INTERDEPARTMENTAL COMMUNICATION

TO:	**Urban Design Committee**	DATE:	**November 5, 2008**
DEPT:		FROM:	**Brian Will**
CC:		DEPT:	**Planning**
		RE:	**Proposed US Cellular Sites**

US Cellular is seeking enhanced coverage in northwest Lincoln, and has identified two public sites that are suitable. One is a power substation located southwest of the intersection of Alvo Road and Centurion Drive owned by Lincoln Electric System (LES). The other is Kooser Elementary School located southwest of the intersection of Alvo Road and North 14th Street owned by Lincoln Public Schools (LPS). Because both sites are publicly-owned, special permit approval is not required. Instead, only review by the Urban Design Committee is necessary prior to US Cellular signing a lease with the owner.

US Cellular first investigated the LES site, and per City policy had a meeting with the surrounding neighborhood about siting there. A concern was raised about the location, including a suggestion that there may be a more appropriate site in the area, such as the LPS site. Subsequently, US Cellular has been working closely with city staff in an effort to determine which site is most appropriate.

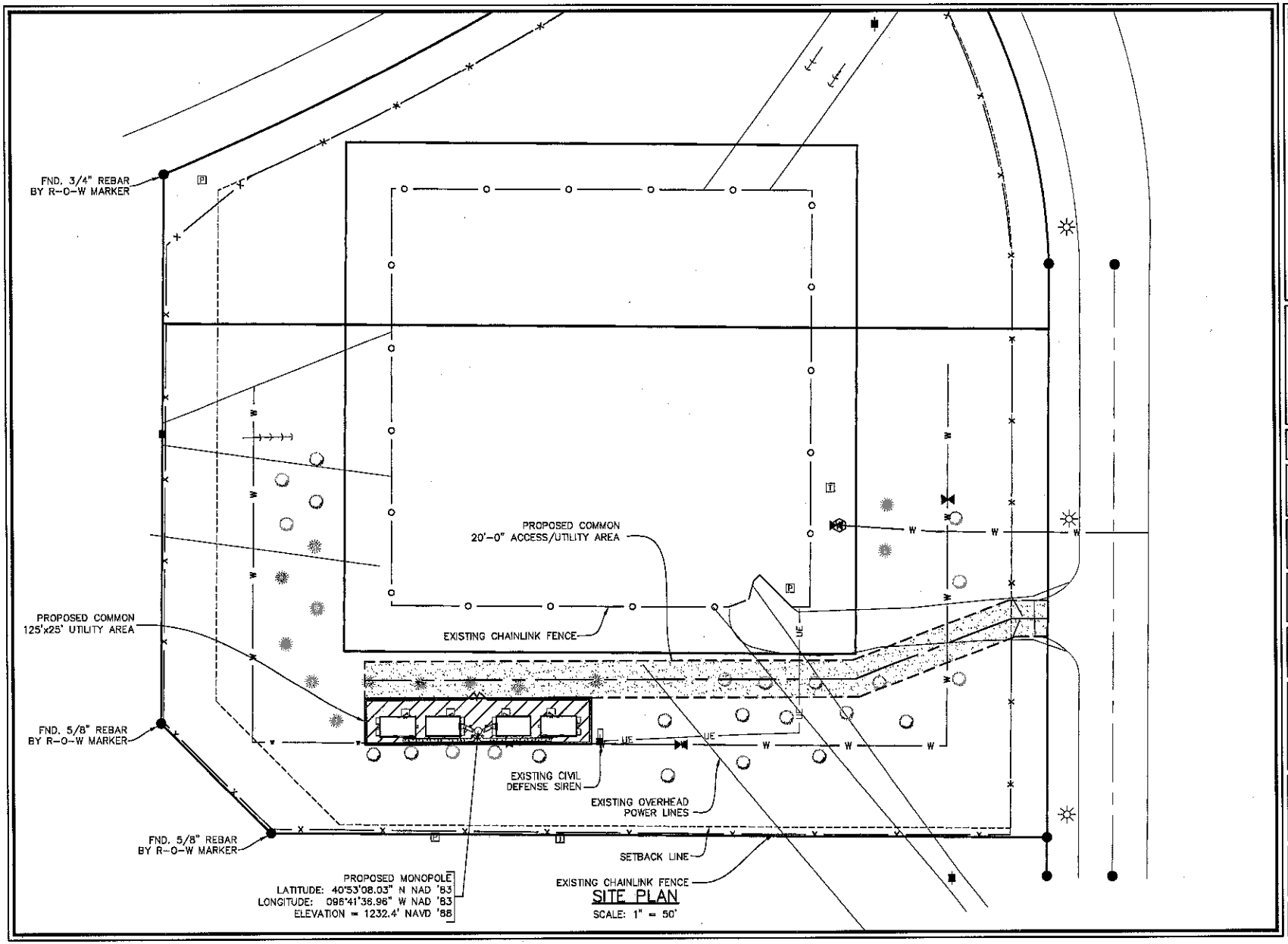
Staff notes that both sites are generally considered appropriate for wireless facilities in that they are large, publically-owned sites. US Cellular's representative has stated that from a coverage standpoint, the sites appear to be about equal. Aesthetically, both have advantages and disadvantages.

