

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-160
COMMON NAME: Multiple Locations in Downtown ROW
ZONING: D, H, RIO
CITY COUNCIL DIST.: 1
DISTRICT: Auditorium Circle Historic District
APPLICANT: Kevin Bowyer/Modus LLC
OWNER: HOTEL HAVANA LLC
TYPE OF WORK: Replace an existing streetlight pole with a new pole with network node equipment
APPLICATION RECEIVED: March 17, 2021
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 Request to replace existing generic streetlights pole with new streetlight pole with network node equipment in accordance with *CPS Energy: Downtown Street Light Replacement Pilot Program* approved by the HDRC on August 24, 2019

Modus/Verizon Wireless - Batch 5:

1. ROW near 123 Auditorium Cir - SADT_TOBIN_NW_SC - BP # 359624 - OHP App # 2021-21087
2. ROW near 1017 Navarro - SADT_RIVERWALK_NAVARRO_SC - BP # 358029 - OHP App # 2020-19133

APPLICABLE CITATIONS:

City of San Antonio - Code of Ordinances - Sec. 37 - Appendix A. - Right-of-way Network Node Design Manual

DIVISION V. ADDITIONAL AESTHETIC REQUIREMENTS IN DESIGN DISTRICTS

a. Applicability.

1. The requirements of Division IV of this Manual shall apply to network node installations in the ROW within all city parks, as well as in the ROW within, or directly abutting property within, Design Districts as defined herein.
2. For purposes of Texas Local Government Code Chapter 284 and this manual, the following types of districts shall be considered Design Districts with Decorative Poles:

A. Downtown 'D'

B. Historic 'H', 'HS', 'HE' or 'HL', including properties within historic districts and individual properties designated as Historic Landmarks

C. River Improvement Overlay 'RIO'

D. Neighborhood Conservation 'NCD'

E. Corridor Improvement Overlay

F. Viewshed Protection 'VP' and Mission Protection 'MPOD'

G. Airport/Military Airport Overlay 'AHOD/MAHOD'

H. Form-Based Zoning District 'FBZD'

The above list is intended for information purposes only, is not intended to be exhaustive, and is subject to amendment.

3. The Design Districts listed above may be further subdivided by neighborhood, area, or other division. Where specific requirements apply within sub-districts, such requirements may be elaborated in this Manual.

4. Where conflicts exist between this Manual and other district-specific or sub-district-specific Design Manuals, the more stringent requirements shall control.

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)

Historic and Design Review Commission – August 24, 2019 Commission Action - CPS Energy: Downtown Street Light Replacement Pilot Program

Approval of the pilot program and streetlight pole design based on findings b through n with the following stipulations:

i. *PILOT SCOPE* – No more than 3 streetlights per provider or 12 streetlights total are subjected to replacement.

ii. *PILOT AREA* - The pilot area is limited to the center of Downtown within the primary boundaries of E Pecan, N Alamo, E Commerce, E Market, and E Houston.

iii. *PILOT PERIOD* – The 6 month pilot period shall begin the day after approval by the HDRC. Each provider is responsible for installing their equipment within the pilot period, which includes: coordinating with CPS to claim individual pole locations, obtaining each location's respective permits and administrative Certificates of Appropriateness, and coordinating with CPS on the physical removal of the existing pole and installation of the new pole with network node equipment. If all involved parties are generally satisfied with findings from the pilot period, then CPS in coordination with providers may be eligible for indefinite administrative approval for replacing remaining Downtown streetlights to accommodate network node equipment. If the pilot design is found to be aesthetically or operationally unsatisfactory to associated parties by the end of the pilot period, compliance which may include the removal of the network node equipment must be achieved within 6 months within the end of the pilot period, effectively a year from the date of the pilot approval.

iv. *OVERALL DESIGN* – Replacement poles should feature the same "Valmont Tapered 16 Flat Fluting" featuring a "Huntington" tapered base and a fluted pole no wider than 10 inches in diameter or 40 feet in total height. All attached equipment should be manufactured or painted "Tavern Green" and will not feature any branding, messaging, or outstanding utilitarian details. Conduit, if any, should be concealed within the pole or encased in manner that is minimally visible by running within a flute and painted to match.

v. *BASE – METER AND DISCONNECT* – The base should be located at ground level, featuring a tapered "Huntington" base no larger than 24 inches in diameter at the widest portion, and may include a riser no taller than 16.5 inches before tapering and is flush with the round bottom of the base and features a flush access door.

vi. *MID-POLE – 4G RADIO* - The mid-pole allotment should be located above 14 feet from grade, featuring side-mounted equipment smaller than 18 inches in depth, 18 inches in width, and 36 inches in total height, a single simple rectangular shroud or individual exposed 4g equipment of simple geometries.

vii. *UPPER-POLE – 5G ANTENNA* – The upper-pole allotment should be located above 17 feet from grade, featuring radial-mounted 5g equipment smaller than 12 inches radiating from the center of the pole, and 24 inch in total height, and simple geometries.

viii. *TOP-POLE – 4G ANTENNA* – The top-pole allotment located on the top of the pole effectively extending the height of the pole, featuring cylindrical 4g equipment smaller than 12 inches in diameter and 6.5 feet in height.

ix. *MAINTENANCE* – In addition to operational maintenance, the applicant is responsible for the visual upkeep of streetlight poles and attached equipment. Poles and equipment should maintain their Tavern Green finish and be repainted as necessary. Attached equipment that is found to be no longer in use should be removed.

x. *ARCHEALOGY* - The project shall comply with all other applicable federal, state, and local laws, rules, and regulations regarding archaeology.

xi. *PERMITTING* - Subsequent applicants (providers in coordination with CPS) are responsible for obtaining all required permits and regulatory approval including but not limited to coordination with TCI, ITSD, OHP, and DSD prior to actual implementation.

