HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 201

HDRC CASE NO:	**2020-195**
ADDRESS:	ROW near 1430 E HOUSTON ST
LEGAL DESCRIPTION:	NCB 575 BLK 14 LOT 19
ZONING:	I-1, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Steve Salinas/Modus LLC
OWNER:	City of San Antonio
TYPE OF WORK:	Installation of a new network wood pole
APPLICATION RECEIVED:	December 3, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new wood pole featuring network node equipment on the right-of-way on the north side of the 800 block of E Crockett, between cross streets N Mesquite to the East and N Cherry to the West, closest to the property at 1430 E Houston, at the approximate coordinates (29.423831, -98.475992).

APPLICABLE CITATIONS:

Historic Design Guidelines

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

UDC Sec. 37 - Appendix A. - Right-of-way Network Node Design Manual

b. Design District Aesthetic Requirements.

In addition to the design requirements in Division III of this Manual, the following aesthetic requirements shall apply in Design Districts:

1. New node support poles in districts designated as Design Districts in this Manual shall be placed within ten feet of interior lot lines.
2. In no event shall new node support poles be placed in front of the front façade of primary structures on any property designated as Historic or within fifteen hundred (1500) feet of the brass monument viewshed marker in front of a structure designated by the United Nations as a UNESCO World Heritage site.
3. Network nodes, node support poles, and related equipment shall require camouflage or concealment measures to mitigate the impact or improve the aesthetics of the installation, as determined by the Historic Preservation Officer based on the unique circumstances of the design district or impacted property.

    A. New network nodes mounted to existing poles shall be low profile and flush mounted to the greatest extent feasible. Network nodes must be painted to match the support pole or structure on which they are mounted.

    B. The installation of new node support poles is discouraged in Historic Districts, Downtown "D", River Improvement Overlay Districts, Viewshed Protection and Mission Protection Overlay Districts. The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any new support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions.

        i. New node support poles must generally be located at commercial corners and intersections.

ii. New node support poles must be separated from other node support poles or existing poles by a distance of 250 feet.

iii. Where a separation requirement cannot be met, network nodes are preferred to be mounted to existing poles or installed with a stealth method.

iv. The height of new node support poles should not exceed the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation.

v. New node support poles must be painted and not exceed 8" in diameter at the widest portion of the pole.

C. Ground-mounted equipment must be integrated into the overall design of an installation, camouflaged or concealed based on site specific conditions, and positioned to mitigate visual or physical obstructions to nearby historic features as recommended by the Historic Preservation Officer.

c. Decorative Poles.

In accordance with Chapter 284, installation or attachment of wireless communications equipment, including antennas, network nodes, transport facilities, and related equipment is prohibited on all decorative streetlight poles in Design Districts.

(Ord. No. 2017-08-31-0609 , § 1, 8-31-17)

FINDINGS:

a. PURVIEW - The applicant has proposed to install a new wood pole featuring network node equipment on the right-of-way on the north side of the 800 block of E Crockett, between cross streets N Mesquite to the East and N Cherry to the West, closest to the property at 1430 E Houston. The proposed location is within the Dignowity Hill Historic District. Per the Unified Development Code Sec. 37, the network node must be in compliance with Appendix A. Right-of-way network node design manual: Division IV. General Aesthetic Requirements and Division V. Additional Aesthetic Requirements in Design Districts – in addition to the Historic Design Guidelines for Site Elements.

b. PROJECT DESCRIPTION – The applicant has provided the following project description: “Permit # 349332. XY coordinates are 29.423831, -98.475992. The project site is located near the northeast corner of the N Cherry St and E Crockett St intersection. Currently, there is no structure existing at this location; this will be a brand new wood pole. Verizon Wireless proposes to install new wireless radios/antennas on this brand new structure. The scope will consist of the following: install antenna & associated equipment boxes, cabling, the spacing of support elements, and signage. It will also include approximately 27' trench/bore to a new CPS utility pole to the east for power connection. Based on previous communication with OHP, we are proposing to stealth the antenna equipment as shown in the photo sims.”

