

**T-Mobile – Chancellor Substation  
11100 Gordon Rd., Fredericksburg, VA 22401  
Evaluation of Alternative Sites**

T-Mobile issued a search ring for an area west of Salem Fields and east of Ashby Woods, in the area along Gordon Road. T-Mobile noticed a gap in coverage in this area and requires a cellular site to fill that gap. As that area along Gordon Road is primarily residential in nature, consisting mostly of single-family homes along with one and two-story commercial buildings, the opportunity for collocation on an existing structure was limited.

During our original assessment of the search ring, we identified a Dominion transmission line running north to south to the east of Gordon Road and crossing Ni River Landing. However, the lone transmission tower that would potentially provide T-Mobile with its coverage needs is being occupied by Verizon Wireless, just to the south of Ni River Landing. No other carriers can collocate on this transmission tower due to the structural integrity. The next transmission tower to the south is too far to provide T-Mobile with the requisite coverage and no additional towers exist to the north before the subject substation.

No existing monopoles, towers or water tanks exist in the immediate vicinity to provide an opportunity for collocation. The closest site is a 94' guyed tower located at 7502 Old Plank Road owned by American Tower Corporation that is over 1.5 miles north from T-Mobile's coverage objective.

Given that there are no existing monopoles, towers or water tanks in the immediate vicinity, we then proceeded to look to County owned property for raw land opportunities. The closest County property that has a size suitable for a new monopole is the Smith Station Elementary School and Freedom Middle School, but both properties are over .75 miles away from T-Mobile's desired coverage area. No other suitable County owned properties exist for either collocation or potential raw land opportunities.

When approached by Milestone Communication regarding the proposed site at the Chancellor Substation, T-Mobile felt this site would meet their coverage objectives and that alternative options were exhausted. This site provides an excellent option for T-Mobile and the County residents in the surrounding neighborhood, as it will serve to fill gaps in cellular coverage, improve infrastructure and limit aesthetic impact. Milestone Communications held a community meeting on 12/1/2016 in order to receive community input. A community member and the River Ni Landing HOA expressed their preference for a camouflage tower resembling a tree ("treepole"). Milestone and T-Mobile agreed to change the tower design from a monopole to a treepole tower based on community feedback. Milestone was informed by the County's independent reviewers (George N. Condyles, The Atlantic Group) that the use of a treepole design at this location was discouraged due to safety concerns. The tree design was switched back to a monopole structure based on this feedback.

Sincerely,

*Timothy Dwyer*, Agent for T-Mobile