FINDINGS:

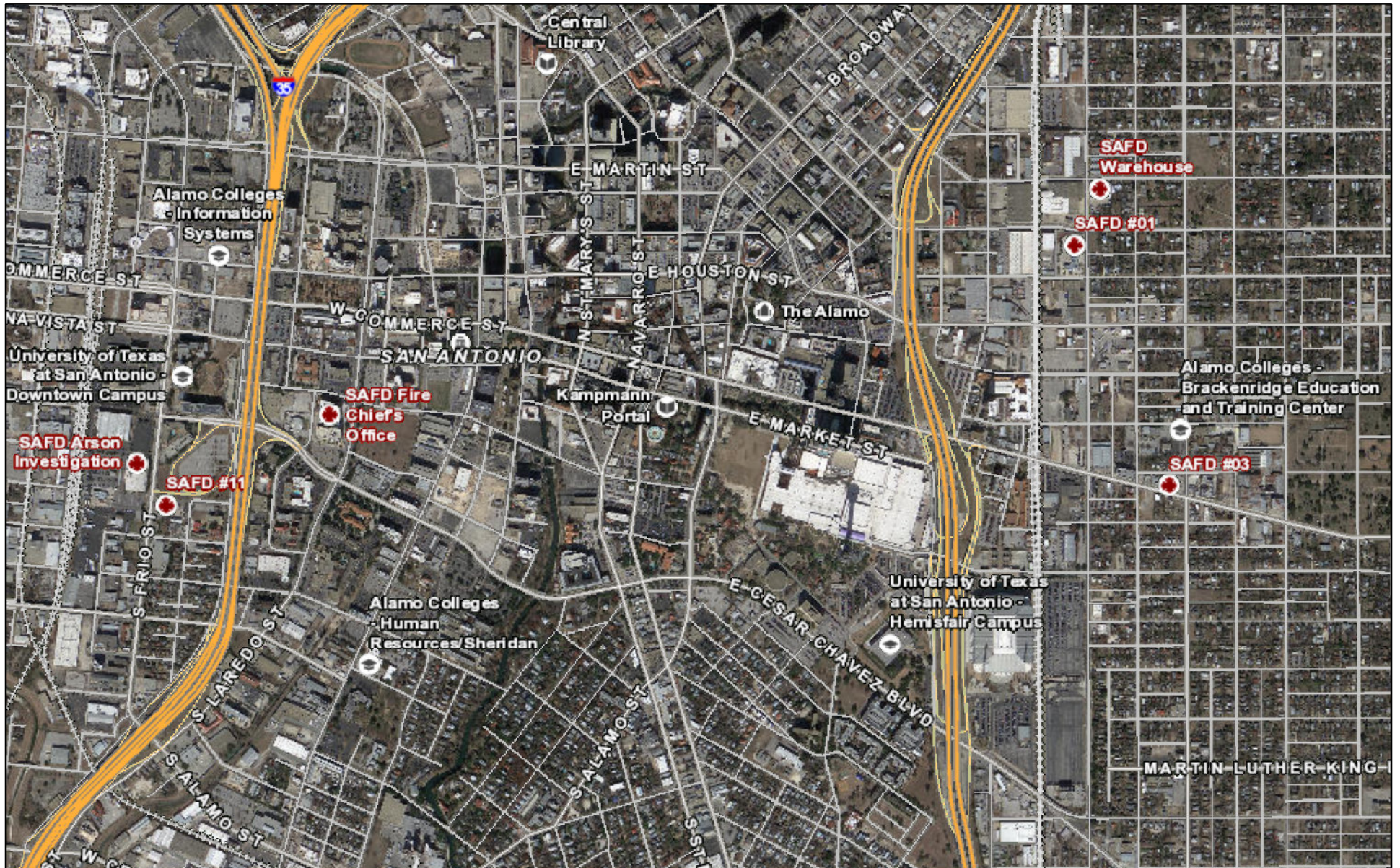
- a. **REQUEST** - The applicant, Modus LLC, on behalf of Verizon Wireless, is requesting a Certificate of Appropriateness to replace sixteen (16) existing streetlight poles with new streetlight poles that will feature network node equipment – in accordance with *CPS Energy: Downtown Street Light Replacement Pilot Program* approved by the HDRC on August 24, 2019.
- b. **CASE HISTORY** – The applicant has submitted a final product design that meets the stipulations of the *Pilot Program* and is eligible to request additional Certificates of Appropriateness for streetlight replacement. Proposed pole replacements located within a historic district or the RIO are escalated to commission review.
- c. **Pole 1 - ROW near 123 Auditorium Cir - SADT TOBIN NW SC # 2021-21087 -** The applicant has proposed to replace the existing generic streetlight pole with a new streetlight pole with network node equipment at the right-of-way near 123 Auditorium Cir at (29.430914, -98.489419). The proposed pole is located within RIO-3, Auditorium Circle Historic District, and surrounded by 3 individual landmarks. Staff finds that the proposed location is adjacent to a parking lot and to the side and rear of the surrounding historic features and does not detract from the pedestrian experience.
- d. **Pole 2 - ROW near 1017 Navarro - SADT RIVERWALK NAVARRO SC # 2020-19133 -** The applicant has proposed to replace the existing generic streetlight pole with a new streetlight pole with network node equipment at the right-of-way near 1017 Navarro at (29.430763, -98.490099). The proposed pole is located within RIO-3, Auditorium Circle Historic District, and surrounded by 2 individual landmarks. Staff finds that the proposed location is placed at the corner of the nearby historic structure, does not bisect historic facades, and does not detract from the pedestrian experience.
- a. **ARCHAEOLOGY** – New construction within public property is subject to the Texas Antiquities Code. Utility plans should be coordinated with the City Archaeologists to determine if archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