c. LOCATION - The applicant has proposed to install a new wood pole featuring network node equipment on the right-of-way on the north side of the 800 block of E Crockett, between cross streets N Mesquite to the East and N Cherry to the West, closest to the property at 1430 E Houston, at the approximate coordinates (29.423831, -98.475992). The proposed location is mid-block, adjacent to Kerrville Bus Company and across the street from Bethel AME Church. Per the Design Manual 3.B.i., new poles must be generally located at commercial corners and intersections. While the proposed pole location does not bisect the view of a historic structure, staff finds that it still bisects a business property and is not punctuated at the commercial intersection or in-between building facades.

d. SEPARATION – The applicant has proposed to install the new pole within the immediate block as multiple existing utility poles. Per the Design Manual 3.B.ii., new poles must be separated from existing poles by 250 feet. Staff finds that the proposed location is not separated by more than 250 feet.

e. COLLOCATION – Per the Design Manual 3.B.iii, where a separation requirement cannot be met, new nodes are preferred to be mounted to existing poles or installed with a stealth method. Staff finds that a collocation on existing poles should be explored prior to consideration of a new stealth pole. A letter from the owner-operator of the existing nearby poles and/or an engineer’s letter noting the feasibility of collocation will suffice as a supporting document for this finding.

f. HEIGHT – The applicant has proposed to install a wood pole including node equipment featuring a total of thirty-one feet (31’) from grade. Per the Design Manual 3.B.iv., the height of new node support poles should not exceed

the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation. Staff finds that the proposed height is subordinate to existing poles within proximity.

g. DIAMETER – The applicant has proposed to install a pole that is approximately twelve inches (12”) in diameter excluding the meter boxes at the pedestrian level and the antenna cabinets at the top. Per the Design Manual 3.B.v., new poles should not exceed 8 inches (8”) in diameter at the widest portion of the pole. Staff finds that the proposed pole diameter is wider that the diameter allowed by the design manual.
h. DESIGN – The applicant has proposed to install a wood pole that features three (3) service cabinets at pedestrian height (fiber demarcation point (NDP), service disconnect, and meter) and three (3) access units (radio/antenna cabinets) mounted radially at the top of the pole. The applicant referenced existing wood utility poles in selecting the pole type in this location. Per the Design Manual 3.B.: *The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any new support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions.* Staff finds that no effort have been made to conceal or relate the proposed new pole to the existing context – except the use of a wood pole and matching equipment color.
i. TRENCHING – The applicant has proposed to perform approximately 27' of trenching/boring to a new CPS utility pole to the east for power connection. If approved, any disturbance of sidewalk or streetscaping should be restored to the condition prior to installation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
j. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend approval of the new network pole based on findings b through h. While approval may still be issued at the commission’s discretion, the following requirements have not been met per the Right-of-way Network Node Design Manual:

i. COLLOCATION - Documented efforts to explore a nearby collocation have not been submitted.
ii. LOCATION – The proposed pole is not located at a commercial intersection and/or in-between buildings facades.
iii. SEPARATION – The proposed pole is not separated from existing poles by more than 250 feet.
iv. DIAMETER – The proposed pole is not less than 8 inches at its widest portion.
v. DESIGN – Matching wood material to existing poles does not constitute a stealth aesthetic.

Work within public property is subject to the Texas Antiquities Code. Please coordinate with the City Archaeologists to determine if excavations require an archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Approval from the Historic Design Review Commission does not omit or supersede any additional permissions required by CPS Energy or related permitting City departments.

PRIORITY #: 65

VERIZON SITE ID:
SADT_CHERRY_CROCKETT_SC

STRUTURE TYPE: BRAND NEW WOOD POLE

PROJECT SCOPE: INSTALL NEW UTILITY POLE. INSTALL (3) 5G RADIOS AT TOP OF POLE. ALL EQUIPMENT TO MATCH THE COLOR OF THE POLE.

