies demonstrating the lack of coverage. **[*Id.* at 49]**
26. The Agent testified that existing coverage in the area without the tower is about 88%, and that with the tower, the coverage would be about 98% but did not provide any documentation or evidence to support this assertion. **[*Id.*]**
27. The Agent testified that he did not know if other locations would be adequate to meet coverage requirements because the proposed site was the only site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
28. The Agent testified that the proposed height of the tower was necessary to allow the tower to communicate with the telecommunications site located at St. John's Methodist Church but did not provide any documentation or evidence to support this assertion.. **[*Id.*]**
29. After discussing the merits of the project, the Board voted unanimously to postpone the case until July 14, 2020, so that the Applicant could submit additional information about alternative locations and evidence demonstrating that the proposal represents the least intrusive option for closing the gap in cell coverage for the area. **[*Id.* at 55]**

July 14, 2020 Hearing

30. At the July 14, 2020 hearing, the Applicant provided additional information for the Board's consideration, which was attached to the Staff Report, as follows: (1) Exhibit A: Radio Frequency Propagation Study; (2) Exhibit B: Google Earth map showing alternate locations considered; (3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere; (4) Exhibit D: Previous survey of West Dorm site; (5) Exhibit E: Previous survey of Santa Fe Prep School site; (6) Exhibit F: area zoning; and (7) Exhibit G: Specifications for the "Monopine" (drawings and calculations). **[July 14, 2020 Staff Report & Exhibits]**
31. At the hearing, members of the Board noted that the Board still lacked information about whether there was a better location on campus. **[July 14, 2020 HDRB Minutes, p. 32]**
32. The Agent testified that the Owner/Applicant was considering additional locations and that negotiations with a group of neighbors were ongoing. **[*Id.* at 39]**
33. The Agent agreed to toll the 150-day "shot clock" established by federal law for 30 days to allow for additional negotiations with the community. **[*Id.*]**
34. After discussing the merits of the project, the Board voted unanimously to postpone the case until August 11, 2020 to allow the Owner/Applicant additional time to work with neighbors to consider alternative siting, in conjunction with a thirty-day tolling of the federal shot chock. **[*Id.* at 45]**

August 11, 2020 Hearing

35. Following the July 14, 2020 hearing, the Agent and Owner/Applicant made efforts to reach an agreement with a group of neighbors, but no agreement had been reached prior to the August 11, 2020 hearing. **[August 11, 2020 HDRB Minutes, p. 39]**
36. At the August 11, 2020 hearing, the Agent presented three alternative siting and design options for the Board's consideration as follows: **[*Id.* at 39-40]**
    a) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. **[August 11, 2020 Staff Report, pp. 15-16]**
    b) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus. **[*Id.* at 15, 17-19]**
    c) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the Owner/Applicant believed would minimize its visual impact. **[*Id.* at 15, 20-24]**
37. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
38. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. **[August 11, 2020 HDRB Minutes, p. 39]** *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).
39. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
40. The Owner/Applicant did not present any alternatives for a tower with a height of less than 75-80 feet or evidence that a tower of that height was the minimum necessary to close the gap in coverage for the area. **[August 11, 2020 HDRB Minutes, pp. 39-54]**
41. The Owner/Applicant did not present any alternatives for co-locating new telecommunications antenna(s) on one or more of the existing structures on the campus. **[*Id.*]**
42. The Board finds that the Owner/Applicant failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
43. The maximum allowable height for a new structure at 1160 Camino de Cruz Blanca is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
44. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
45. The Board finds that the Owner/Applicant has failed to demonstrate to the satisfaction of the Board that the Owner/Applicant has explored all alternatives including the alternatives for a shorter tower or for the colocation of new antennas on one or more of the existing buildings. **[*Id.* at 54]**

46. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
47. The Board finds that granting the waiver would damage the character of the streetscape because the height of the proposed structures are out of character with and intrusive to the Historic Review District. **[August 11, 2020 HDRB Minutes, p. 54]**
48. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
49. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height of 16 feet unless the project will "[p]rovide the least negative impact with respect to the purpose of" the Historic Districts Ordinance, as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
50. The Board finds that the Owner/Applicant has failed to demonstrate that the proposal will provide the least negative impact with respect to the purposes of the Historic Districts Ordinance because the Applicant failed to provide sufficient information to demonstrate that no less impactful site and design is available. **[August 11, 2020 HDRB Minutes, p. 54]**

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board cannot grant the Application because the Owner/Applicant has failed to demonstrate that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable; specifically, the Owner/Applicant has failed to show that existing structures or towers of a lower height could not be utilized to close the gap in coverage for the area.
6. The Board cannot grant a waiver to the maximum allowable height of 16 feet because the Owner/Applicant has failed to demonstrate that the waiver criteria in SFCC Sections 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i)-(iii) and (v)-(vi) have been met; specifically, the Owner/Applicant has failed to demonstrate (1) that it has explored all alternatives to the proposed site in the historic district and to the proposed height and design; (2) that the waiver would not damage the character of the streetscape; and (3) that the proposal would have the least negative impact with respect to the purposes of the Historic Districts Ordnance.

WHEREFORE, IT IS ORDERED ON THIS 8TH DAY OF SEPTEMBER 2020 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Board denies the Application, including the request for a waiver to the maximum allowable height.

Cecilia Rios
Chair

9/23/2020
Date

FILED:

Yolanda Y. Vigil
City Clerk

9/24/20
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

September 8, 2020
Date

STEPHEN DURKOVICH
Trial Lawyer

Santa Fe Number
(505) 986-1800

July 12, 2021

VIA ELECTRONIC MAIL

Historic Preservation Division Staff
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909
ljmcculley@santafenm.gov

Re: *Application No. 2021-003844-HDRB for a telecommunication tower located at St. John's College, 1160 Camino de Cruz Blanca, Santa Fe, New Mexico 87505*

Members of the Board:

Please accept this as the submission of the Upper Camino Cruz Blanca Neighborhood on the telecommunication tower proposed at St. John's College.

GRAVITY PAD'S APPLICATION FOR WAIVER ON THE HEIGHT LIMITATIONS OF A TELECOMMUNICATION TOWER AT ST. JOHN'S COLLEGE WAS DENIED BY THE HISTORIC DISTRICT REVIEW BOARD ON AUGUST 11, 2020.

On August 11, 2020, (see City of Santa Fe Historic District Review Board *Findings of Facts and Conclusions of Law* Case# 2020-002194-HDRB) the Historic Review Board turned down Gravity Pad's application for a 75-foot tower adjoining the Los Miradores Residential Development. The decision of the Historic Review Board on August 11th remains the law governing the height of any proposed telecommunication tower on St. John's property. An IPRA request (Inspection of Public Records Act) made of the City on June 23rd of this year disclosed that Gravity Pad made but a single application for a waiver in the Historic District height requirements for a telecommunication tower in 2020.[1] A still further IPRA request on June 23rd disclosed that Gravity Pad made no new or additional request for approval of a telecommunication tower height waiver in the Historic District in 2021.[2]

[1] See June 23rd IPRA request and City of Santa Fe's response # 21-2764.
[2] See June 23rd IPRA request and City of Santa Fe's Response # 21-2765.

Gravity Pad has nevertheless attempted to pursue a height waiver for a 65-foot tower under the same 2020 application (Case# 2020-002194-HDRB). In doing so,[3] Gravity Pad has informed the surrounding neighborhoods and the Planning Commission that it was doing so as an amendment to its earlier 2020 HDRB application. Gravity Pad in fact has made no request for an amendment of its 2020 Historic District height waiver application. Further, there can be no amendment of Gravity Pad's 2020 request for a height waiver after the Historic Review Board decided that issue on August 11, 2020.

All of this was pointed out to Gravity Pad by the Upper Camino Cruz Blanca neighborhood representatives in June of this year

GRAVITY PAD'S APPLICATION FOR A TELECOMMUNICATION TOWER MADE LAST WEEK, ON JULY 7, 2021, IS NOT RIPE FOR HEARING BEFORE THE HISTORIC DISTRICT REVIEW BOARD'S MEETING ON JULY 13, 2021.

Apparently acknowledging that the Historic Review Board's decision of August 11, 2020 was binding on it, Gravity Pad finally made a new application to the Historic Review Board for approval of a 65-foot tower on July 7th of this year. Gravity Pad's July 7th application for a height waiver is not ripe for a hearing before the Historic Review Board less than a week after filing it. None of the procedural requisites to the processing of that application including Neighborhood Notification have yet been met.

Interim Historic Preservation Division Manager Nicole Thomas in her July 13, 2021 memo to the Historic District Review Board for its July 13, 2021 review hearing, states:

> "..that the applicant submitted a previous application that was denied by the HDRB in August 2020. This new application was submitted on September 16, 2021."

The Interim Division Manager's statement is obviously incorrect. September of 2021 has not yet arrived. More importantly, Gravity Pad made no new application for a height waiver until Wednesday of last week (see Exhibit A). Thus the only application current at the time the Historic Preservation Division Manager scheduled the 65-foot height issue before the Historic District Review Board was

[3] See June 23rd IPRA request and City of Santa Fe's response # 21-2766.

last year's request, Case # 2020-002194-HDRB, rejected by the Historic Review Board on August 11th.

THE UPPER CAMINO CRUZ BLANCA NEIGHBORHOOD DOES NOT OPPOSE ST. JOHN'S REQUEST FOR A TELECOMMUNICATION TOWER SIMILAR TO THAT ERECTED AT ST. JOHN'S UNITED METHODIST CHURCH OR AT THE HOTEL SANTA FE.

The Upper Camino Cruz Blanca Neighborhood agrees with the need for a telecommunication tower to provide internet service for St. John's College and the surrounding neighborhood. A telecommunication tower disguised no differently than the ones at St. John's United Methodist Church and the Hotel Santa Fe will provide wireless communication access equal to that provided to the neighborhoods surrounding St. John's United Methodist Church and the Hotel Santa Fe (see Exhibits B & C).

THE UPPER CAMINO CRUZ BLANCA NEIGHBORHOOD STRONGLY OPPOSES THE HEIGHT, LOCATION AND STYLE OF THE 65-FOOT TOWER PROPOSED BY GRAVITY PAD ADJACENT TO THE LOS MIRADORES RESIDENTIAL DEVELOPMENT

A 65-foot telecommunication tower is not necessary for the broadcast of wireless telecommunication to St. John's and the surrounding neighborhood.

Gravity Pad proposes a construction of a 65-foot tower for its own interest as opposed to the telecommunication needs of St. John's and the adjoining neighborhoods.[4] A 65-foot tower allows Gravity Pad to give AT&T the first position for its antennas while leasing out lower levels to Verizon, Sprint and other carriers adding to Gravity Pad's pure profit after construction. When asked at the neighborhood meeting how much it makes on each contract with each of the other telecommunication carriers, Gravity Pad refused to answer.