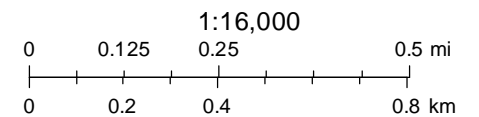
Staff recommends approval of item 1 through 14 based on the findings. All stipulations from the *Pilot Program* and final product design continues to apply.

ARCHAEOLOGY – 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.

Downtown



August 25, 2020



Jul 29, 2020 at 12:43:25 PM

123 Alamo Plaza

San Antonio TX 78205

United States



Jul 29, 2020 at 12:48:53 PM
211 Alamo Plaza
San Antonio TX 78205
United States



Jul 29, 2020 at 12:48:58 PM

211 Alamo Plaza

San Antonio TX 78205

United States



Jul 29, 2020 at 12:49:12 PM
211 Alamo Plaza
San Antonio TX 78205
United States



Jul 29, 2020 at 12:49:27 PM
211 Alamo Plaza
San Antonio TX 78205
United States



HDRC HEARING

Verizon Wireless

San Antonio, TX
April 7, 2021

METHODOLOGY FOR SITE SELECTION

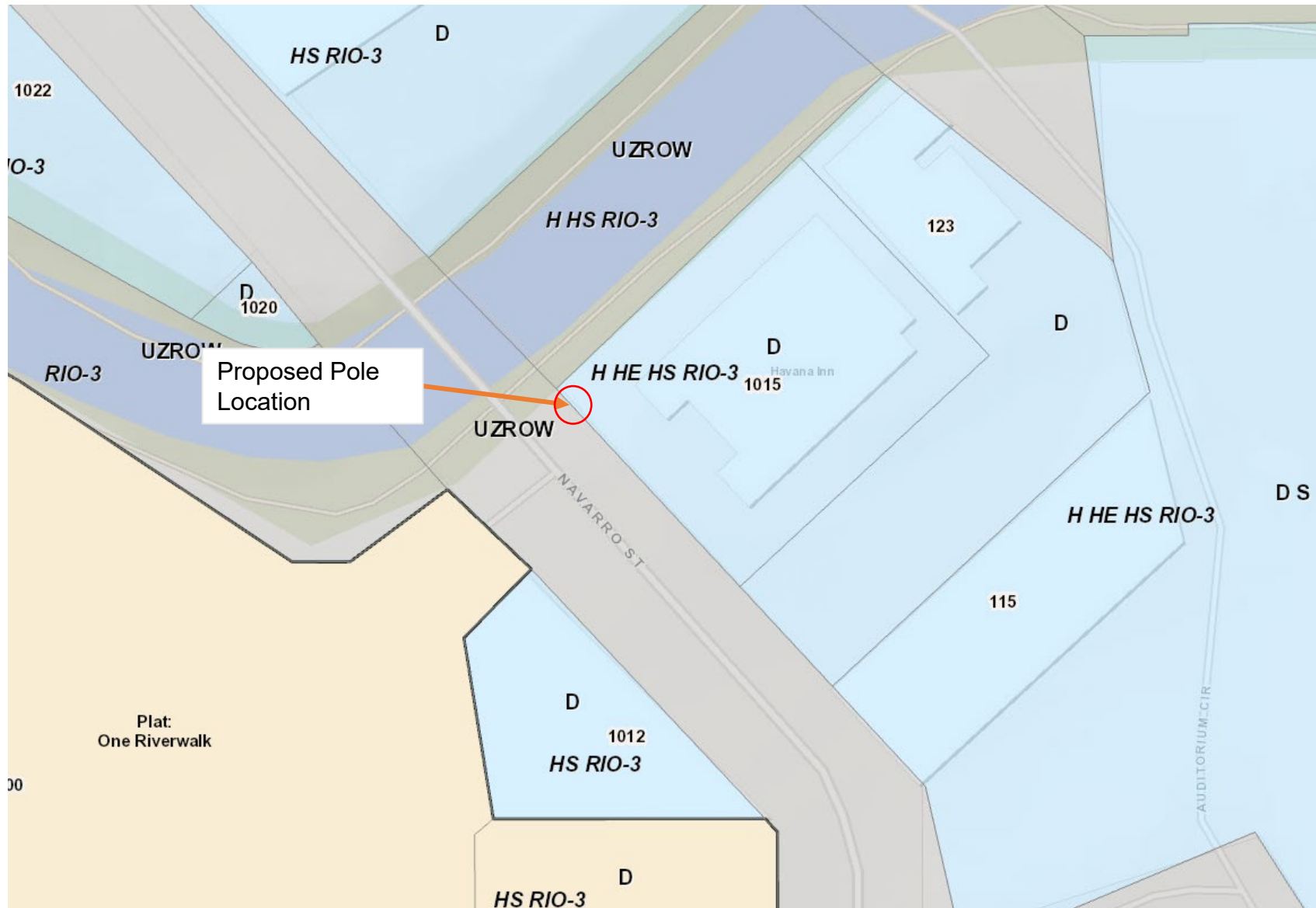
Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations.