LAT/LONG: 29.423831 -98.475992

ADDRESS: 805 E CROCKETT

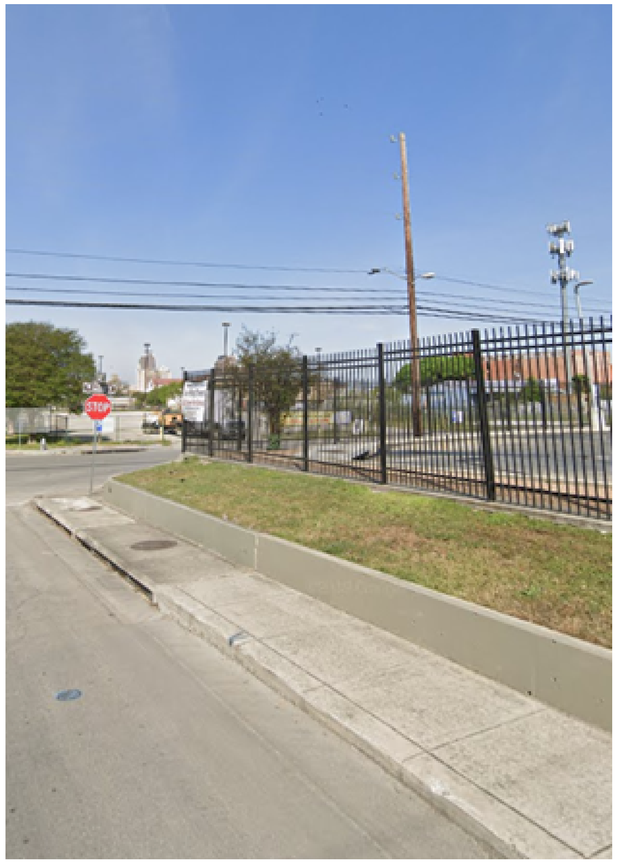
INTERSECTION: E CROCKETT ST AND N CHERRY ST

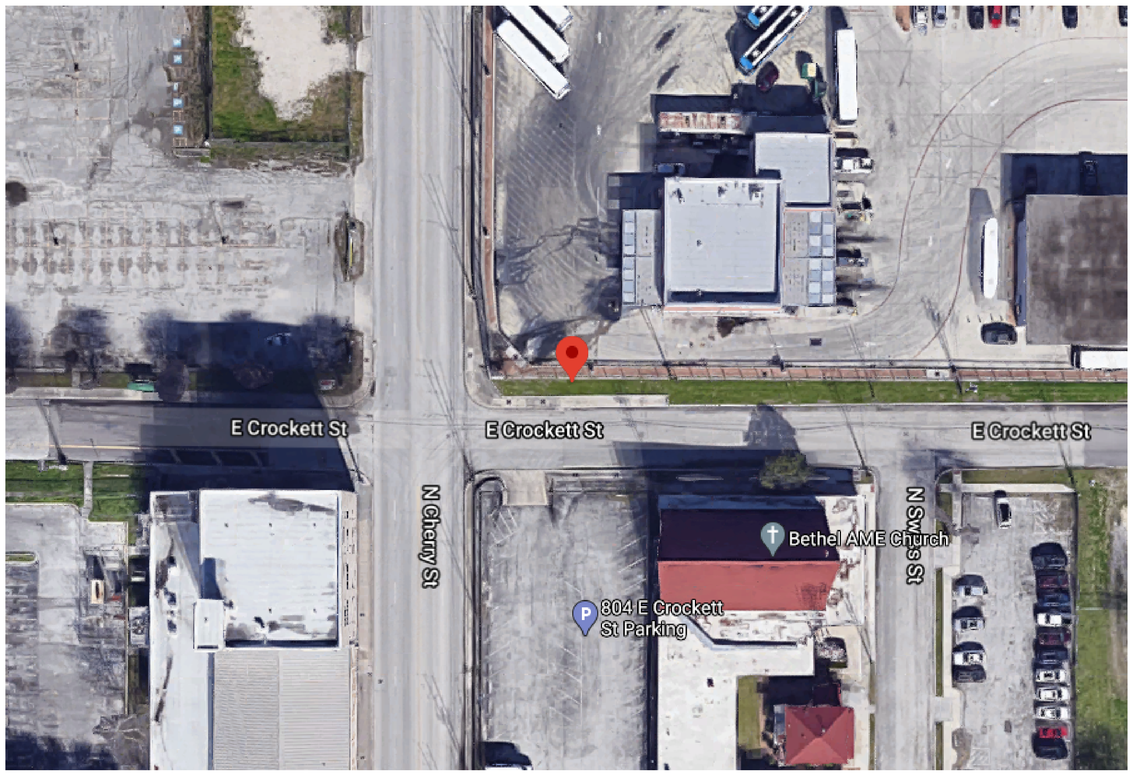
ABUTTING HISTORIC LANDMARK?: N/A

WITHIN HISTORIC DISTRICT?: Dignowity Hill