The LES site is a corner lot abutting an arterial street on the north, a local street on the east, and single-family dwellings to the south and west in a newer, developing neighborhood. The substation contains structures that are similar in size and scale to the proposed tower and it would not be out of place among the electrical facilities. However, the tower is shown in the southwest corner of the site near adjacent homes.

The LPS site abuts undeveloped land to the west and north except for one single-family residence located on the north side of Alvo Road. It is customary for school sites to contain large buildings, ball field lights, parking lots, and outdoor recreation facilities while situated in the middle of, or adjacent to a residential neighborhood. School sites such as this one are large enough to provide adequate separation among adjacent land uses to maintain an appropriate scale among adjacent land uses. However, even including ball field lights (which are not usually associated with elementary schools), there will likely never be any other facilities of a height that are similar to the proposed tower.

Staff and US Cellular agree either site is acceptable, but are requesting the UDC to consider them both and recommend which is more appropriate.

ARBOR
ALVO RD.
LES
LPE
KOOSER
SITE
REDSTONE
PALLADIAN
SIENA
BATTISTA
FRANCESCA
ALBANI
MIMOSA
10TH
PALMETTO
MIDDLETON
HUMPHREY
PETUNIA
GARDEN VALLEY
11TH
CULBERA
BLANCA
BELFORD
TORREYS
LA PLATA
PENNSYLVANIA
15TH
INTERSTATE 80
FLETCHER



ASSOCIATED ENGINEERING, INC
157 NORTH MAIN ST.
ELKHORN, NE 68022
PH: (402) 289-5040
FAX: (402) 289-5045
AEPC PROJECT #2279

LES SITE

APPLICANT/OWNER:

U.S. Cellular
WIRELESS COMMUNICATIONS
SOUTH WEST REGION
310 SOUTH WESTERN AVE
OKLAHOMA CITY, OK
73109

DRAWN BY:	CHK BY:	APV BY:
JSG	BKW	TM

APPROVALS:

US CELLULAR PROJECT ENGINEER

US CELLULAR SITE NAME:
NExx NORTH 27TH STREET

US CELLULAR SITE NUMBER:
871363

US CELLULAR MARKET:

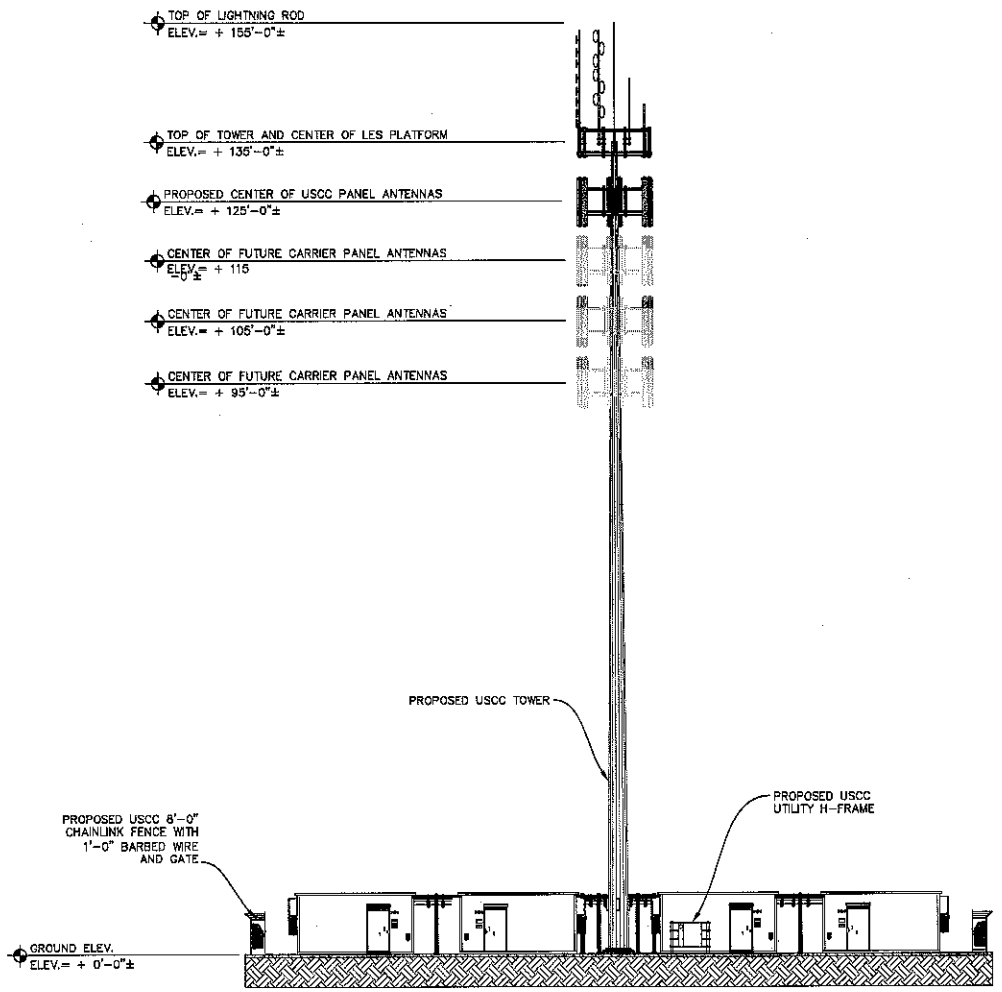
SUBMITTALS

REV.	DATE	DESCRIPTION
4	07/09/08	CLIENT REV
3	05/28/08	LES COMMENTS REV
2	05/21/08	TOWER HEIGHT REV
1	04/14/08	TOWER HEIGHT
0	04/10/08	LEASE EXHIBIT

DRAWING TITLE:
LEASE EXHIBIT
SITE PLAN

DRAWING NUMBER:
LE-1

PLOT SCALE



NORTH ELEVATION
SCALE: 1" = 20'

ASSOCIATED ENGINEERING, INC
157 NORTH MAIN ST.
ELKHORN, NE 68022
PH: (402) 289-5040
FAX: (402) 289-5045
AEPC PROJECT #2279

LES SITE

APPLICANT/OWNER:

DRAWN BY:	CHK BY:	APV BY:
DHF	BKW	TM

APPROVALS:

US CELLULAR PROJECT ENGINEER

US CELLULAR SITE NAME:
NExx NORTH 27TH STREET

US CELLULAR SITE NUMBER:
871363

US CELLULAR MARKET:

SUBMITTALS:

REV.	DATE	DESCRIPTION
3	05/28/08	LES COMMENTS REV
2	05/21/08	TOWER HEIGHT REV
1	04/14/08	TOWER HEIGHT
0	04/10/08	LEASE EXHIBIT