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_RIVERWALK_NAVARRO_SC
SMALL CELL PERMIT: 358029
ADDRESS: 1017 Navarro Street
COORDINATES: 29.430763, -98.490099
SMALL CELL DESIGN: CPS METAL STREETLIGHT REPLACEMENT
SPECIAL DISTRICT: Auditorium Circle/RIO-3
HISTORIC LANDMARK: Havana Inn



ZONING: D



EXISTING PHOTOS (E SIDE OF NAVARRO ST AND HAGNER ARC INTERSECTION)



LOOKING W AT SUBJECT SITE



LOOKING S AT SUBJECT SITE



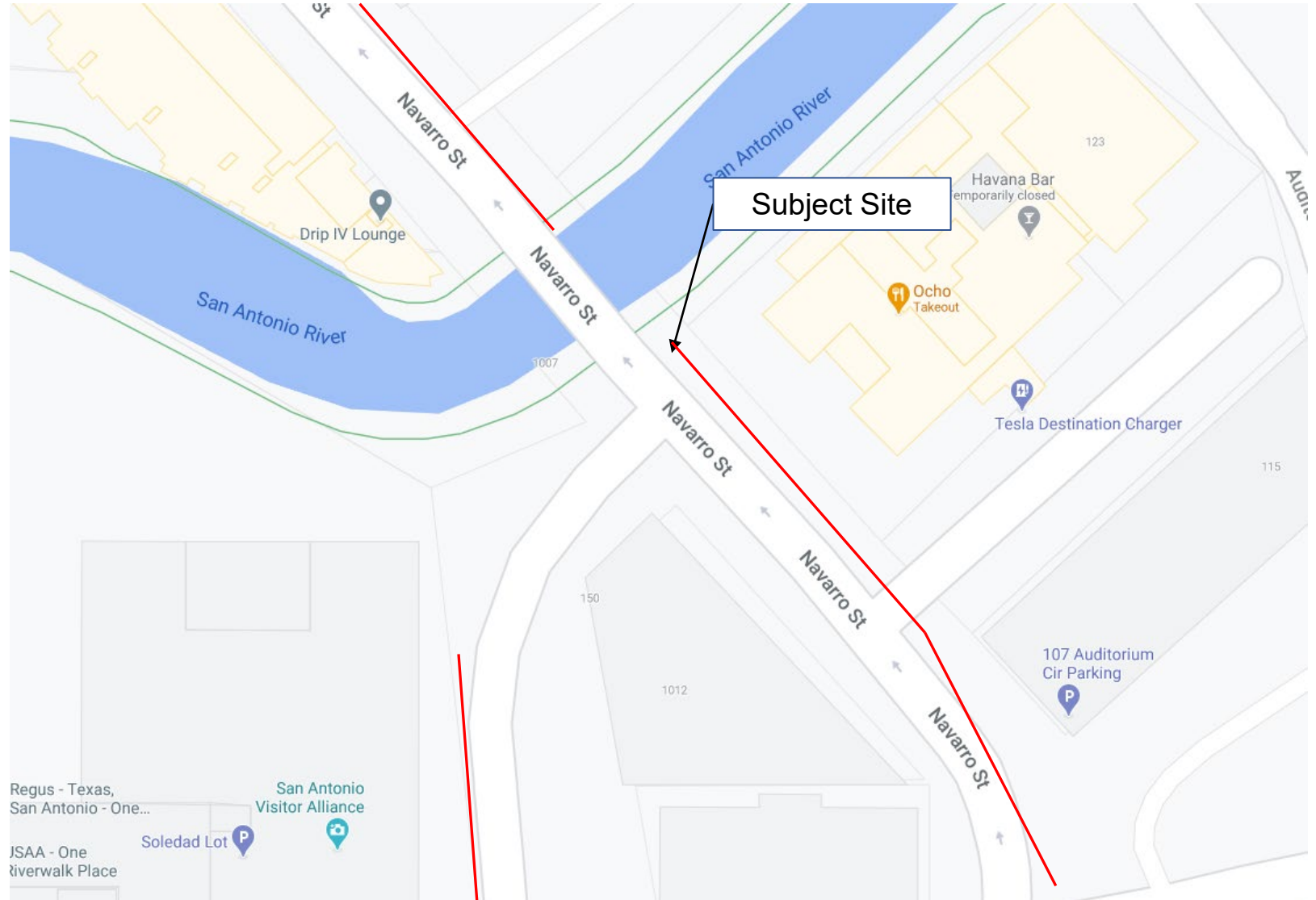
LOOKING N AT SUBJECT SITE

Photo Simulation



ALTERNATIVES ANALYSIS

Existing CPS metal streetlights





PRIORITY #: 66

VERIZON SITE ID:
SADT_RIVERWALK_NAVARRO_SC

STRUTURE TYPE: REPLACEMENT CPS
DOWNTOWN STREETLIGHT

PROJECT SCOPE: REPLACE (E) CPS
STREETLIGHT. INSTALL (3) 5G RADIOS AT
TOP OF POLE. INSTALL (1) FIBER ENCLOSURE
AT 18' ON THE POLE. SHROUDS TO HIDE
CABLING TO BE INSTALLED ON ALL RADIOS.
ALL EQUIPMENT TO MATCH THE COLOR OF
THE POLE (TAVERN GREEN)