In short, Gravity Pad is looking after its own interests as opposed to St. John's. Notably, St. John's is not a party to Gravity Pad's illegal efforts to proceed with the construction of a 65-foot tower without a current application to do so. Gravity Pad has never informed St. John's that it was proceeding this year

[4] Gravity Pad has argued that a height of 65-feet is necessary for the telecommunication tower to stand out above the existing (40-foot) trees. In fact, there are no 40-foot trees in the line of sight between the transmitter at St. John's United Methodist Church and most of the other locations available for a communicating antenna on the St. John's campus.

on the basis of its 2020 application for a height waiver despite the Historic Review Board's rejection of it in August of last year. Gravity Pad's course is entirely of its own making and almost exclusively directed towards its own interests.

CONCLUSION

Gravity Pad waited until last week, July 7th, to file a valid application with the Historic Review Board to waive its 16-foot height limitation on a telecommunication tower. Whenever filed, the purported need for a telecommunication antennae for St. John's and the adjoining neighborhood can be met without a tower of the height or the appearance of what Gravity Pad suggests. Representatives of the Upper Camino Cruz Blanca neighborhood have met with representatives from St. John's to suggest the development of other alternatives to the 65-foot tower. The neighborhood is actively seeking to assist St. John's in developing those alternatives. Requiring Gravity Pad's application of July 7, 2021 to proceed through normal channels with all the prerequisites will provide the time necessary to allow that to happen.

Stephen Durkovich

ITEM # 20-0488

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-002194-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Sean Milk, Gravity Pad Partners, LLC
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2020.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

General

1. 1160 Camino de Cruz Blanca comprises the campus of St. John's College. **[August 11, 2020 HDRB Minutes, p. 39]**
2. The campus is located within the City's Historic Review District and is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development). ***[Id.]***
3. Saint John's College ("Owner/Applicant"), through Gravity Pad Partners, LLC ("Agent"), proposes to construct a new telecommunications tower on the campus to a height of 75-80 feet. ***[Id.]***
4. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. ***[Id.]***
5. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
6. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluated the factors relevant to the Application. **[August 11, 2020 Staff Report]**
7. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District, *see* SFCC § 14-5.2(I). ***[Id.]***

8. Staff determined that the maximum allowable height for new structures on the subject property, as calculated pursuant to the Historic Districts Ordinance, is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
9. Under SFCC Section 14-5.2(E)(8)(c), the Board "may grant a waiver of the standards . . . within its jurisdiction only if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
10. Because the proposed tower height of 75 to 80 feet exceeds the maximum allowable height of 16 feet for the site, Staff determined that a height waiver would be required for approval of the Application, as specified in SFCC Section 14-6.2(8)(c). **[August 11, 2020 HDRB Minutes, p. 40]**
11. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards. ***[Id.]***
12. The Applicant has had three public hearings before the Board, on June 23, 2020; July 14, 2020; and August 11, 2020.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

June 23, 2020 Hearing

14. At the first public hearing, held June 23, 2020, Owner/Applicant, through its Agent, proposed to construct a 75-foot-tall "monopine" telecommunications tower. **[June 23, 2020 HDRB Minutes, p. 45]**
15. The proposed tower would be designed to look like a tall pine tree and would have antennae hidden by designed artificial foliage and ground equipment screened behind a 6-foot-high coyote fence to match an adjacent section of existing fencing. ***[Id.]***
16. The design drawings submitted by the Applicant reflect that the artificial foliage at the top of the monopine would extend higher than the 75-foot tower. **[June 23, 2020 Staff Report, p. 36]]**
17. According to the Agent, the Agent worked with the Executive Board of St. John's College and explored the 250-acre campus, including the rooftops of all buildings, to identify three possible locations for the proposed tower. **[June 23, 2020 HDRB Minutes, p. 45]**
18. The Owner/Applicant selected a location next to the parking lot near the trailhead to the Atalaya Mountain Trail. ***[Id.]***
19. According to the Agent, this location was selected due to the density of trees and the adjacent 6-foot-high coyote fencing, and because this location would allow the tower and associated ground equipment to blend into the surroundings as much as possible. ***[Id.]***
20. The site was also selected to maximize coverage for the campus and surrounding neighborhoods and to facilitate communication with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. ***[Id.]***

21. Board members expressed concern about the height, visibility, and location of the proposed tower, which would be close to Camino de Cruz Blanca and the trailhead for the Atalaya Mountain Trail and connecting trail system. **[*Id.* at 46-55]**
22. The proposed monopine will not look like the existing trees at the proposed site, which do not exceed a height of approximately 40 feet. **[*Id.* at 50]**
23. The Agent did not propose any alternative siting locations to the Board for consideration at the first public hearing and presented only a single site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
24. The Agent testified that the Owner/Applicant had rejected a location behind the dorms and had identified the proposed location near the trailhead as the best location. **[*Id.* at 47]**
25. The Agent did not provide the Board with quantitative data or evidence at the first hearing, such as propagation studies demonstrating the lack of coverage. **[*Id.* at 49]**
26. The Agent testified that existing coverage in the area without the tower is about 88%, and that with the tower, the coverage would be about 98% but did not provide any documentation or evidence to support this assertion. **[*Id.*]**
27. The Agent testified that he did not know if other locations would be adequate to meet coverage requirements because the proposed site was the only site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
28. The Agent testified that the proposed height of the tower was necessary to allow the tower to communicate with the telecommunications site located at St. John's Methodist Church but did not provide any documentation or evidence to support this assertion.. **[*Id.*]**
29. After discussing the merits of the project, the Board voted unanimously to postpone the case until July 14, 2020, so that the Applicant could submit additional information about alternative locations and evidence demonstrating that the proposal represents the least intrusive option for closing the gap in cell coverage for the area. **[*Id.* at 55]**

<u>July 14, 2020 Hearing</u>

30. At the July 14, 2020 hearing, the Applicant provided additional information for the Board's consideration, which was attached to the Staff Report, as follows: (1) Exhibit A: Radio Frequency Propagation Study; (2) Exhibit B: Google Earth map showing alternate locations considered; (3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere; (4) Exhibit D: Previous survey of West Dorm site; (5) Exhibit E: Previous survey of Santa Fe Prep School site; (6) Exhibit F: area zoning; and (7) Exhibit G: Specifications for the "Monopine" (drawings and calculations). **[July 14, 2020 Staff Report & Exhibits]**
31. At the hearing, members of the Board noted that the Board still lacked information about whether there was a better location on campus. **[July 14, 2020 HDRB Minutes, p. 32]**
32. The Agent testified that the Owner/Applicant was considering additional locations and that negotiations with a group of neighbors were ongoing. **[*Id.* at 39]**
33. The Agent agreed to toll the 150-day "shot clock" established by federal law for 30 days to allow for additional negotiations with the community. **[*Id.*]**
34. After discussing the merits of the project, the Board voted unanimously to postpone the case until August 11, 2020 to allow the Owner/Applicant additional time to work with neighbors to consider alternative siting, in conjunction with a thirty-day tolling of the federal shot chock. **[*Id.* at 45]**

August 11, 2020 Hearing

35. Following the July 14, 2020 hearing, the Agent and Owner/Applicant made efforts to reach an agreement with a group of neighbors, but no agreement had been reached prior to the August 11, 2020 hearing. **[August 11, 2020 HDRB Minutes, p. 39]**
36. At the August 11, 2020 hearing, the Agent presented three alternative siting and design options for the Board's consideration as follows: ***[Id.* at 39-40]**
    a) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. **[August 11, 2020 Staff Report, pp. 15-16]**
    b) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus. ***[Id.* at 15, 17-19]**
    c) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the Owner/Applicant believed would minimize its visual impact. ***[Id.* at 15, 20-24]**
37. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
38. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. **[August 11, 2020 HDRB Minutes, p. 39]** *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).
39. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
40. The Owner/Applicant did not present any alternatives for a tower with a height of less than 75-80 feet or evidence that a tower of that height was the minimum necessary to close the gap in coverage for the area. **[August 11, 2020 HDRB Minutes, pp. 39-54]**
41. The Owner/Applicant did not present any alternatives for co-locating new telecommunications antenna(s) on one or more of the existing structures on the campus. ***[Id.]***
42. The Board finds that the Owner/Applicant failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
43. The maximum allowable height for a new structure at 1160 Camino de Cruz Blanca is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
44. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
45. The Board finds that the Owner/Applicant has failed to demonstrate to the satisfaction of the Board that the Owner/Applicant has explored all alternatives including the alternatives for a shorter tower or for the colocation of new antennas on one or more of the existing buildings. ***[Id.* at 54]**

46. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
47. The Board finds that granting the waiver would damage the character of the streetscape because the height of the proposed structures are out of character with and intrusive to the Historic Review District. **[August 11, 2020 HDRB Minutes, p. 54]**
48. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
49. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height of 16 feet unless the project will "[p]rovide the least negative impact with respect to the purpose of" the Historic Districts Ordinance, as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
50. The Board finds that the Owner/Applicant has failed to demonstrate that the proposal will provide the least negative impact with respect to the purposes of the Historic Districts Ordinance because the Applicant failed to provide sufficient information to demonstrate that no less impactful site and design is available. **[August 11, 2020 HDRB Minutes, p. 54]**

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board cannot grant the Application because the Owner/Applicant has failed to demonstrate that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable; specifically, the Owner/Applicant has failed to show that existing structures or towers of a lower height could not be utilized to close the gap in coverage for the area.
6. The Board cannot grant a waiver to the maximum allowable height of 16 feet because the Owner/Applicant has failed to demonstrate that the waiver criteria in SFCC Sections 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i)-(iii) and (v)-(vi) have been met; specifically, the Owner/Applicant has failed to demonstrate (1) that it has explored all alternatives to the proposed site in the historic district and to the proposed height and design; (2) that the waiver would not damage the character of the streetscape; and (3) that the proposal would have the least negative impact with respect to the purposes of the Historic Districts Ordnance.

WHEREFORE, IT IS ORDERED ON THIS 8TH DAY OF SEPTEMBER 2020 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Board denies the Application, including the request for a waiver to the maximum allowable height.

Cecilia Rios
Chair

9/23/2020
Date

FILED:

Yolanda Y. Vigil
City Clerk

9/24/20
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

September 8, 2020
Date

Gravity Pad Partners, LLC.

PO Box 2755

Corrales, New Mexico 87048

7/7/2021

City of Santa Fe
Land Use Planning Department

P.O. Box 909

Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Historic board Application Narrative Letter

Dear Ms. Thomas,

The following is a complete narrative letter that describes our proposed revised Monopole site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, which has been lowered 15' from the original proposal from last year. The ground equipment is protected from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 + square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

1. (i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground

   equipment will not be visible from the street.

