



Vertical Bridge REIT, LLC

750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487

January 18, 2022

Government Hill Community Council
1057 West Fireweed Lane, Suite 100
Anchorage, AK 99503

Sent via email:

ghccpres@gmail.com

ghccvicepres@gmail.com

ghccsec@gmail.com

Dear Government Hill Community Council:

I am contacting you to provide an update on the status of the proposed communications tower that has been a topic of discussions in recent months. We appreciate the community's input and want to provide requested additional details about the upcoming project.

Pursuant to our previous discussions and request from the community, I have attached five views of photosimulations that provide a visual representation of the new proposed tower. After consultation with the Port of Alaska, the landowner, Vertical Bridge has determined that a standard self-supporting communications tower remains the appropriate and feasible design at the proposed location. The proposed tower is 140' in height, with a 9' lightning rod for overall structure height not to exceed 149'. Due to its positioning behind the current existing red-and-white self-supporting tower, the new tower is not expected to have a significant visual impact in the area from the neighborhood viewpoint.

Suggestions from the community for different design features, including constructing a unique art tower structure, are unfortunately not feasible for this site. Non-standard tower designs are inherently challenging in Alaska because of wind and weather conditions. The addition of art features would present a variety of challenges, including adversely impacting the ability of tower climbers to respond quickly and safely in the event of an emergency outage. The use of tower space for design elements would also limit future multi-provider collocation opportunities on this tower.

We certainly appreciate the effort to develop a unique structure with visual appeal—we know that the council is committed to creating a vibrant neighborhood with visually engaging public spaces. However, as mentioned above and illustrated in the photosimulations, the new tower will have little visual impact on the neighborhood.

From an operational perspective, the standard design will enable GCI to install updated wireless equipment that will improve wireless service and coverage and will support future upgrades. GCI is currently unable to upgrade equipment due to lack of space and capacity on the current tower.



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Vertical Bridge will continue to partner with the Port of Alaska and GCI through the approval and construction process. I can be reached at (773) 988-1715 or SHedges@verticalbridge.com to discuss further.

Respectfully,

Steve Hedges

Steve Hedges
Project Manager
VB BTS, LLC

cc: GCI – Becky Windt Pearson and Heather Handyside
Port of Alaska – Stephen Rifuffo

VB BTS, LLC
Vertical Bridge
Proposed Cell Tower @ POA Tract J
Photo Simulations

Submitted by:

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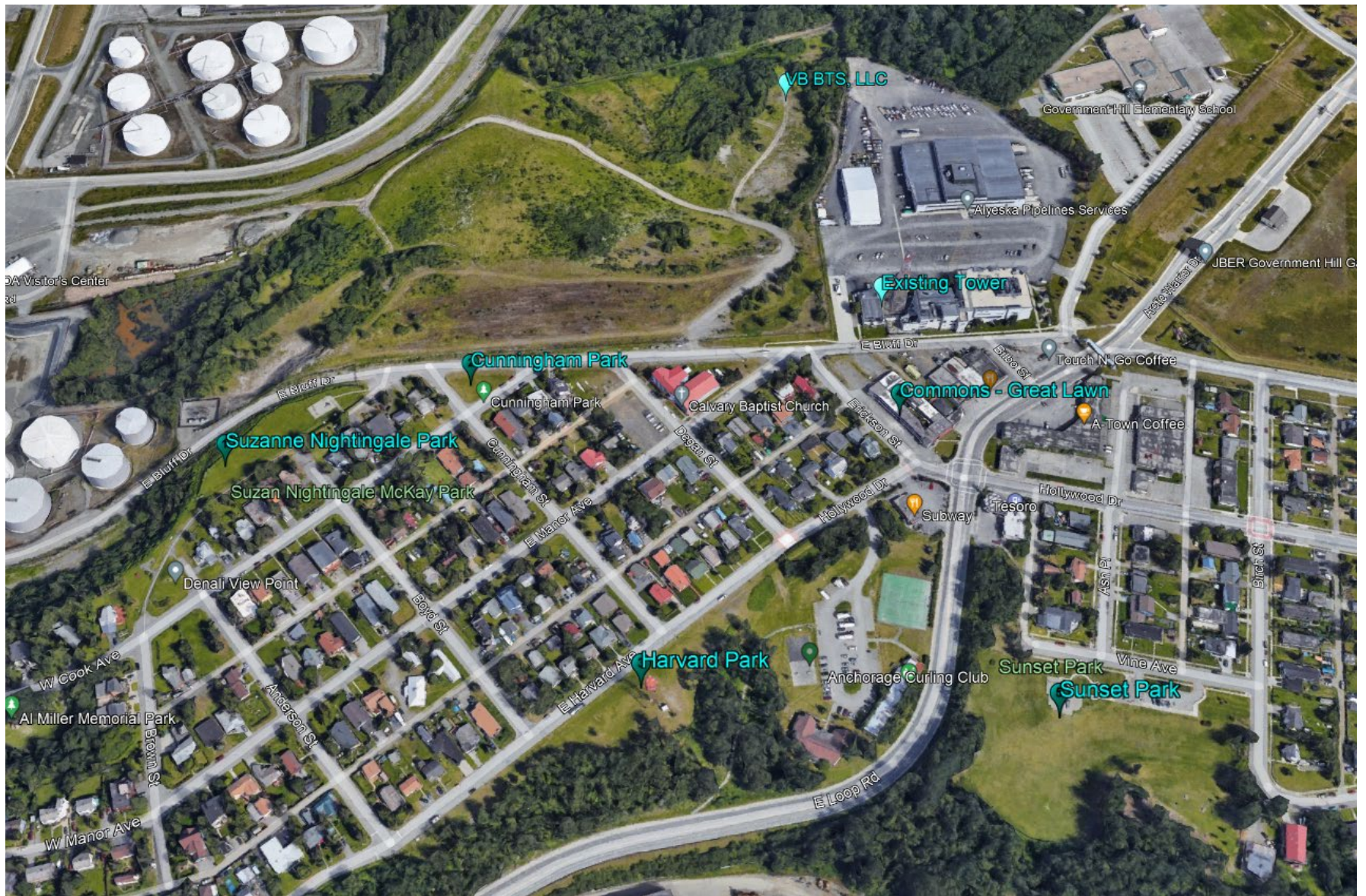
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This report includes five Photo Simulations created to depict the proposed tower installation.

Included find a Plan View of the Vantage Points. Photographs were collected facing toward the proposed tower sites.

A 3D model of the sites and immediate surroundings was used to created and assist in scaling of the tower in the still images.



Plan View of Vantage Points (5 total)



Photo 1 – Suzanne Nightingale Park



Photo 2 – Cunningham Park



Photo 3 – Harvard Park



Photo 4 Commons (Great Lawn)



Photo 5 – Sunset Park