LAT/LONG: 29.430763, -98.490099

ADDRESS:1017 Navarro Street

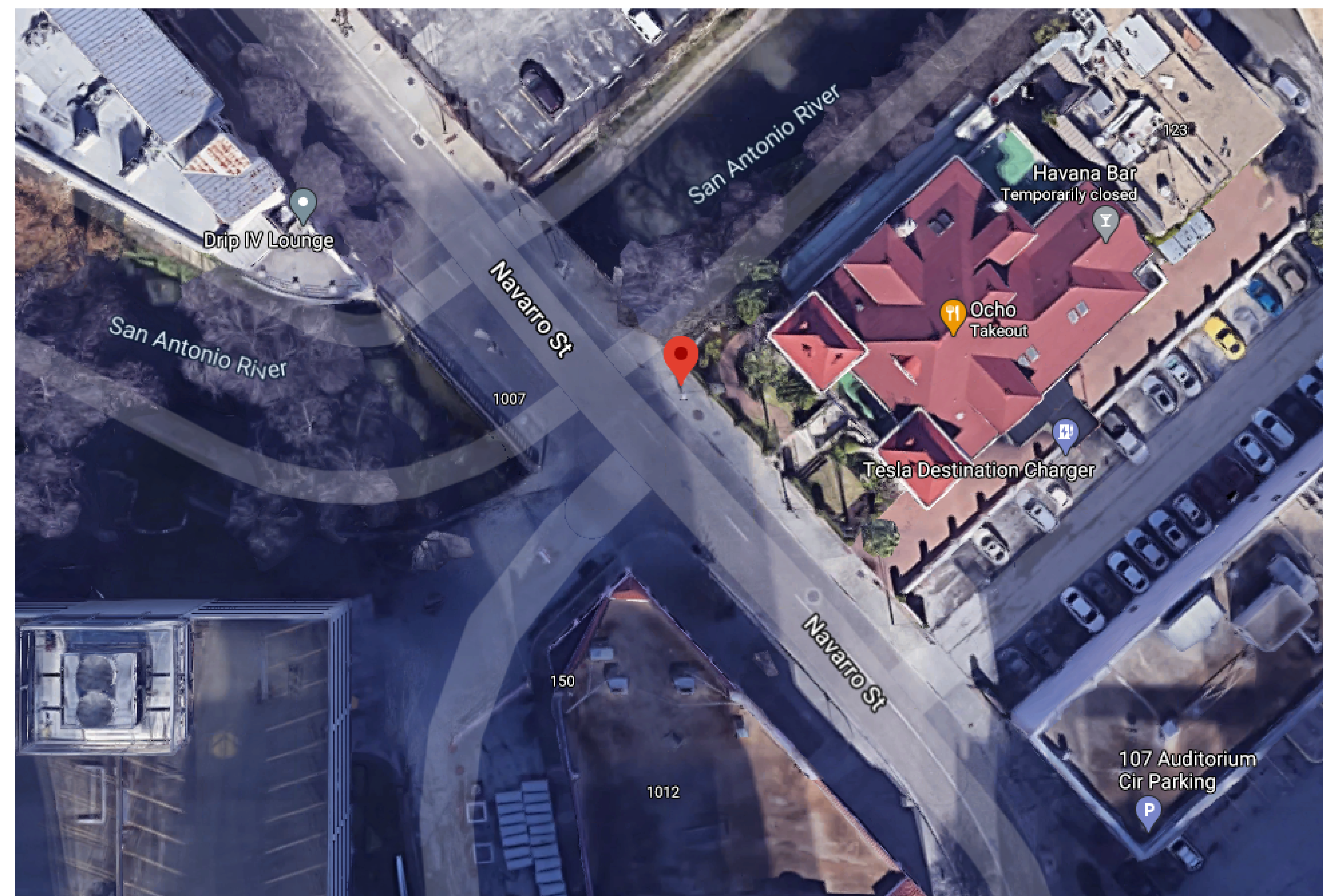
INTERSECTION: NAVARRO ST AND HAGNER
ARC

ABUTTING HISTORIC LANDMARK?:
HAVANA INN

WITHIN HISTORIC DISTRICT?: RIO-3/
AUDITORIUM CIRCLE

ROW PERMIT ID: 358029

COA APP ID: 2020-19133



HDRC HEARING

Verizon Wireless