2. (ii) Prevent a hardship to the public welfare;

   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

3. (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:

a. The proposed monopole would be next to and around other trees to assist with the stealth

design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**
(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

1. (i) The application complies with this section;
2. (ii) The proposed telecommunications facilities are necessary to close a demonstrated significant

   gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

3. (iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
   Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **- The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- **- Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential

medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- - 3 other locations on the St. John's College Campus.
- - The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- - The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- - The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof

mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____*Sean Milks*_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Exhibit

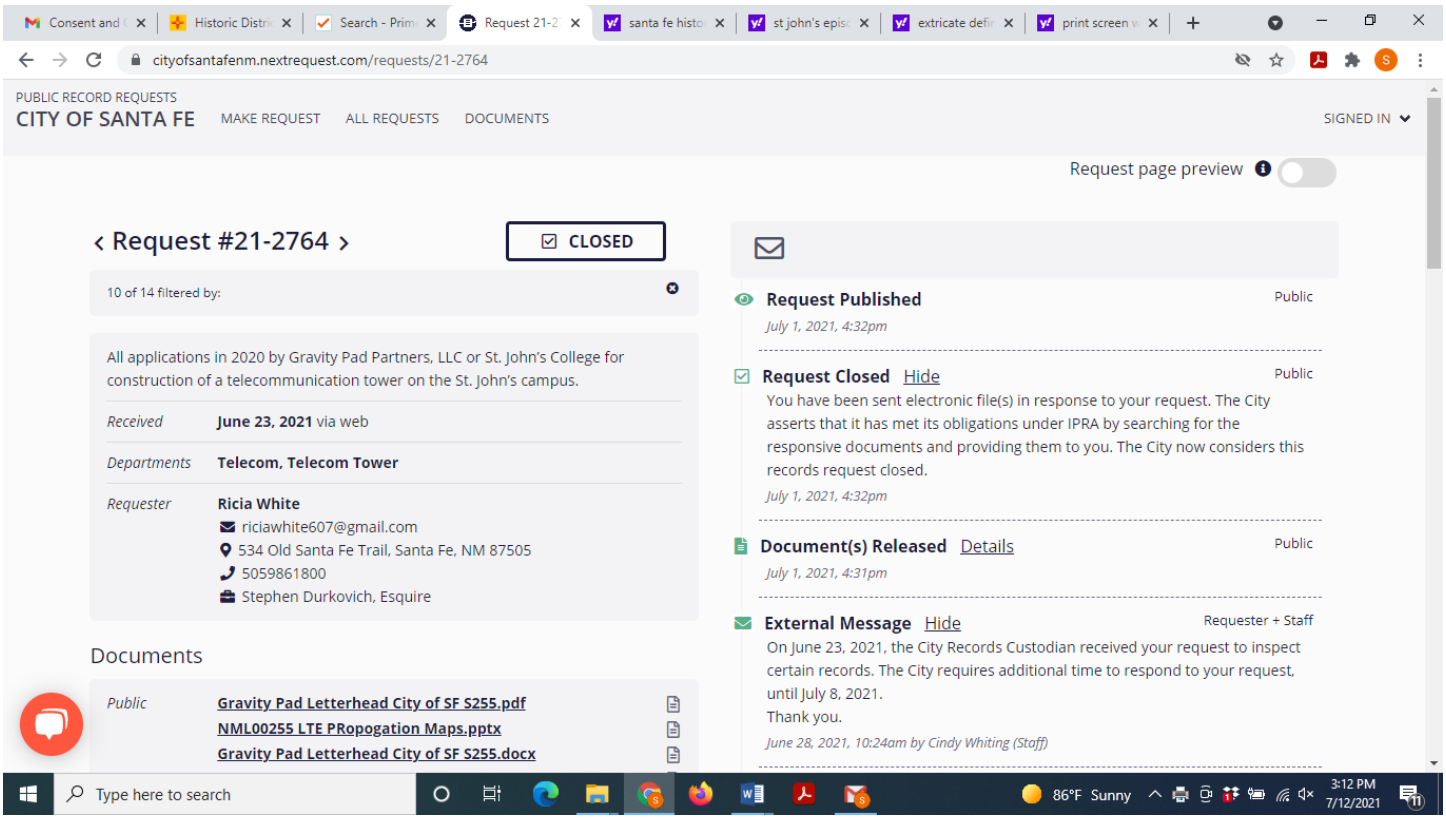
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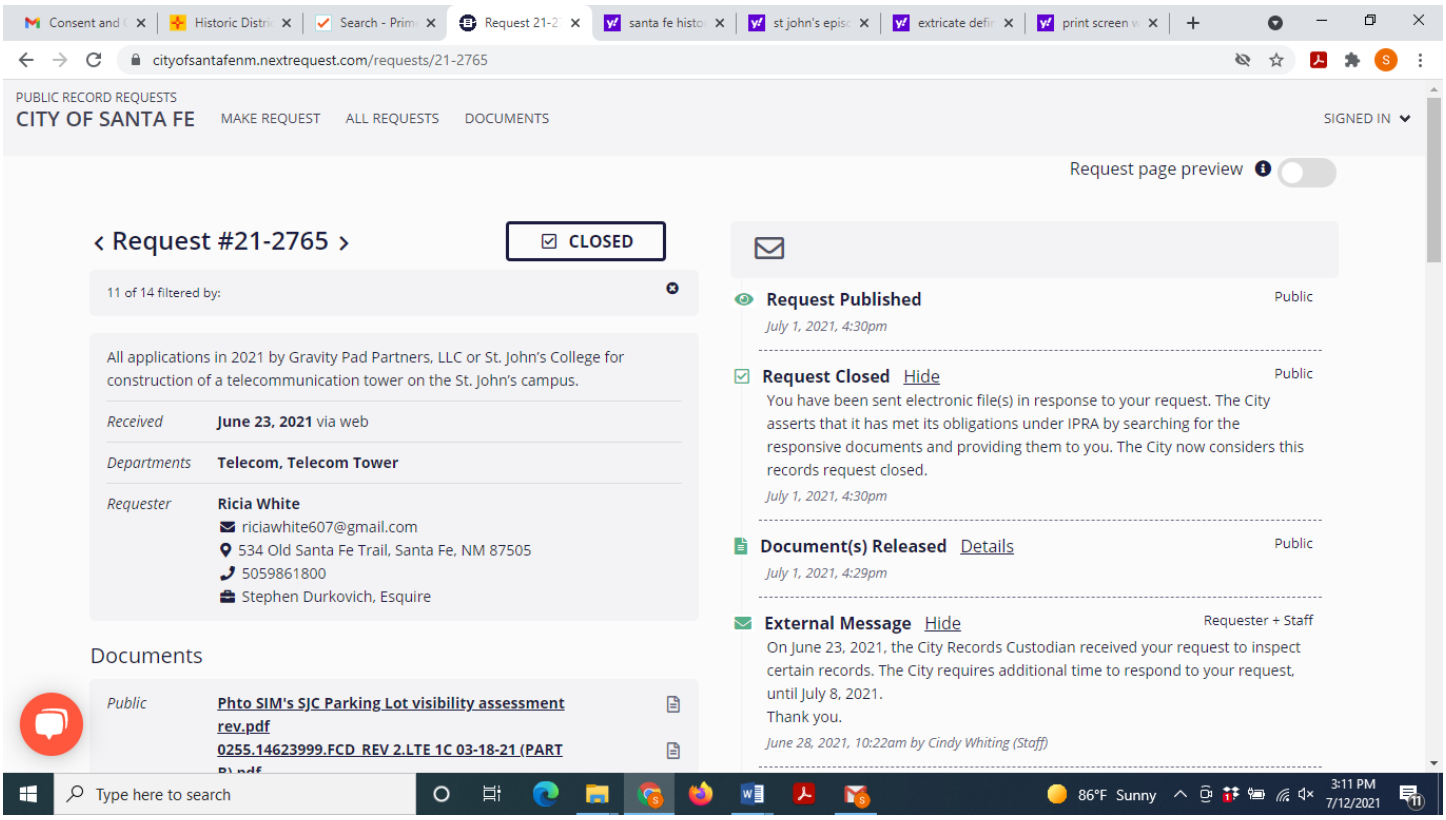


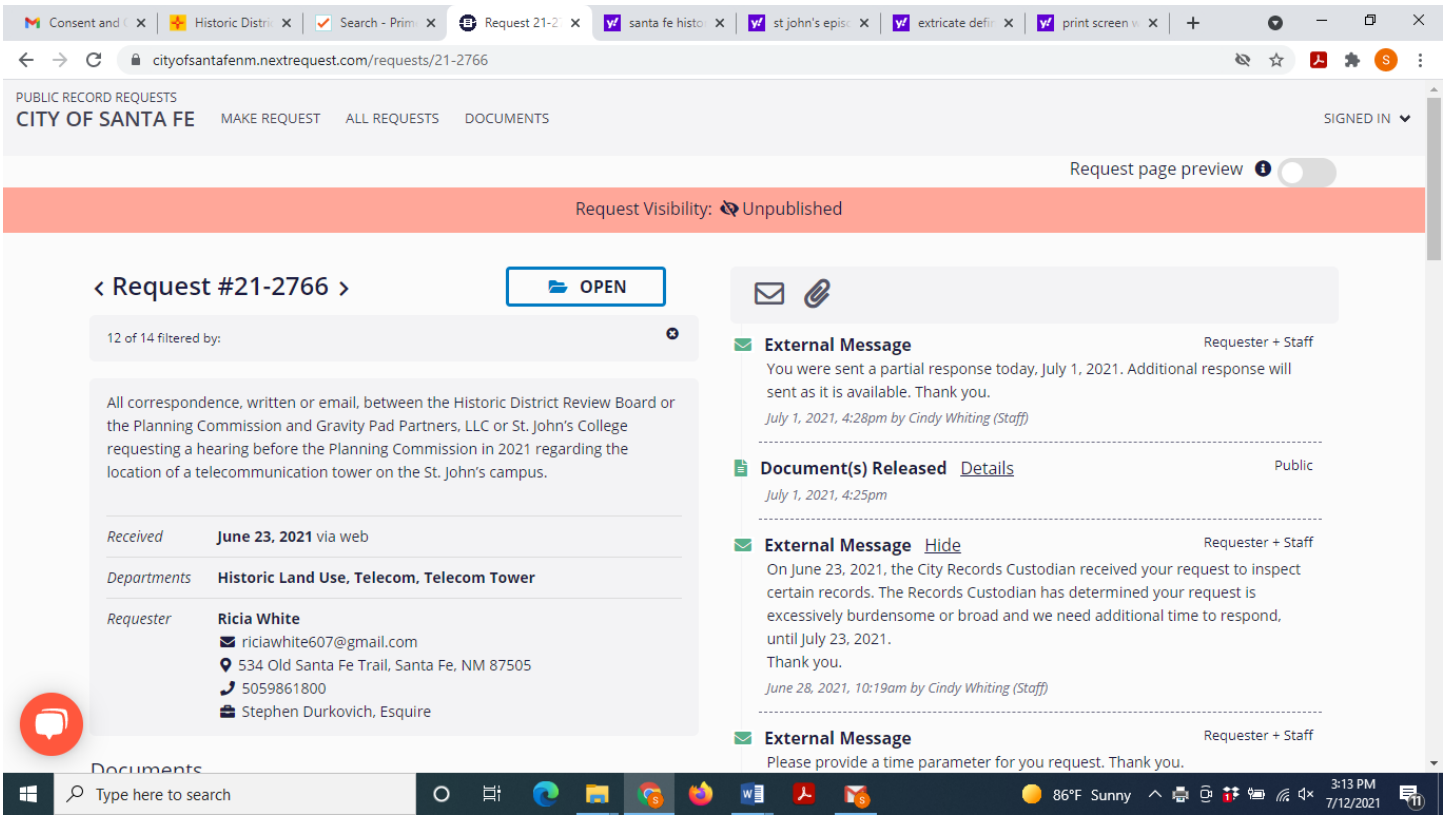
Exhibit

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cityofsantafenm.nextrequest.com/requests/21-2764
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
‹ Request #21-2764 ›
CLOSED
10 of 14 filtered by:
All applications in 2020 by Gravity Pad Partners, LLC or St. John's College for construction of a telecommunication tower on the St. John's campus.
Received June 23, 2021 via web
Departments Telecom, Telecom Tower
Requester Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
Documents
Public
Gravity Pad Letterhead City of SF S255.pdf
NML00255 LTE PRopogation Maps.pptx
Gravity Pad Letterhead City of SF S255.docx
Request Published
Public
July 1, 2021, 4:32pm
Request Closed Hide
Public
You have been sent electronic file(s) in response to your request. The City asserts that it has met its obligations under IPRA by searching for the responsive documents and providing them to you. The City now considers this records request closed.
July 1, 2021, 4:32pm
Document(s) Released Details
Public
July 1, 2021, 4:31pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The City requires additional time to respond to your request, until July 8, 2021.
Thank you.
June 28, 2021, 10:24am by Cindy Whiting (Staff)
Type here to search
86°F Sunny
3:12 PM
7/12/2021