DRAWING TITLE:
LEASE EXHIBIT
NORTH ELEVATION

DRAWING NUMBER:
LE-3

PLOT SCALE

AEPC

US Cellular - 27th St. Lincoln - Existing view from east looking west

LES

AEPC

US Cellular - 27th St. Lincoln - Proposed view from east looking west

LES

AEPC

US Cellular - 27th St. Lincoln - Existing view from north looking south

LES

AEPC

US Cellular - 27th St. Lincoln - Proposed view from north looking south

LES

AEPC

US Cellular - 27th St. Lincoln - Existing view from south looking north LES

AEPC

US Cellular - 27th St. Lincoln - Proposed view from south looking north LES

AEPC

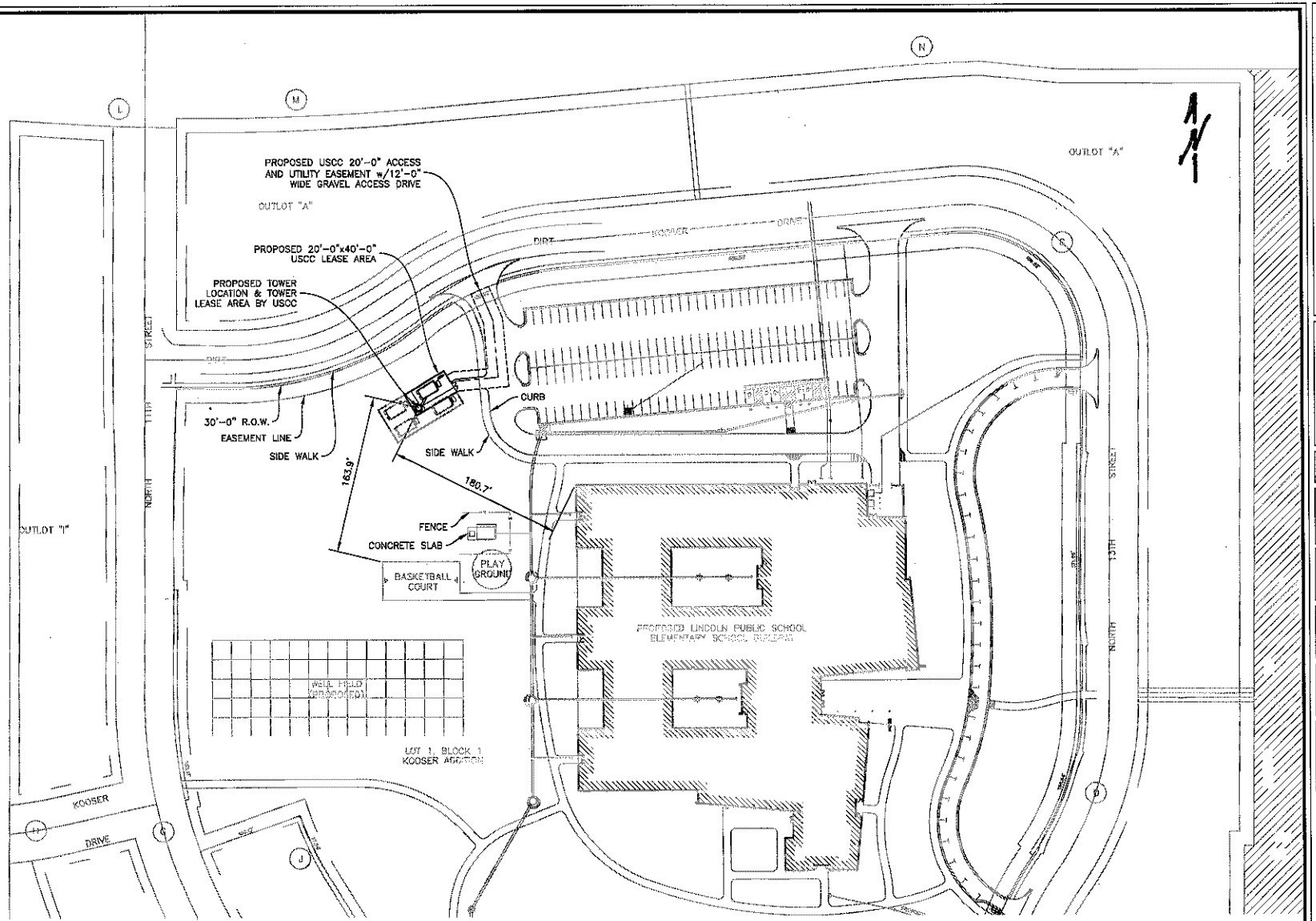
US Cellular - 27th St. Lincoln - Existing view from west looking east

LES

AEPC

US Cellular - 27th St. Lincoln - Proposed view from west looking east

LES



SITE PLAN

SCALE: 1" = 100'

ASSOCIATED ENGINEERING, INC
157 NORTH MAIN ST.
ELKHORN, NE 68022
PH: (402) 289-5040
FAX: (402) 289-5045
AEPC PROJECT #2279

KOOSER

APPLICANT/OWNER:

U.S. Cellular
WIRELESS COMMUNICATIONS
SOUTH WEST REGION
310 SOUTH WESTERN AVE
OKLAHOMA CITY, OK 73169

DRAWN BY:	CHK BY:	APV. BY:
DHF	JF	TM

APPROVALS:

US CELLULAR PROJECT ENGINEER

US CELLULAR SITE NAME:

NORTH 27TH STREET

US CELLULAR SITE NUMBER:

871363

US CELLULAR MARKET:

SUBMITTALS

REV.	DATE	DESCRIPTION
C	10/21/08	CLIENT COMMENTS
B	08/26/08	LEASE EXHIBIT

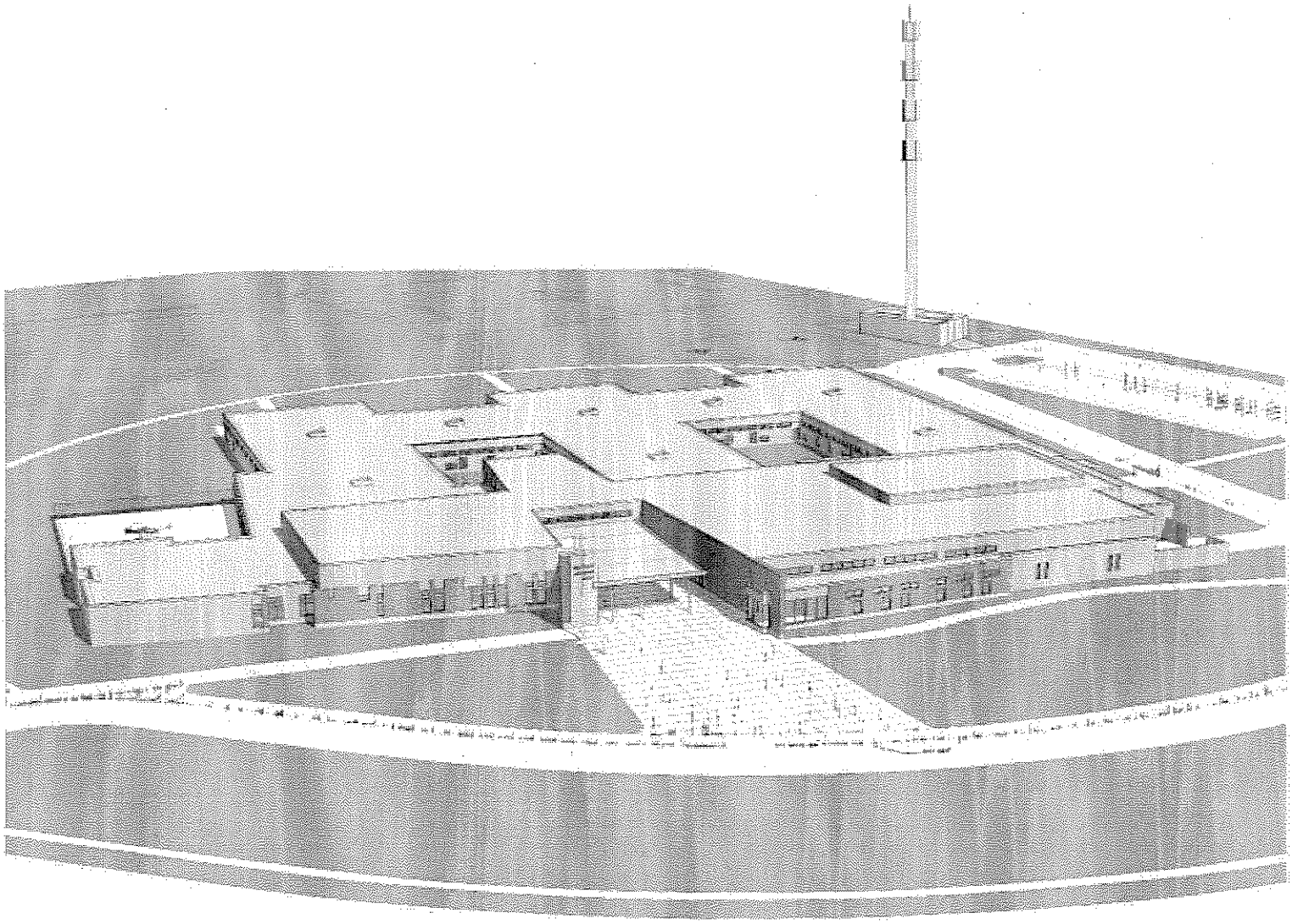
DRAWING TITLE:

LEASE EXHIBIT
SITE PLAN

DRAWING NUMBER:

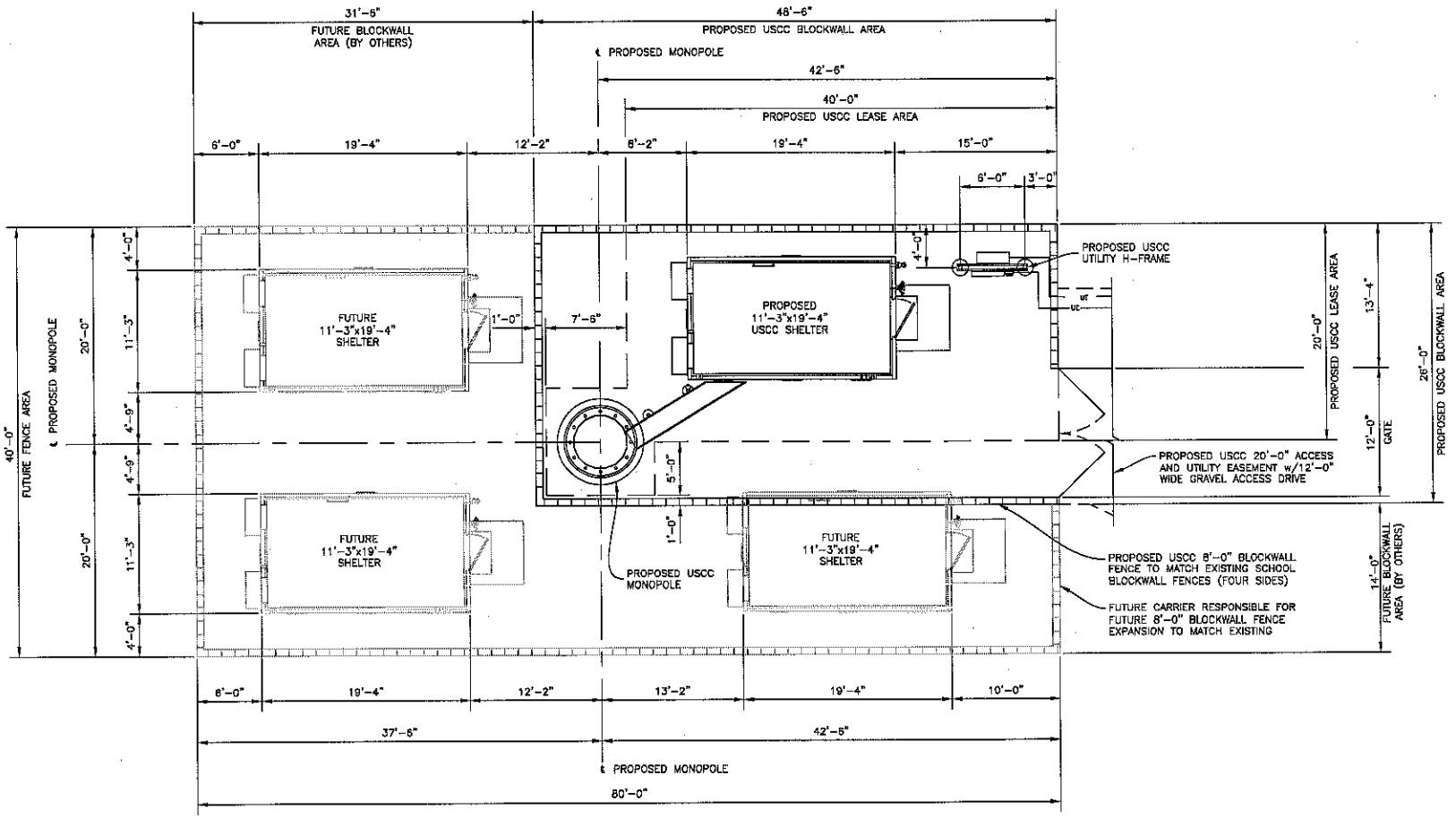
LE-1

PLOT SCALE



NOTES:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY OF THE PREMISES ONCE IT IS RECEIVED BY LESSEE.
2. SETBACKS OF THE PREMISES FROM THE LANDS BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES NUMBERS, MOUNTING POSITIONS MAT VARY FROM WHAT IS SHOWN ABOVE.
5. EQUIPMENT LAYOUT IS APPROXIMATE, EQUIPMENT INSTALLATION CONTRACTOR IS TO PLACE EQUIPMENT TO ALLOW MINIMUM PROPER REQUIRED ACCESS.
6. LICENSED AREA #1 IS PROPOSED TO BE US CELLULAR'S EQUIPMENT SHELTER.
7. OWNER: LANCASTER COUNTY SCHOOLS
   CONTACT: SCOTT WIESKAMP 402-438-1072 / 402-430-7332 CELL