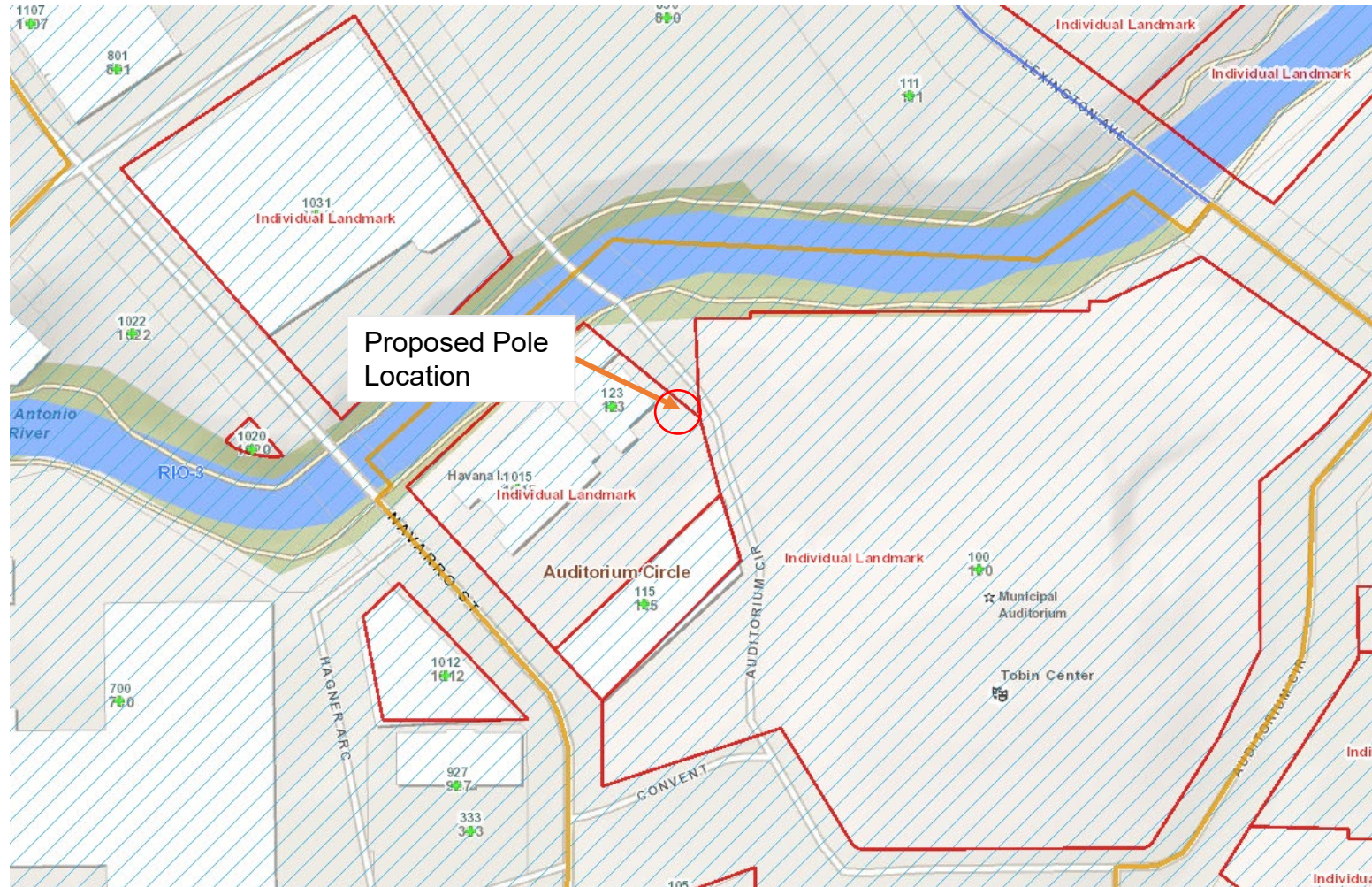
San Antonio, TX
April 7, 2021

METHODOLOGY FOR SITE SELECTION

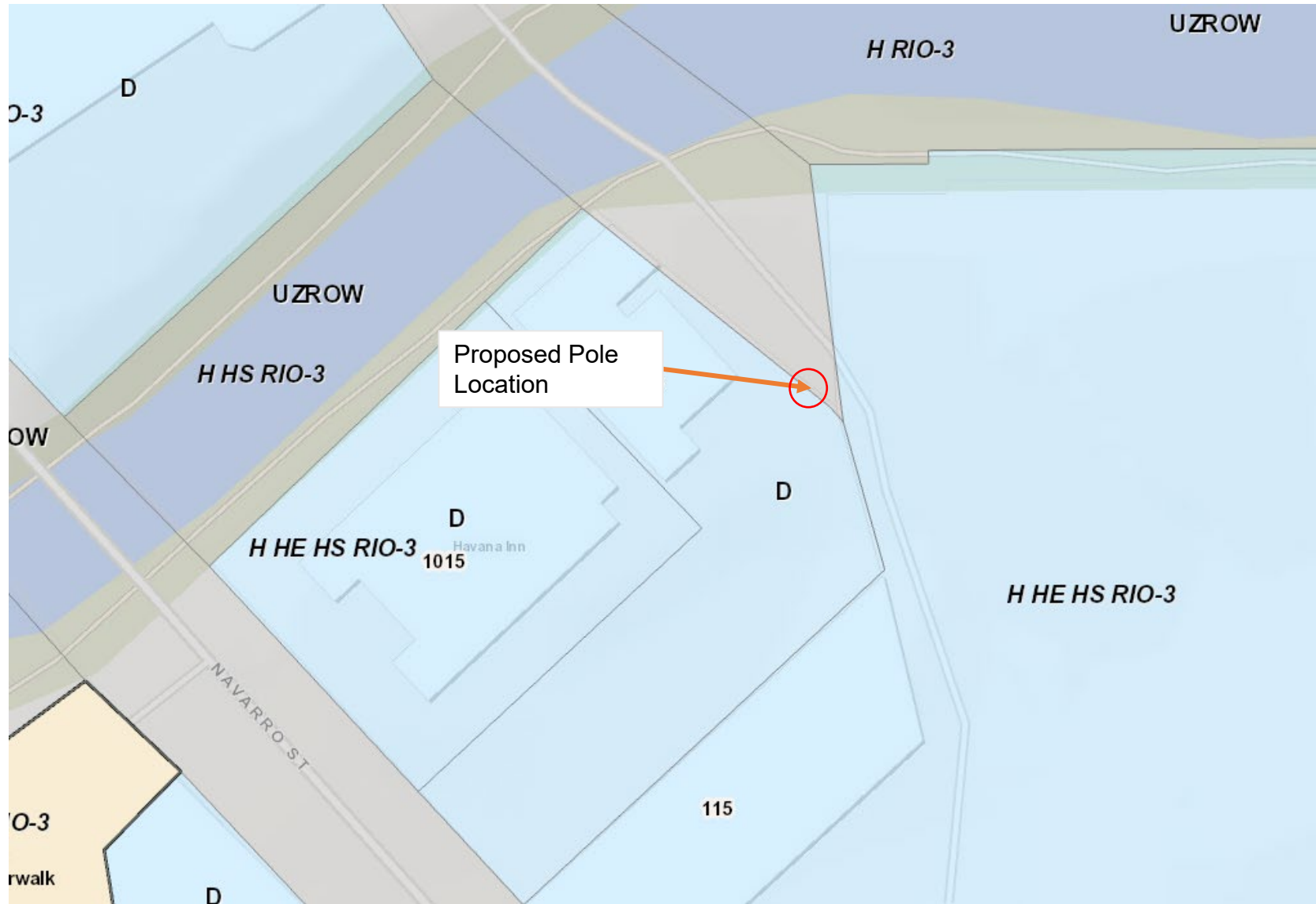
Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations.

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_TOBIN_NW_SC
SMALL CELL PERMIT: 359624
ADDRESS: 123 Auditorium Cir