cityofsantafenm.nextrequest.com/requests/21-2765
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
‹ Request #21-2765 ›
CLOSED
11 of 14 filtered by:
All applications in 2021 by Gravity Pad Partners, LLC or St. John's College for construction of a telecommunication tower on the St. John's campus.
Received June 23, 2021 via web
Departments Telecom, Telecom Tower
Requester Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
Documents
Public
Phto SIM's SJC Parking Lot visibility assessment rev.pdf
0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART
Request Published
Public
July 1, 2021, 4:30pm
Request Closed Hide
Public
You have been sent electronic file(s) in response to your request. The City asserts that it has met its obligations under IPRA by searching for the responsive documents and providing them to you. The City now considers this records request closed.
July 1, 2021, 4:30pm
Document(s) Released Details
Public
July 1, 2021, 4:29pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The City requires additional time to respond to your request, until July 8, 2021.
Thank you.
June 28, 2021, 10:22am by Cindy Whiting (Staff)
Type here to search
86°F Sunny
3:11 PM
7/12/2021


cityofsantafenm.nextrequest.com/requests/21-2766
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
Request Visibility: Unpublished
‹ Request #21-2766 ›
OPEN
12 of 14 filtered by:
All correspondence, written or email, between the Historic District Review Board or the Planning Commission and Gravity Pad Partners, LLC or St. John's College requesting a hearing before the Planning Commission in 2021 regarding the location of a telecommunication tower on the St. John's campus.
Received
June 23, 2021 via web
Departments
Historic Land Use, Telecom, Telecom Tower
Requester
Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
External Message
Requester + Staff
You were sent a partial response today, July 1, 2021. Additional response will sent as it is available. Thank you.
July 1, 2021, 4:28pm by Cindy Whiting (Staff)
Document(s) Released Details
Public
July 1, 2021, 4:25pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The Records Custodian has determined your request is excessively burdensome or broad and we need additional time to respond, until July 23, 2021.
Thank you.
June 28, 2021, 10:19am by Cindy Whiting (Staff)
External Message
Requester + Staff
Please provide a time parameter for you request. Thank you.
Documents
Type here to search
86°F Sunny
3:13 PM
7/12/2021

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003910--HDRB

Project Description:

Project Location(s): 259 MONTOYA CIR 2
Santa Fe, NM 87501

Contacts:

Applicant: JUICEKITCHEN DESIGN WORKSHOP LLC ju@juicekitchendesignworkshc
1219 CERRO GORDO RD
SANTA FE , NM 87501

Property Owner: Richard Babb
259 Montoya Circle 2
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: August 10, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003910-HDRB

Address: 259 Montoya Circle #2
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

___ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:** *259 Montoya Circle, #2, Santa Fe, NM 87501*
Date Submitted:	
Property Owner of Record: Richard Babb, Philip Neely	**Proposed Construction Description:** **Proposed new deck over existing portal roof w/ new wrought iron railings and steel table surface.**
Applicant/Agent Name: Ju M Tan	
Contact Person Phone Number: (505) 920-9128	**TOTAL ROOF AREA: 1600 SF (Approx) for Units #1 & #2 combined**

Zoning District: R21

Overlay:
- □ Escarpment _____
- □ Flood Zone*
- X Other: _Historic East Side Downtown & Eastside Historic District

Submittals Reviewed with PZR:
- X Legal Lot of Record □ Development Plan X Building Plans
- X Existing Site Plan □ Proposed Site Plan X Elevations

Supplemental Zoning Submittals Required for Building Permit:
- □ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
- □ Visibility Triangle Required

Use of Structure: X Residential
- □ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage :_____% (No additional lot coverage)
□Open Space Required:_____

Setbacks:
Proposed Front: 5 Minimum: 5
2nd Front? _____
Proposed Rear: 5 Minimum: >5
Proposed Sides: L 5 R 5 Minimum: >5

Height: Proposed **12'-10" to Top of Railing**
Maximum Height: _____ or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum: 2

Bicycle Parking**:
Proposed: N/A Minimum:_____
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Ju M Tan _____ [□OWNER XAPPLICANT □AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE **DATE** 6/23/2021

To Be Completed By City Staff:

Additional Agency Review if Applicable:

□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:

☑**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions:_____

REVIEWER: Donna Wynant **DATE:** 6 / 29 / 21

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

BACKGROUND & SUMMARY:

259 Montoya Circle, Unit 2, is a non-historic 1500 square-foot residential structure in the Downtown and Eastside Historic District.

The applicant proposes the following items:

1. Construct a new deck area over an existing publicly visible portal roof.
2. Construct new wrought iron railings around the deck area. Their color will match the red of other existing railings on the property. This will not extend above the height of the existing structure.
3. Stucco repair/patching as necessary. The stucco will match existing in color and texture.

JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

Date: 6/30/2021

Daniel Schwab
Senior Planner, Historic Preservation Division
Land Use Department
City of Santa Fe
P.O. Box 909, Santa Fe, NM 87504

Re: Historic Review Submission for 259 Montoya Circle #2, Santa Fe, NM 87501

Dear Daniel,

On behalf of Richard Babb and Philip Neely, the Owners of the above mentioned property, attached is the application packet for Historic Review for the following scope of works:

1. New deck area over existing portal roof.
2. New wrought iron railings around the deck area.
3. Stucco repair/patching as necessary. Stucco will match existing in color and texture.

This application packet includes:

I. This proposal letter.
II. Warranty deed and recorded plat.
III. Construction/Permit set.
IV. Photographs of the exterior of the existing house.
V. Proposed style and color of the railing balustrades.
VI. PZR approval.

Please feel free to contact me with any further questions. Thank you.

Sincerely yours,

_____

Ju Tan - Architect
(505) 920 9128, Email: ju@juicekitchendesignworkshop.com

Cc: Richard Babb, Phil Neely (Property Owners)

PARAMOUNT TITLE

GL # 2020-09-150

WARRANTY DEED
(Joint Tenants)

Bryan M. Williams and Alexis M. Williams, husband and wife, for consideration paid, grant to Richard Dean Babb, Jr. and Phillip Clyde Neely, married as joint tenants, whose address is 259 Montoya Circle, Santa Fe, NM 87501, that real property commonly known as 259 Montoya Circle, Santa Fe, NM 87501, which is more particularly described as follows:

> Unit 2, Dos Brisas Condominium, as shown and delineated on plat of survey entitled "Dos Brisas Condominium..." recorded September 16, 2009 in Plat Book 708, Page 8-10, as Instrument #1577343, records of Santa Fe County, New Mexico.

with warranty covenants

Subject to any easements, conditions and restrictions of record; subject to unpaid taxes.

Signed on this 2nd day of November, 2020.

Bryan M. Williams

Alexis M. Williams

ACKNOWLEDGEMENT

State of Nevada)
) ss
County of Clark)

This instrument was acknowledged before me on 11/2/2020 by Bryan M. Williams and Alexis M. Williams.

Bertha Katz
(Signature of notarial officer)

My commission expires: 2/25/2024

[SEAL]

BERTHA KATZ
Notary Public, State of Nevada
No. 00-61630-1
My Appt. Exp. Feb. 25, 2024

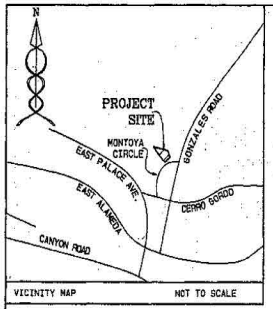
COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 10TH Day Of November, A.D., 2020 at 09:56:34 AM And Was Duly Recorded as Instrument # 1933920 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - EQUINTANA County Clerk, Santa Fe, NM

COUNTY CLERK SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR



VICINITY MAP NOT TO SCALE

PLAT AND DEED REFERENCES

1. REFER TO PLAT OF SURVEY ENTITLED "LOT SPLIT OF SURVEY PREPARED FOR ISAAC VALDEZ, JR." PREPARED BY NICK F. CATANACH NMPLS NO. 13837 ON AUGUST 5, 2002. AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 514 ON PAGE 001.
DATA SHOWN IN SINGLE BRACKETS [ ]
2. REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR THE ESTATE OF ELYANE JONES AND ISAIAS VALDEZ," PREPARED BY CIPRIANO MARTINEZ NMPLS NO. 3995 ON NOVEMBER 25, 1991.
DATA SHOWN IN SINGLE PARENTHESIS ( )
3. REFER TO PLAT OF SURVEY ENTITLED "PLAT OF SURVEY FOR JACK BARRON" PREPARED BY MITCHEL K. NOONAN NMPLS No. 9998 ON DECEMBER 21, 1982 AND LAST AMENDED ON SEPTEMBER 17, 1992 AND HAVING PROJECT NUMBER C-202.
DATA SHOWN IN DOUBLE PARENTHESIS (( ))
4. REFER TO PLAT OF SURVEY ENTITLED "SURVEY OF LANDS FOR ISAIAS VALDEZ" PREPARED BY ROBERT L. WHEELER NMPLS No. 6030 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 457 ON PAGE 253.
5. REFER TO PLAT OF SURVEY ENTITLED "CONDOMINIUM SURVEY PREPARED FOR PORTALES VISTA A CONDOMINIUM" PREPARED BY RICHARD E. SMITH NMPLS No. 6030 ON MAY 1999 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 416 ON PAGE 029.
DATA SHOWN IN DOUBLE BRACKETS {[ ]}
6. REFER TO PLAT OF SURVEY ENTITLED "SURVEY MADE FOR MRS MANUELITA VALDEZ," PREPARED BY JAMES C HARVEY NMPLS NO. 44 ON OCTOBER 5, 1959. AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON OCTOBER 21, 1959 AS DOCUMENT No. 236, 992.
7. REFER TO WARRANTY DEED BY AND BETWEEN ISAIS F. VALDEZ (GRANTOR) AND JANE A. STEWART (GRANTEE) AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1350 ON PAGE 708.
8. REFER TO WARRANTY DEED BY AND BETWEEN ISSAC VALDEZ JR. (GRANTOR) AND JANE A. STEWART (GRANTEE) AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 2237 ON PAGE 193-194.
9. REFER TO WARRANTY DEED BY AND BETWEEN JOHN M. MURRAY (GRANTOR) AND MARGIE M. BUTLER (GRANTEE) AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 780 ON PAGE 159.
10. REFER TO WARRANTY DEED BY AND BETWEEN ISAAC VALDEZ (GRANTOR) AND MELISSA N. VALDEZ-SAIZ (GRANTEE) AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 2339 ON PAGE 703.
11. REFER TO QUITCLAIM DEED BY AND BETWEEN ISAAC VALDEZ (GRANTOR) AND JANE A. STEWART (GRANTEE) EXECUTED ON APRIL 14, 2004, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK _____ ON PAGE _____