ROW PERMIT ID: 349332

COA APP ID: 2020-18290





HDRC HEARING
Verizon Wireless

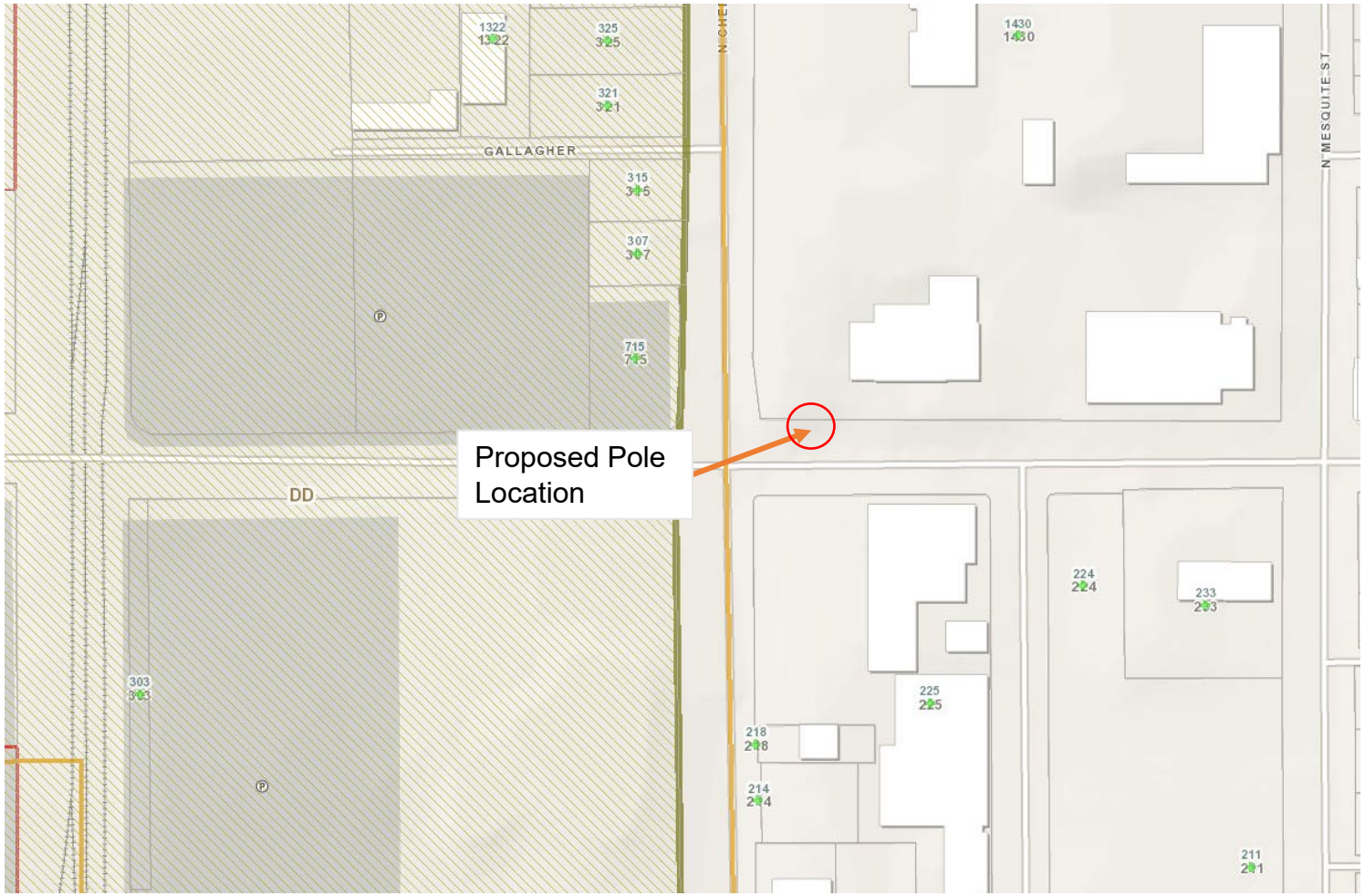
San Antonio, TX
February 17, 2021

METHODOLOGY FOR SITE SELECTION

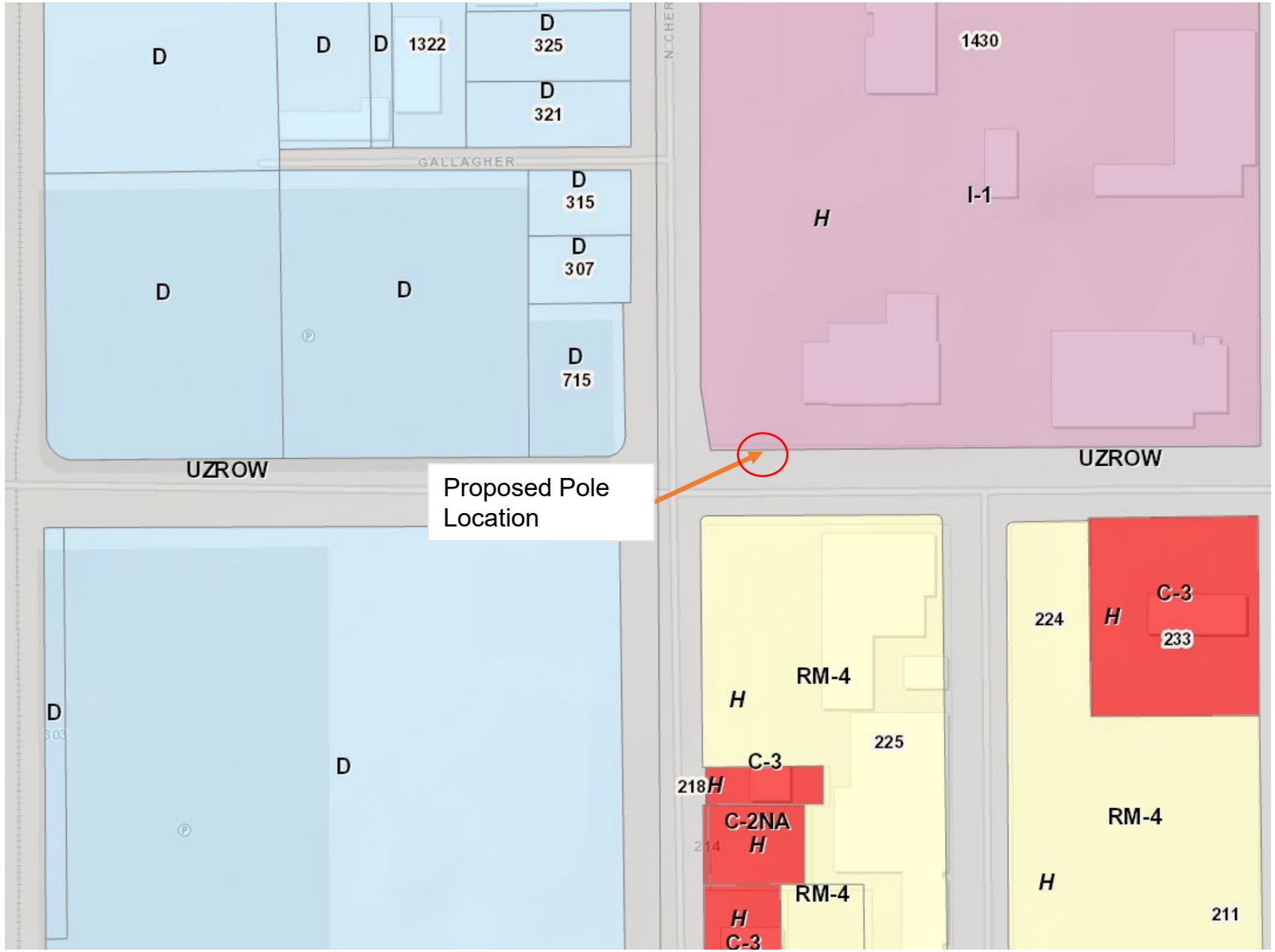
Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations.

In addition to seeking the “least intrusive” alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities on existing structures within the ROW that allow placement of wireless facilities with minimal impacts.