COORDINATES: 29.430914, -98.489419
SMALL CELL DESIGN: CPS METAL STREETLIGHT REPLACEMENT
SPECIAL DISTRICT: Auditorium Circle/RIO-3
HISTORIC LANDMARK: Havana Inn



ZONING: D



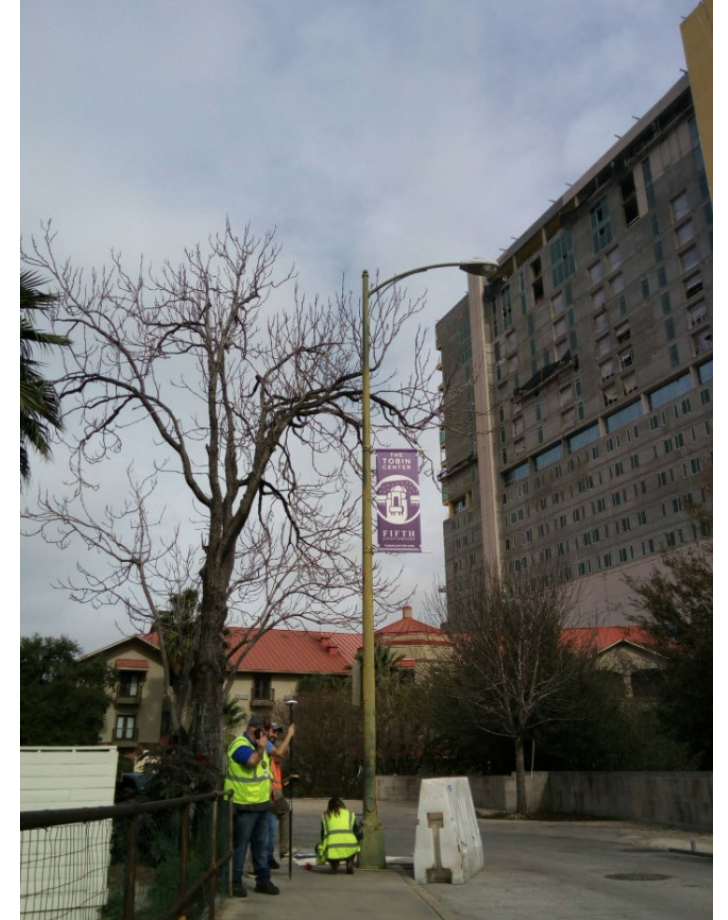
EXISTING PHOTOS
(W SIDE OF RICHMOND AVE, BETWEEN THE SAN ANTONIO RIVER AND AUDITORIUM CIR INTERSECTION)