GENERAL NOTES

1. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES.
2. FLOOD ZONE NOTE:
UNLESS OTHERWISE SHOWN HEREON, THE LANDS PLATTED HEREON LIE WITHIN FLOOD ZONE C, "AREAS OF MINIMAL FLOODING" FLOOD PLAIN" SOURCE: FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 350070 006 C, EFFECTIVE DATE: 04-02-1993.
3. TERRAIN MANAGEMENT NOTE:
AT THE TIME OF APPLICATION OF A BUILDING PERMIT, LOTS WITHIN THIS SUBDIVISION MUST CONFORM WITH ALL TERRAIN MANAGEMENT REGULATIONS, OF CITY CODE.
4. BY APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES, PNM DID NOT CONDUCT A TITLE SEARCH ON THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.
5. THE ESCARPMENT DISTRICT LINES ARE TAKEN DIRECTLY FROM PLAT OF SURVEY LISTED AS PLAT REFERENCE NOTE No. 1.
6. BEARINGS SHOWN ARE TRUE GEODETIC NORTH AND ARE BASED UPON GPS OBSERVATIONS.
7. RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FROM THE CITY OF SANTA FE FOR ENCROACHMENTS INTO PRIVATE PROPERTY..
8. EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES AND THIS PLAT IS SUBJECT TO ALL EASEEMENTS OF RECORD.

VACATION AND EXTINGUISHMENT OF EASEMENT

561010

THE UNDERSIGNED, FOR AND ON BEHALF OF:
QWEST COMMUNICATIONS, PNM GAS SERVICES, PNM ELECTRIC SERVICES, COMCAST CABLE COMPANY, THE CITY OF SANTA FE, A MUNICIPAL CORPORATION, THE OWNER OF LOT 62-D DO HEREBY VACATE,

EXTINGUISH, RELEASE, WAIVE, QUITCLAIM, AND DISCHARGE THEIR RIGHTS, AND INTEREST TO AN EASEMENT GRANTED AND CREATED BY THAT CERTAIN PLAT OF SURVEY ENTITLED LOT SPLIT PREPARED FOR ISAAC VALDEZ, Jr., SAID PLAT BEING PREPARED BY NICK F. CATANACH, N.M.P.S. No. 13837, ON AUGUST 5, 2002 AND THE SAME BEING RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 514 ON PAGE 001. BEING COMPRISED OF A PORTION OF SAID LOT 62-D AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED AREA BEING A 1/2" REBAR, ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 62-D;
THENCE SOUTH 36°13'18" EAST, A DISTANCE OF 79.58 FEET TO A 1/2" REBAR BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED AREA AND OF SAID LOT 62-D;
THENCE SOUTH 21°29'02" WEST, A DISTANCE OF 26.41 FEET TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED AREA;
THENCE NORTH 22°14'19" WEST, A DISTANCE OF 40.32 FEET TO A POINT;
THENCE SOUTH 60°14'43" WEST, A DISTANCE OF 46.82 FEET TO A POINT;
THENCE NORTH 89°07'32" WEST, A DISTANCE OF 3.24 FEET TO THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED AREA;
THENCE NORTH 22°38'39" EAST, A DISTANCE OF 27.26 FEET TO A POINT;
THENCE NORTH 12°51'22" EAST, A DISTANCE OF 50.79 FEET TO THE POINT AND PLACE OF BEGINNING;

THE HEREIN DESCRIBED AREA IS INTENDED TO BE THE SAME EASEMENT GRANTED AND CREATED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "LOT SPLIT PREPARED FOR ISAAC VALDEZ, Jr.", SAID PLAT BEING PREPARED BY NICK F. CATANACH, N.M.P.S. No. 13837, ON AUGUST 5, 2002 AND THE SAME BEING RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 514 ON PAGE 001. IN ITS ENTIRETY AND IS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT A.

THIS VACATION AND EXTINGUISHMENT OF EASEMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE OWNER OF LOT 62-D AND THE REMAINING LANDS OF THE VALDEZ ESTATE.

OWNER OF TRACT 2 AND LOT 62-D
Jane A. Stewart
JANE A. STEWART
STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th
DAY OF May 2004 BY JANE A. STEWART
Vanessa M. Maestas
NOTARY PUBLIC
OFFICIAL SEAL VANESSA M. MAESTAS NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: June 11, 2007

THE CITY OF SANTA FE, A MUNICIPAL CORPORATION
BY: _____ 6/4/04
CITY MANAGER DATE
FOR: THE CITY OF SANTA FE, A MUNICIPAL CORPORATION

ATTEST: Yolanda Y. Vigil 6-7-04
CITYCLERK DATE
FOR: THE CITY OF SANTA FE, A MUNICIPAL CORPORATION

PNM ELECTRIC SERVICES
BY: Leonard B. Martinez
FOR: PNM ELECTRIC SERVICES
STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th
DAY OF May 2004 BY Robert B. Flores
NOTARY PUBLIC

COMCAST CABLE COMPANY
BY: _____
FOR: COMCAST CABLE COMPANY
STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th
DAY OF May 2004 BY Robert B. Flores
NOTARY PUBLIC
Exp. August 30, 2005

PNM GAS SERVICES
BY: Leonard B. Martinez
STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th
DAY OF May 2004 BY Leonard B. Martinez
Linda B. Fajardo
NOTARY PUBLIC 1-14-07

QWEST COMMUNICATIONS
BY: _____
FOR: QWEST COMMUNICATIONS
STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th
DAY OF May 2004 BY Robert A. Delgado
NOTARY PUBLIC
OFFICIAL SEAL Robert A. Delgado Notary Public State of New Mexico My Commission Expires 8/4/07

REVIEWED BY:
CITY OF SANTA FE

SUBDIVISION REVIEW 6/08/04 DATE
CITY PLANNER 6/8/04 DATE

Document # 1331-960

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 8th DAY OF June A.D. 20 04 AT 14:07 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 561 PAGE 010111 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, NM
_____ Deputy

PUBLIC UTILITY APPROVAL

QWEST 5-11-04 DATE
COMCAST CABLE Co. 5-10-04 DATE
PNM GAS 5-12-04 DATE
PNM ELECTRIC 5-12-04 DATE
SANGRE DE CRISTO WATER DIV. 5-14-04 DATE
WASTEWATER MANAGEMENT 6/2/04 DATE

GRANT OF EASEMENTS DEDICATION AND AFFADAVIT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "LOT 62-D AND THE REMAINING LANDS OF THE VALDEZ ESTATE", SITUATE WITHIN THE SANTA FE GRANT, WITHIN PROJECTED SECTION 23 OF TOWNSHIP 17 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 0.176 ACRES MORE OR LESS.

DOES HEREBY CAUSE THE COMBINING OF SAID "LOT 62-D AND THE REMAINING LANDS OF THE VALDEZ ESTATE AS SHOWN HEREON.

UTILITY EASEMENTS AS SHOWN HEREON AS "AREAS A, B, C, AND D" ARE HEREBY GRANTED AFTER THE EXECUTION OF THE VACATION AND EXTINGUISHMENT OF EASEMENT HEREON TO THE UTILITY COMPANIES AS LISTED HEREON AND TO THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING SUCH PUBLIC OR PRIVATE UTILITIES AS ELECTRIC POWER, CABLE T.V., TELEPHONE, WATER, STORM AND SANITARY SEWER & GAS; THAT THE SAID EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

FURTHER, THE UNDERSIGNED DO HEREBY GRANT THE PUBLIC UTILITY EASEMENTS, PRIVATE INGRESS, EGRESS EASEMENT, PARKING EASEMENT AS SHOWN HEREON AS "AREA A" AND THE PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON AS "AREA B" FOR THE EXCLUSIVE BENEFIT OF THE OWNERS OF "LOT 62-D" AND "REMAINING LANDS OF THE VALDEZ ESTATE".

THE UNDERSIGNED DO HEREBY GRANT THE PRIVATE INGRESS AND EGRESS EASEMENT AS SHOWN HEREON AS "FORMER REMAINING LANDS OF THE VALDEZ ESTATE" FOR THE EXCLUSIVE BENEFIT OF THE OWNERS OF PROPERTIES ADJOINING "FORMER REMAINING LANDS OF THE VALDEZ ESTATE" SOLEY FOR ACCESS TO THEIR PROPERTY AND NO OTHER USES, INCLUDING PARKING.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER.

THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Jane A. Stewart
JANE A. STEWART (OWNER "LOT 62-D AND THE REMAINING LANDS OF THE VALDEZ ESTATE)

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th
DAY OF May 2004 BY JANE A. STEWART, THE OWNER OF LOT 62-D AND THE REMAINING LANDS OF THE VALDEZ ESTATE

Vanessa M. Maestas
NOTARY PUBLIC
OFFICIAL SEAL VANESSA M. MAESTAS NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: June 11, 2007

SURVEYOR'S CERTIFICATE

I, JAMES B. SANCHEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO. THIS IS A BOUNDARY SURVEY OF AN EXISTING TRACT. IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

James B. Sanchez 3-16-04
JAMES B. SANCHEZ, P.S. No. 12655 DATE

JAMES B. SANCHEZ NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

LOT CONSOLIDATION OF LOT 62-D AND THE REMAINING LANDS OF THE VALDEZ ESTATE

AS ORIGINALY DEFINED IN PLAT OF NOTE 6
CITY AND COUNTY OF SANTA FE, NEW MEXICO
WITHIN T17N, R10E, PROJECTED SECTION 23.