VERIZON SITE ID: SADT_CHERRY_CROCKETT_SC
SMALL CELL PERMIT: 349332
ADDRESS: 805 E CROCKETT
COORDINATES: 29.423831 -98.475992
SMALL CELL DESIGN: Verizon Brand New Wood Pole
SPECIAL DISTRICT: Dignowity Hill

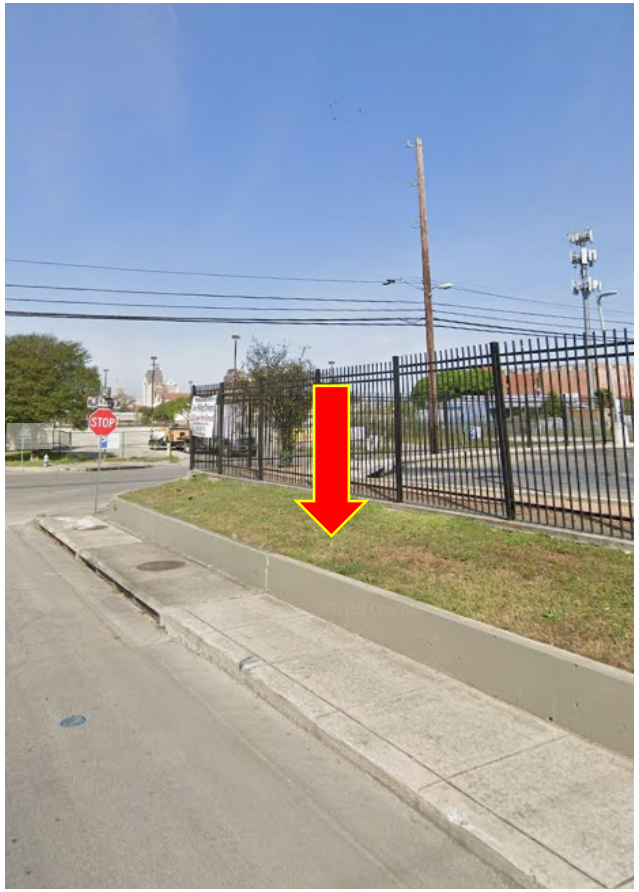


ZONING: I-1

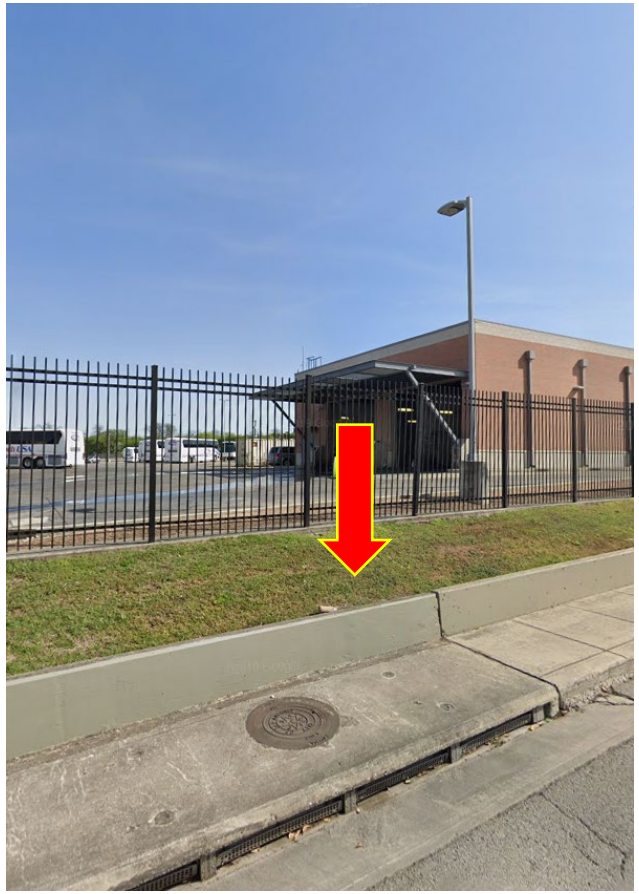

D
D
D
1322
D
325
D
321
GALLAGHER
D
315
D
307
D
D
D
715
UZROW
Proposed Pole Location
1430
I-1
H
UZROW
D
D
RM-4
H
225
C-3
218
H
C-2NA
H
214
RM-4
H
C-3
224
H
C-3
233
RM-4
H
211

EXISTING PHOTOS
(NE CORNER OF E CROCKETT ST AND N CHERRY ST)