ENLARGED SITE PLAN
SCALE: 1" = 10'

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KOOSER

APPLICANT/OWNER:

U.S. Cellular
WIRELESS COMMUNICATIONS
SOUTH WEST REGION
318 SOUTH WESTERN AVE
OKLAHOMA CITY, OK 73109

DRAWN BY:	CHK BY:	APV BY:
DHF	JF	TM

APPROVALS:

US CELLULAR PROJECT ENGINEER

US CELLULAR SITE NAME:
NORTH 27TH STREET

US CELLULAR SITE NUMBER:
871363

US CELLULAR MARKET:

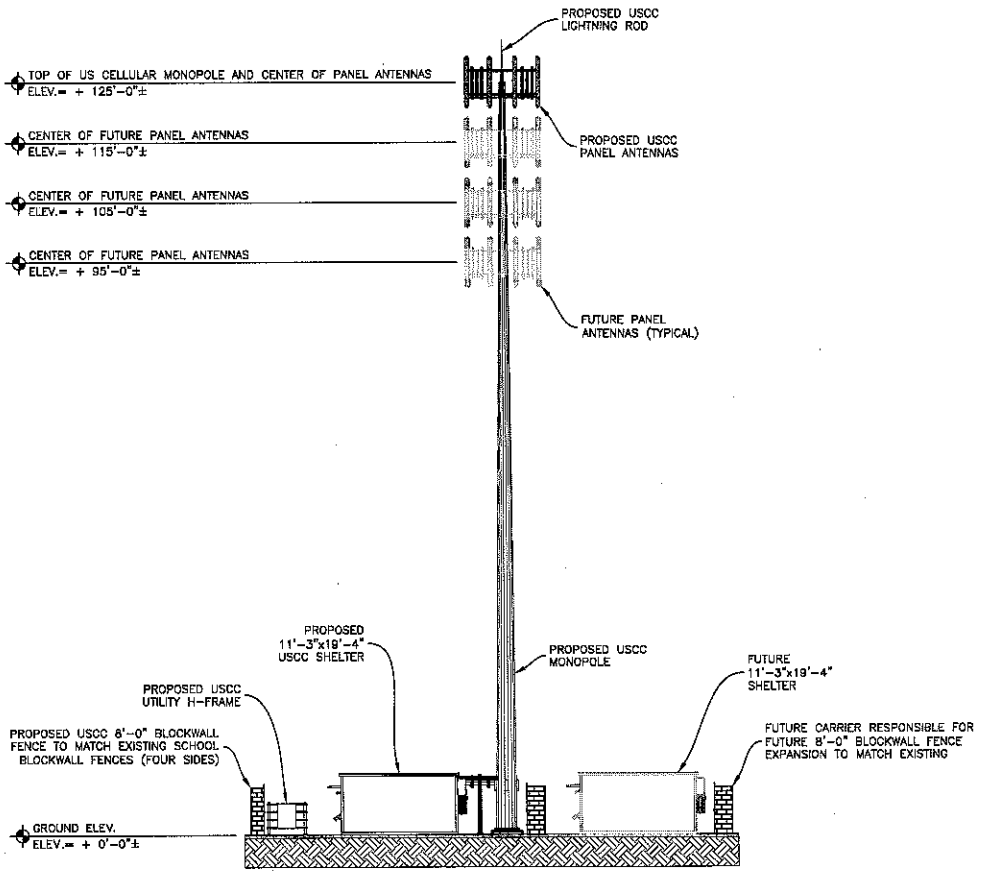
SUBMITTALS

REV.	DATE	DESCRIPTION
0	08/28/08	LEASE EXHIBIT

DRAWING TITLE:
LEASE EXHIBIT
ENLARGED SITE PLAN

DRAWING NUMBER:
LE-2

PLOT SCALE



NORTH ELEVATION
SCALE: 1" = 20'

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OKLAHOMA CITY, OK 73109

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0	04/02/08	LEASE EXHIBIT

DRAWING TITLE:
LEASE EXHIBIT
NORTH ELEVATION

DRAWING NUMBER:
LE-3

PLOT SCALE