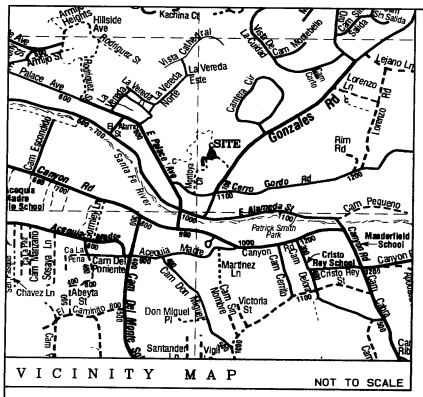
PURPOSE: THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 62-D WITH THE REMAINING LANDS OF THE VALDEZ ESTATE AS ORIGINALY DEFINED IN PLAT OF NOTE 6.

SHEET 1 OF 2

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST SUITE B		
PHONE (505)-992-3211, MOBILE (505) 660-2699, FAX (505)-992-9905		
PROJECT No.: 171023 LLA		
DRAFTED BY: FLR DATE: 03-16-04		
REVISION	DATE	BY

DOS BRISAS CONDOMINIUM
UNTS 1 AND 2 OVERALL SITE PLAN
COMPRISED OF LOT 62-DA

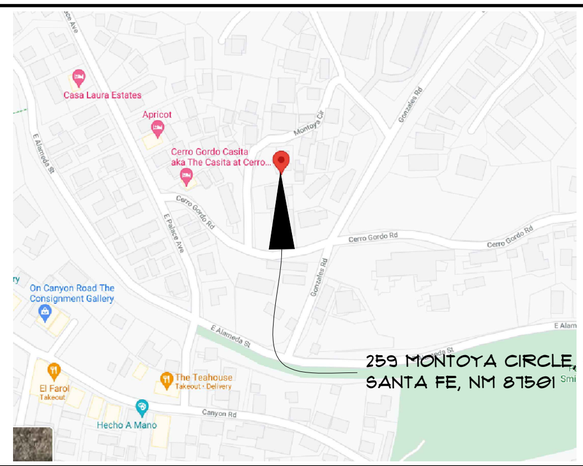
WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO
T17N, R10E, PROJECTED SECTION 23 NEW MEXICO PRINCIPAL MERIDIAN


Kachina Ct
Hillside Ave
Arroyo Hondo
Vista Caliente
La Vereda Este
Lejano Ln
Lorenzo Rd
Palace Ave
Paseo de Peralta
Gonzales Rd
SITE
Rim Rd
Cerro Gordo Rd
E Alameda St
Cam Pegueno
Patrick Smith Park
Masterfield School
Agua Fria
Martinez Ln
Cristo Rey School
Cristo Rey
Cam Del Poniente
Chavez Ln
Abeyta St
El Camino Real
Don Miguel Pl
Victoria St
Santander Dr
Vigil Dr
Cam Carlos Rey
Cam Ranchitos
Cam Rancho Viejo
Cam Ventura
Cam Sin Salida
Cam Entrada
Cam Alvarado
Cam Manzano
Cam Siesta
Cam Escondido
Camino Cabra
Camino Rio
Camino Cielo
Camino Cerro
Camino Cruz
Camino Cumbre
Camino Cuesta
Camino Cuervo
Camino Cuervo Rio
Camino Cuervo Rio
Camino Cuervo Rio

PROPOSED NEW DECK TO THE BABB/NEELY RESIDENCE

250 MONTOYA CIRCLE, #2
SANTA FE, NM 87501

PERMIT SET
6/22/2021



5 LOCATION MAP — SCALE: N.A.

GENERAL PROJECT DATA

LOT SIZE - APPROX. 7665 +/- SF

A. EXISTING ROOFED AREA - APPROX. 1540 SF

B. PROPOSED NEW ROOFED AREA - 0 S.F.

ZONING DISTRICT - R-21

OVERLAY DISTRICT - HISTORIC DOWNTOWN AND EAST SIDE

ALLOWABLE MAX. HT OF STRUCTURE - 24', 14' FROM EXISTING GRADE FOR STRUCTURES WITHIN 10' OF THE PROPERTY LINE AS PER NOTE 6. OF SLDC TABLE 14-7.2.1

MAXIMUM HEIGHT OF PROPOSED RAILING - 14'-0" FROM EXISTING GRADE.

SETBACKS: PER SFLDC TABLE 14-7.2.1
FRONT - 7'-6"
SIDE/REAR - 5'-0"

CODES: INCLUDING BUT NOT LIMITED TO THE 2015 IBC, 2015 IRC, 2009 UPC, 2009 IMC, 2011 NEC

1 PROJECT DATA

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF JUICEKITCHEN DESIGN WORKSHOP LLC (JKDW) AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF JKDW.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL RELEVANT CODES REFERENCED BY SANTA FE COUNTRY, NM. INCLUDING BUT NOT LIMITED TO IBC 2015, IRC 2015.
3. IF THERE ARE ANY CONFLICTS WITH THE CODES REFLECTED IN THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR/SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTORS SHALL MAINTAIN A SAFE AND ORGANIZED WORKING ENVIRONMENT ON THE SITE. DAILY CLEANING, ORGANIZATION AND PROTECTION OF MATERIALS SHALL BE PERFORMED AS NECESSARY. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING JOB RELATED SAFETY STANDARDS
6. ALL EXISTING STRUCTURAL ELEMENTS OF EXISTING BUILDINGS SHALL NOT BE MODIFIED BEYOND THE SCOPE OF THIS PROJECT WITHOUT THE CONSENT OF THE OWNER, JKDW AND A QUALIFIED STRUCTURAL ENGINEER (IF NEEDED).
7. THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH ALL SUB CONTRACTORS AS NECESSARY TO CLARIFY THE WORK SCOPE AND EXPECTATIONS PRIOR TO COMMENCEMENT OF ANY WORK..
8. REGULAR CONSTRUCTION MEETINGS SHALL BE SCHEDULED (AS NECESSARY) WITH ALL RELEVANT PARTIES INCLUDING BUT NOT LIMITED TO RELEVANT SUB CONTRACTORS.
9. A CONSTRUCTION SCHEDULE SHALL BE FURNISHED AND ADHERED TO BY THE CONTRACTOR. ANY PROPOSED CHANGES SHALL BE APPROVED BY THE OWNER AND JKDW.
10. FINAL PUNCHLIST - AT SUBSTANTIAL COMPLETION, A FINAL PUNCHLIST SHALL BE MADE UP BY JKDW OR THE OWNER. ALL ITEMS ON THE PUNCHLIST SHALL BE PERFORMED BY THE CONTRACTOR WITHIN AN AGREED PERIOD OF TIME BEFORE HANDOVER TO THE OWNERS.
11. FINAL GRADING - ENSURE THAT ALL GRADE SURROUNDING THE NEW ADDITION SLOPES AWAY FROM THE BUILDING A MINIMUM OF 1/4"/FT FOR A MINIMUM OF 48".
12. FINAL CLEANING - THE CONTRACTOR SHALL PERFORM FINAL CLEANING TO ALL AFFECTED AREAS TO "MOVE IN" CONDITION BEFORE HANDING OVER TO THE OWNERS.
13. MAKE ARRANGEMENTS WITH THE OWNERS REGARDING USE OF TOILET OR PROVIDE A PORTABLE TOILET ON SITE.
14. WARRANTY - THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

2 GENERAL NOTES

GENERAL SCOPE OF WORKS

1.1. SELECTIVE DEMOLITION OF EXISTING PARAPET RAILING AT EXISTING 2ND FLOOR EXTERIOR DECK.
1.2. NEW DECK ON EXISTING PORTAL ROOF TO MATCH.
1.3. NEW WROUGHT IRON RAILINGS.
1.4. NEW STEEL SURFACE MOUNTED ON EXISTING PARAPET OVER 1ST FLOOR PORTAL

3 PROJECT SCOPE

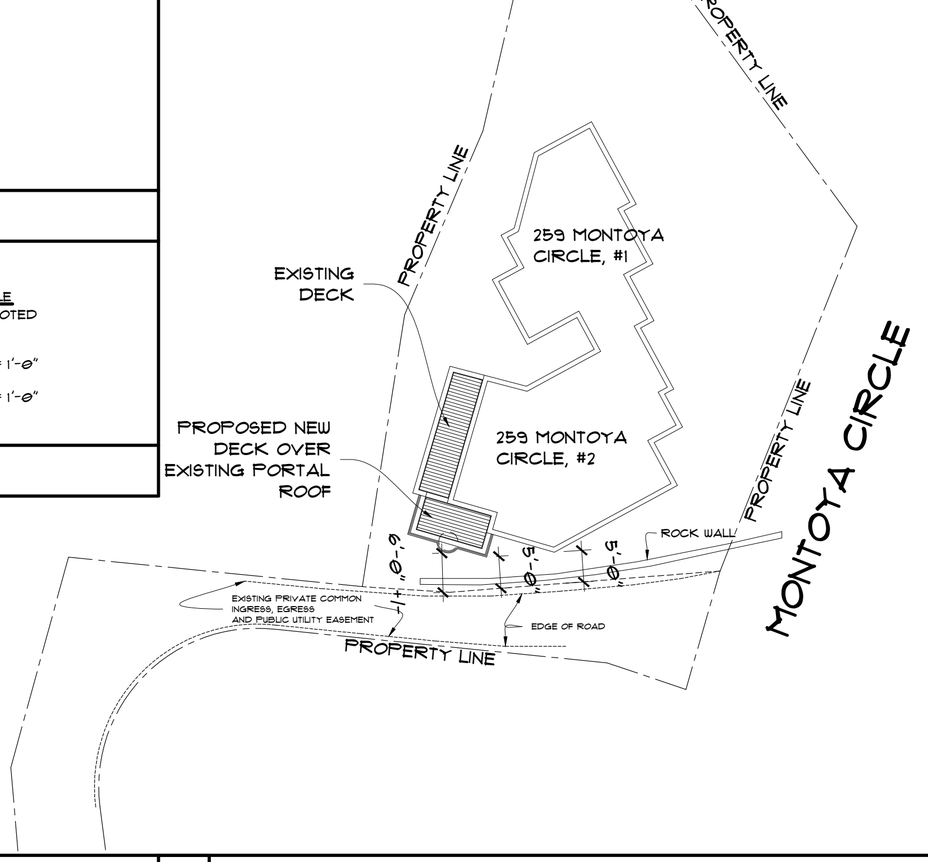
COMMON ABBREVIATIONS

A.F.F.	- ABOVE FINISHED FLOOR
B.O.	- BOTTOM OF
T.O.	- TOP OF
B.O.W.	- BOTTOM OF WALL
T.O.W.	- TOP OF WALL
T.O.P.	- TOP OF PARAPET
V.I.F.	- VERIFY IN FIELD
S.F.	- SQUARE FEET
C.F.	- CUBIC FEET
GAL	- GALLONS
PSF	- PER SQUARE FEET
EL.	- ELEVATION
EQ.	- EQUAL (USED IN EQUALLY SPACED DIMENSIONS)
W, H (HT.)	- WIDTH, HEIGHT
O.C.	- CENTER TO CENTER DIMENSIONS
DIMS.	- DIMENSIONS
C.L.	- CENTERLINE
P.L.	- PROPERTY LINE
L.O.	- LINE OF
MAX.	- MAXIMUM
MIN.	- MINIMUM
TYP.	- TYPICAL
OPNG.	- OPENING
R.O.	- ROUGH OPENING
FIN. FLR.	- FINISHED FLOOR
N.T.S.	- NOT TO SCALE
GWB	- GYPSUM WALL BOARD
G.D.	- WOOD GRAIN DIRECTION