LOOKING S AT SUBJECT SITE



LOOKING E AT SUBJECT SITE



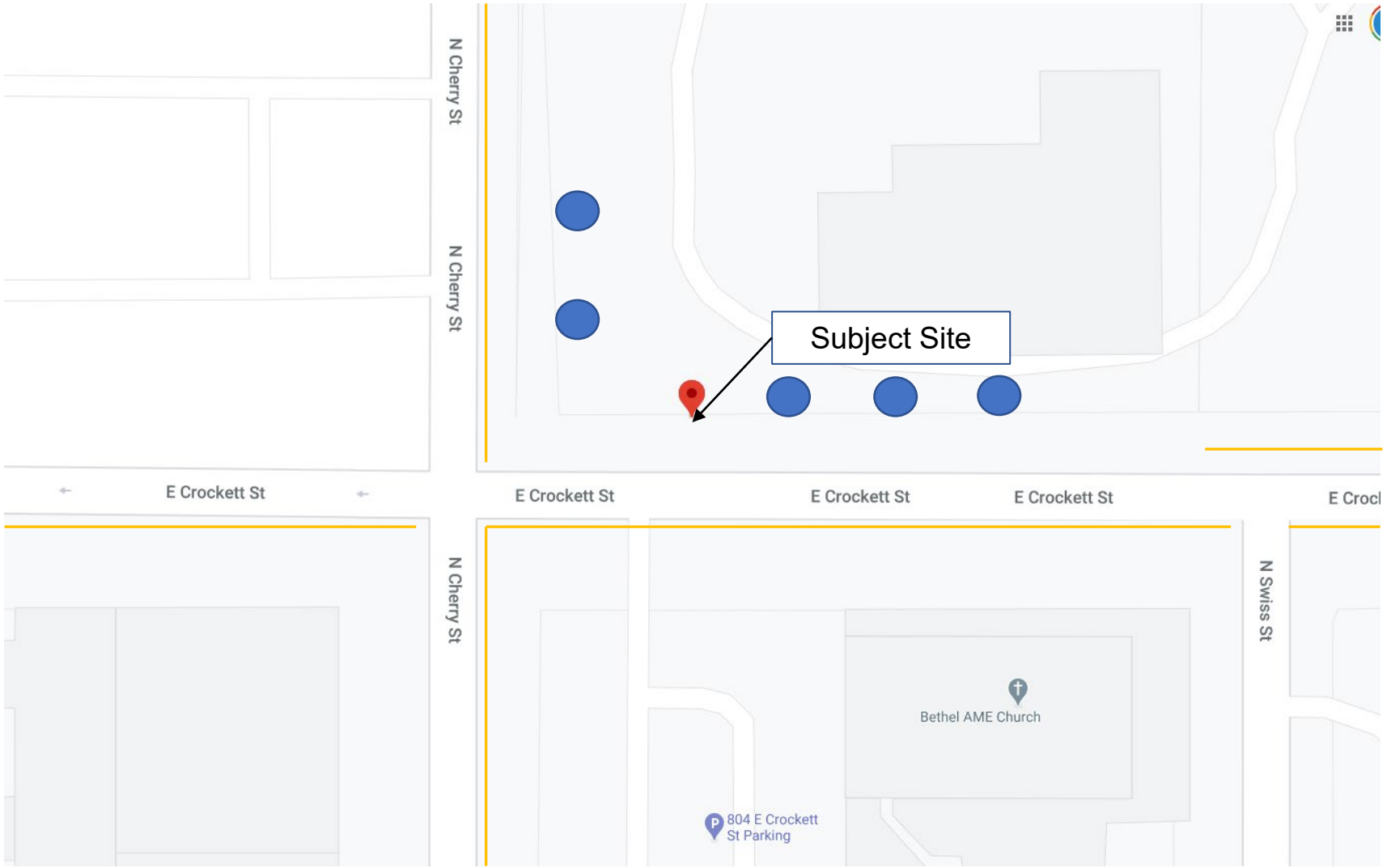
LOOKING N AT SUBJECT SITE

Photo Simulation

ALTERNATIVES ANALYSIS

Existing CPS wood utility poles – not viable due to the pole having transmission lines, transformers, air switches or other CPS equipment on them that CPS does not allow (see next page)

Pole on property pole



ALTERNATIVES ANALYSIS

No existing viable vertical assets. All nearby CPS poles are not viable colocation candidates since they are either transformer poles or have risers on them which CPS doesn't allow

Attachment did not meet the clearance requirements set forth in the Standards at the time of installation or modification, or may create a potential to disrupt or impair CPS Energy Facilities or endanger the general safety of people or facilities.

a) Steel Poles. CPS Energy will consider requests by an Attaching Entity to access existing distribution steel Poles.