LOOKING W AT SUBJECT SITE



LOOKING S AT SUBJECT SITE

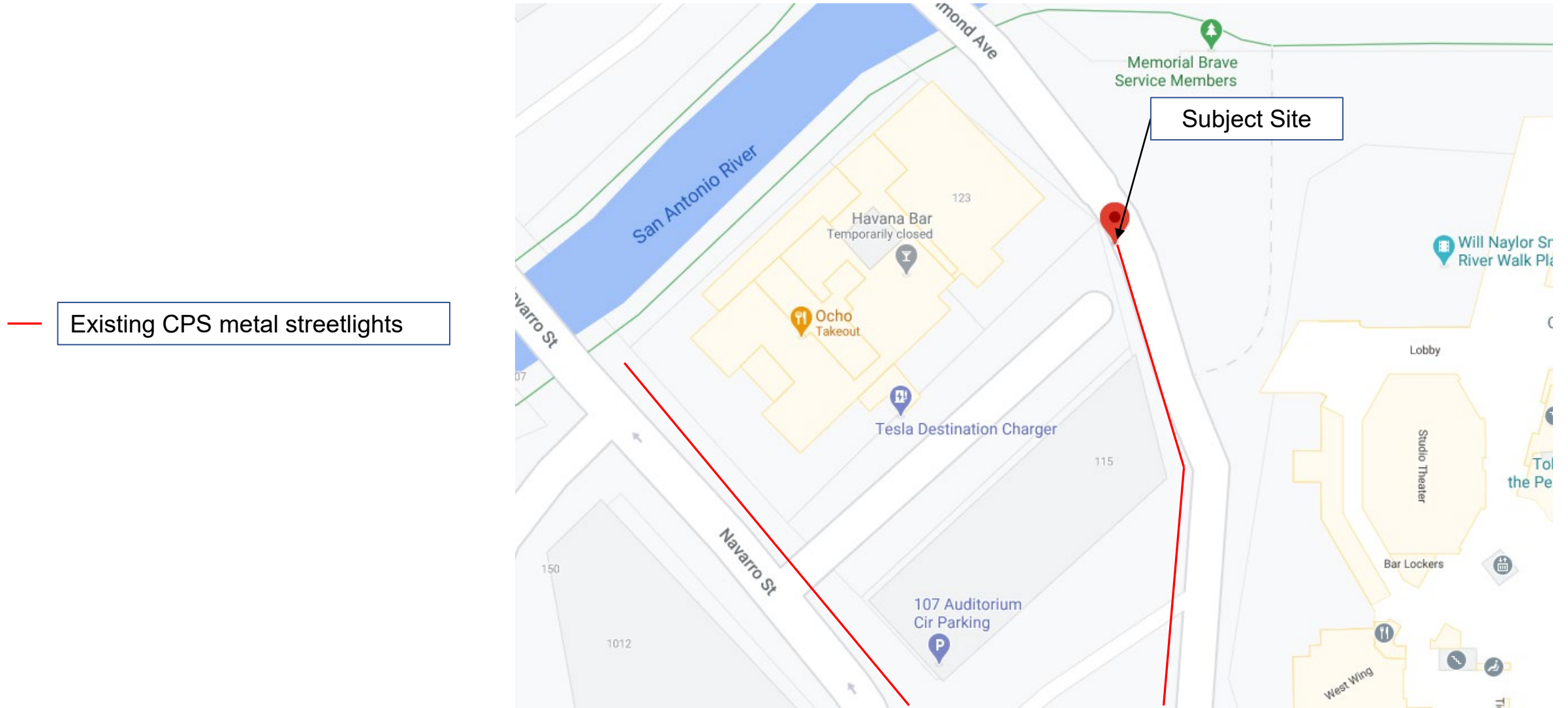


LOOKING N AT SUBJECT SITE

Photo Simulation



ALTERNATIVES ANALYSIS





PRIORITY #: 67

VERIZON SITE ID:
SADT_TOBIN_NW_SC

STRUTURE TYPE: REPLACEMENT CPS
DOWNTOWN STREETLIGHT

PROJECT SCOPE: REPLACE (E) CPS
STREETLIGHT. INSTALL (3) 5G RADIOS AT
TOP OF POLE. INSTALL (1) FIBER ENCLOSURE
AT 18' ON THE POLE. SHROUDS TO HIDE
CABLING TO BE INSTALLED ON ALL RADIOS.
ALL EQUIPMENT TO MATCH THE COLOR OF
THE POLE (TAVERN GREEN)

LAT/LONG: 29.430914, -98.489419

ADDRESS:123 Auditorium Cir

INTERSECTION: N/A

ABUTTING HISTORIC LANDMARK?:
HAVANA INN

WITHIN HISTORIC DISTRICT?: RIO-3/
AUDITORIUM CIRCLE

ROW PERMIT ID: 359624

COA APP ID: 2020-18290