6 COMMON ABBREVIATIONS

NUMBER	DESCRIPTION	SCALE
CVR	COVER SHEET & SITEPLAN	AS NOTED
A100	SELECTIVE DEMOLITION PLAN & FLOOR PLAN	1/4" = 1'-0"
A200	EXTERIOR ELEVATIONS, DETAILS	1/4" = 1'-0"

4 DRAWING LIST



7 SITEPLAN — 1" - 16'-0"

JUICEKITCHEN DESIGN WORKSHOP
1219 CERRO GORDO ROAD
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REV -

NORTH

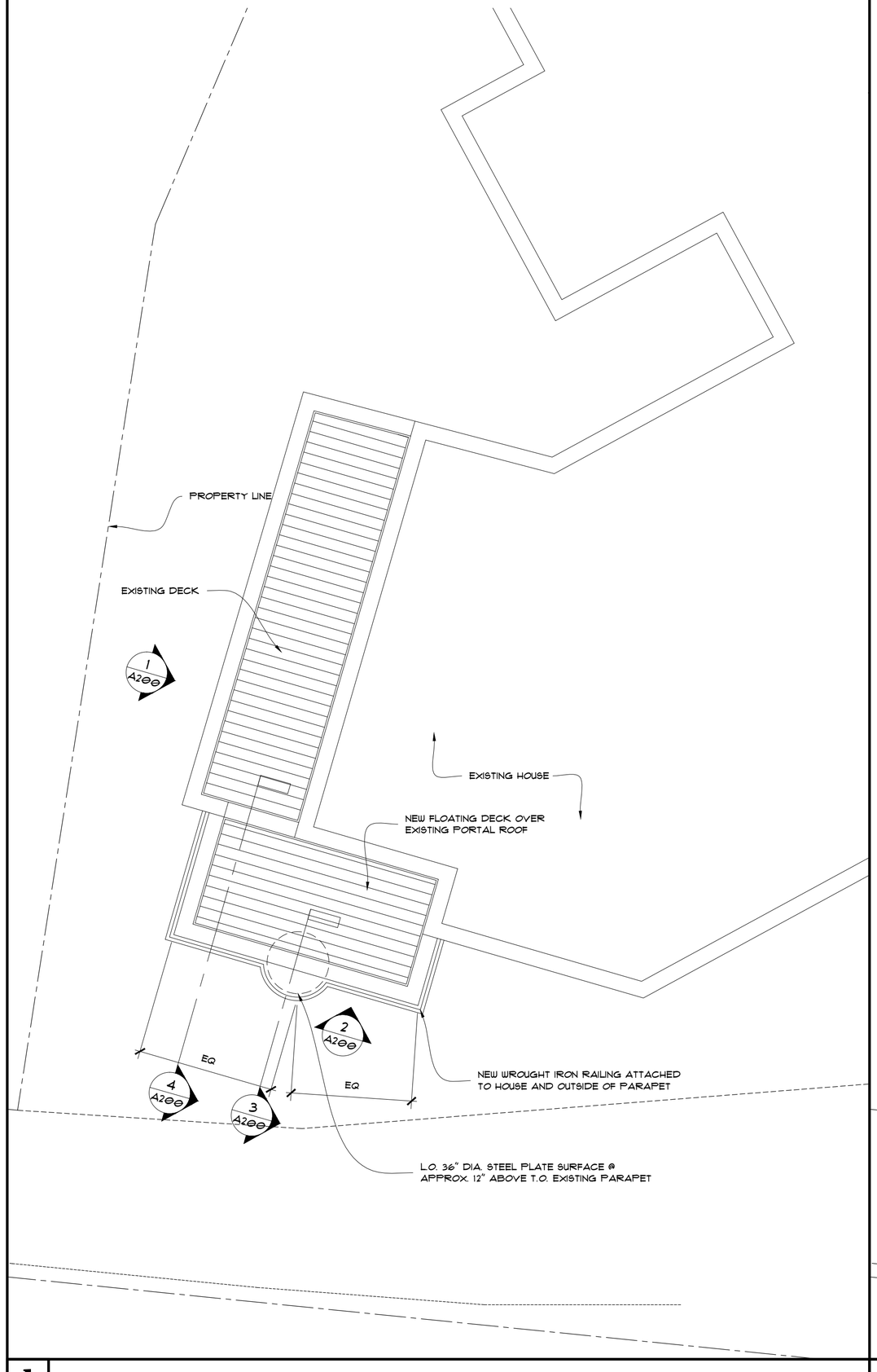
COVER PAGE & SITEPLAN

SCALE : AS NOTED

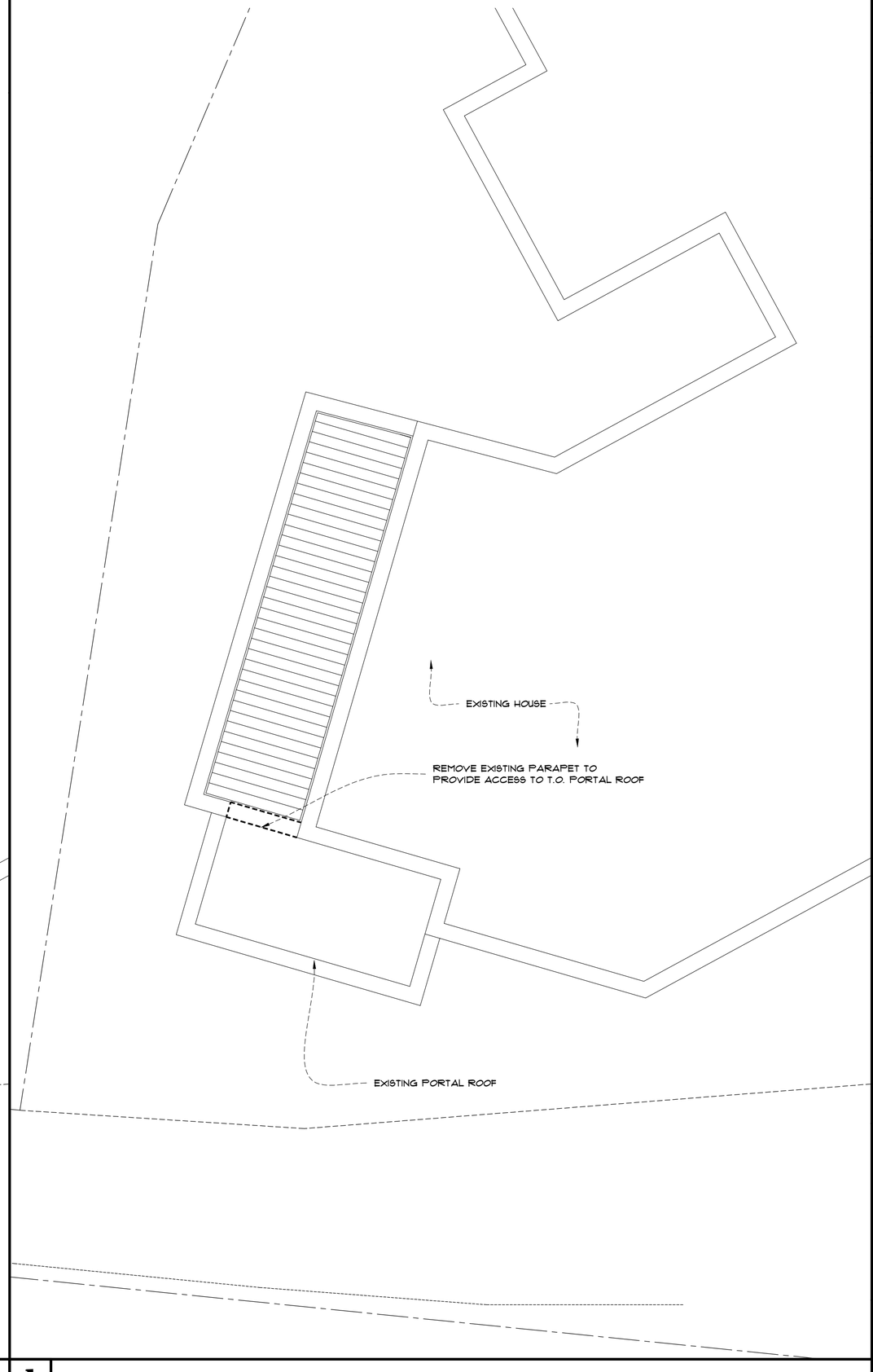
DATE: 6/29/2021

BABB/NEELY RESIDENCE
259 MONTOYA CIRCLE, #2
SANTA FE, NM 87501

CVR



1 PROPOSED ROOF PLAN WITH NEW BALCONY SPACE



1 SELECTIVE DEMOLITION PLAN/ROOF PLAN SCALE: 1/4" = 1'-0"

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1219 CERRO GORDO ROAD
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