   (i) *Steel Poles*. Attachments must be firmly secured with clamps and/or stainless steel banding. The drilling of any additional holes into steel Poles or associated equipment is prohibited. The only exception permitted is the use of a self-tapping set screw for grounding of equipment on steel Poles. Regarding Wireless Installations, a Wireless Provider may request access to a steel Pole or Overhead Streetlight Pole provided the components of the Wireless Installation are secured with clamps. All Riser cables necessary to connect the components of the Wireless Installation must be installed outside the steel Pole using a U-Guard, provided the structural integrity of the Pole is maintained.

b) Distribution Poles with Overhead Street Lights. Subject to these Standards, CPS Energy will provide access to Overhead Streetlights for the purpose of accommodating Wireless Installations, provided that such installations do not interfere with the maintenance and operation of the Overhead Streetlights.

c) Transmission Structures. CPS Energy's transmission poles, towers, or other structures are outside of the scope of these Standards and the Pole Attachment, Wireless Installation Agreement, or Banner Attachment Agreement. No Attachments, Wireless Installations, or Banner Attachments are permitted on CPS Energy transmission poles, towers, or other structures regardless of the presence of distribution under-build facilities.

d) Poles with Distribution Equipment Installed. Wireless Installations are prohibited on any CPS Energy Pole that has electric distribution equipment installed on them such as, but not limited to: transformers, capacitors, reclosers, sectionalizers, voltage-regulators, voltage-regulator racks, primary metering, etc.

Wireless Equipment Cabinet to confirm that the structure is suitable for the installation. Wireless Equipment Cabinets may not be installed on:

1. Junction Poles (a Pole where the CPS Energy primary electric distribution line runs in three or more directions);
2. Poles that are 60 feet or greater in size;
3. Transmission poles;
4. Poles with a Wireless Equipment Cabinet or Banner Attachment already installed by another Attaching Entity;
5. Poles with cabinets containing controls such as fire alarm, police signal, or traffic signals;
6. Poles with capacitor controls, regulator controls, recloser controls, air switch operating handles, or an existing three-phase overhead transformer bank;
7. Poles with single-phase transformers that are not accessible to mechanized equipment (i.e., a bucket truck); and
8. Poles with underground electric or communication Riser conduits;
9. Poles not accessible to mechanized equipment (i.e., a bucket truck).
10. Pole structures used for guying purposes only and with no electric distribution equipment or wires.

RESPONSES TO STAFF FINDINGS

- COLLOCATION - Documented efforts to explore a nearby collocation have not been submitted.
  - RESPONSE: See previous two slides. There are no viable existing collocatable poles in the immediate area where Verizon's radio frequency engineer has noted a need for coverage/data capacity improvements
- SEPARATION – The proposed pole is not separated from existing poles by more than 250 feet.
  - RESPONSE: Although Verizon is aware that it is under OHP's discretion to not allow new network node poles if they are within 250' ft of an existing utility structure, OHP has allowed Verizon and other carriers to install new network node support poles within 250' of existing structures in the past
- DIAMETER – The proposed pole is not less than 8 inches at its widest portion.
  - RESPONSE: Unfortunately, having installing Verizon's equipment on poles that are less than 8" in diameter would not be technologically feasible, as the poles would not be able to structurally handle the load of the equipment. The proposed pole to be installed would have a diameter of 11.6". The existing CPS wood utility poles in the vicinity have diameters of 15.6", so the proposed Verizon pole would have less of a diameter than pole in the area.
- DESIGN – Matching wood material to existing poles does not constitute a stealth aesthetic.
  - RESPONSE: Verizon is proposing to have all the proposed equipment on the pole to match the color of the wood pole. There are no other current ways to stealth the proposed equipment without adding a large amount of bulk/dimension to the design. The proposed design has been approved in other historic districts locations on past HDRC agendas.