NORTH

SCALE : AS NOTED

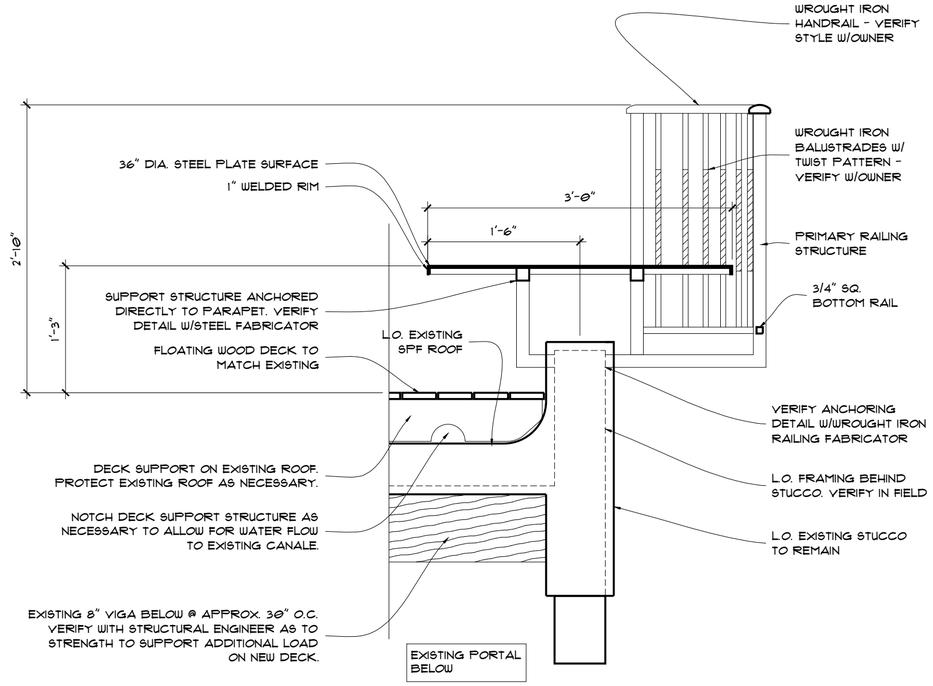
6/22/2021

FLOOR PLANS

BABB/NEELY RESIDENCE

259 MONTOYA CIRCLE, #2
SANTA FE, NM 87501

A100

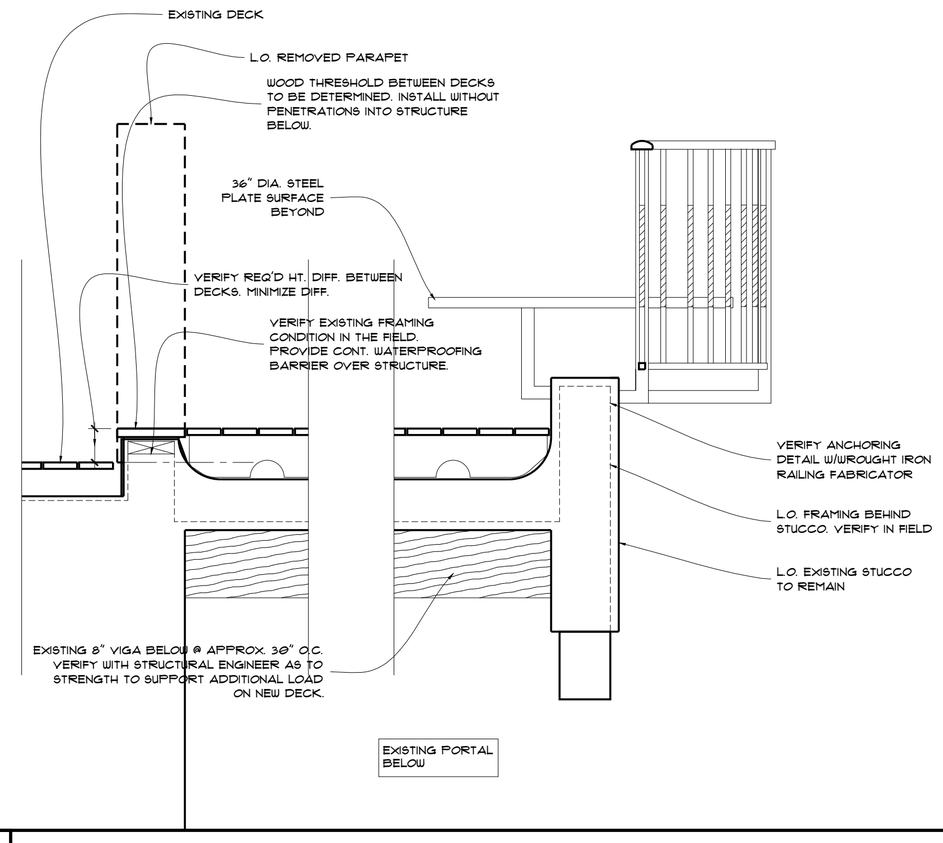


3 SECTION DETAIL — SCALE: 1" = 1'-0"

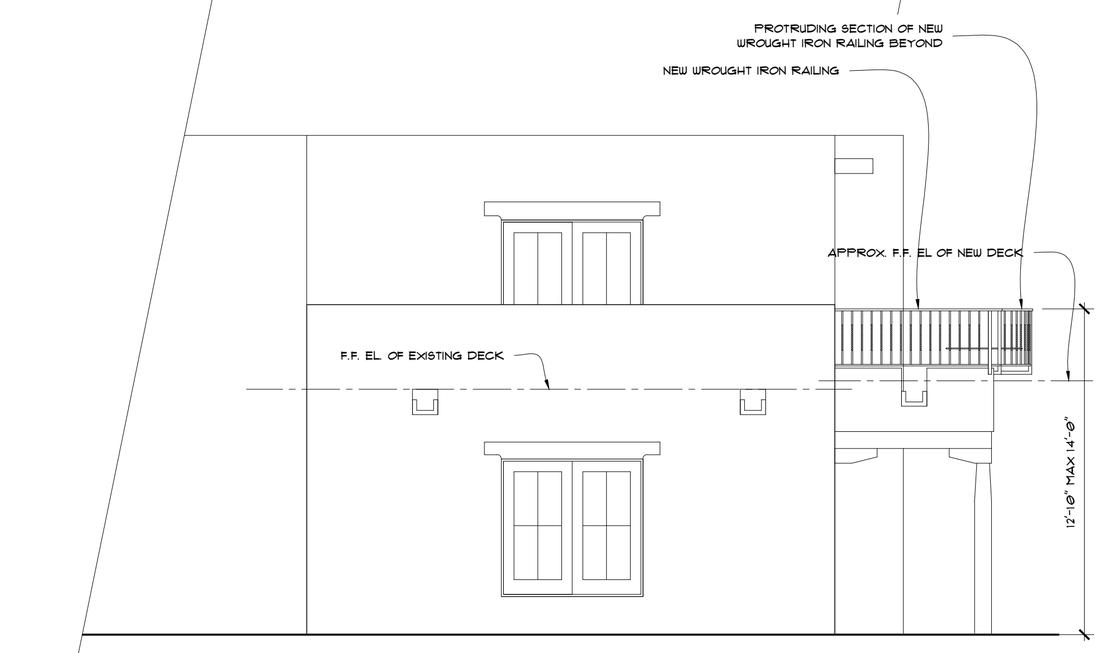
NOTE:
ALL SHOWN IS EXISTING UNLESS OTHERWISE INDICATED.



2 EXTERIOR SOUTH ELEVATION — SCALE: 1/4" = 1'-0"



4 SECTION DETAIL — SCALE: 1" = 1'-0"



NOTE:
ALL SHOWN IS EXISTING UNLESS OTHERWISE INDICATED.

1 EXTERIOR WEST ELEVATION — SCALE: 1/4" = 1'-0"

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505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

NORTH

SCALE : AS NOTED

6/22/2021

FLOOR PLANS

BABB/NEELY RESIDENCE

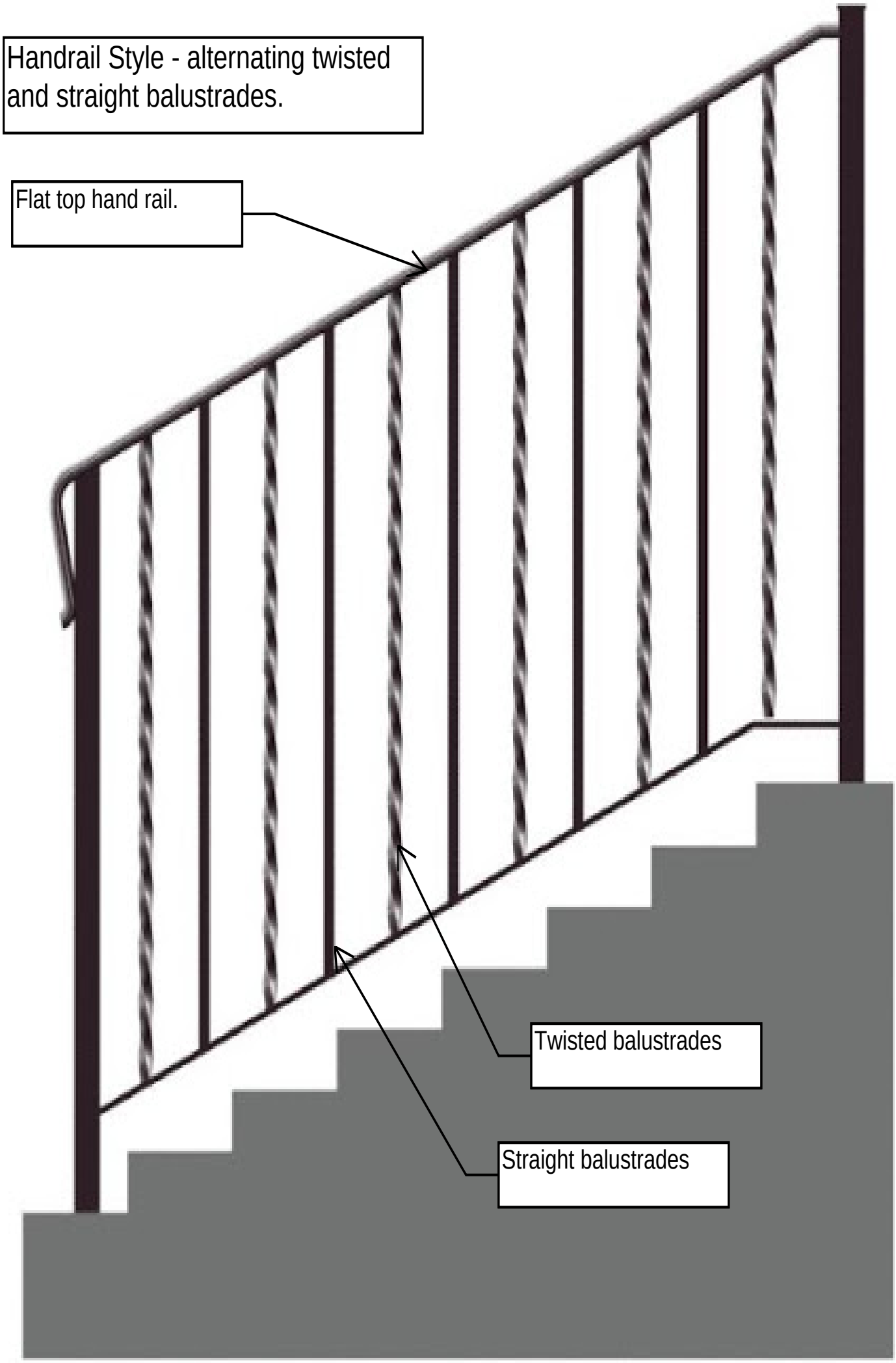
259 MONTOYA CIRCLE, #2
SANTA FE, NM 87501

A100


259 Montoya Circle #2
Santa Fe, NM 87501
Babb/Neely Residence
6/20/2021
View of South Elevation
Existing parapet/railing
to be demolished partially to gain
access to new deck over portal roof.
Portal Roof Parapet to
receive new railings


259 Montoya Circle #2
Santa Fe, NM 87501
Babb/Neely Residence
6/20/2021
View of South Elevation
Existing parapet/railing
to be demolished partially to gain
access to new deck over portal roof.
Portal Roof Parapet to
receive new railings


259 Montoya Circle #2
Santa Fe, NM 87501
Babb/Neely Residence
6/20/2021
View of South Elevation
from Montoya Circle
Existing parapet/railing
to be demolished partially to gain
access to new deck over portal roof.
Portal Roof Parapet to
receive new railings


Handrail Style - alternating twisted and straight balustrades.
Flat top hand rail.
Twisted balustrades
Straight balustrades

Existing Handrails at 259 Montoya Circle

Proposed handrails to match existing in profile and color.

Match color of existing handrails.

Match Handrail profile of existing handrail @ entrance.



