

CITY OF OAKLAND
AGENDA REPORT

OFFICE OF THE CITY CLERK

2007 FEB 15 PM 7:18

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: February 27, 2007

RE: Final Site Design and Siting Guidelines for AT&T Lightspeed Project Equipment in the Public Right-of-way

SUMMARY

At its December 19, 2006 meeting, the City Council directed staff to develop guidelines, modeled on San Francisco's adopted guidelines, for the siting of utility boxes in the public right-of-way. Currently, AT&T is applying for multiple encroachment permits to site new boxes in support of their project Lightspeed. Staff has developed a set of written guidelines for the placement of these and other similar facilities in the City of Oakland right-of-way. In addition, staff has developed a set of templates specifically for use with AT&T's equipment to detail the types of screening and landscape materials that the City may require to be installed.

FISCAL IMPACTS

This proposal has no direct fiscal impact. There are permit fees associated with encroachment permits that will cover the costs of applying the design standards.

KEY ISSUES AND IMPACTS

1. Placement Guidelines.

Attachment A contains the Surface Mounted Facility Placement Guidelines for the City of Oakland. These are modeled on the City and County of San Francisco guidelines which are included for reference as Attachment B. The San Francisco guidelines have 22 items. Three of these items (SF items 9, 10, & 11) refer to districts or San Francisco specific areas or facilities that have no direct analog in the City of Oakland. These three items were eliminated leaving 19 items in the City of Oakland guidelines. Six items (SF items 14, 15, 16, 17, 19 & 22) were modified to correspond to the City of Oakland terminology for the analogous district designation. Finally, the numerical guidelines were modified to match City of Oakland standards which resulted in two items having greater restrictions than San Francisco, two items having reduced requirements and one item having a specific distance required where it was not specified in the San Francisco guidelines.

2. Screening Requirements.

Both the proposed City of Oakland guidelines and the San Francisco guidelines call for screening of these facilities, to address neighborhood concerns, where appropriate for the

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neighborhood and required by CEDA. Screening by fencing, landscaping or other options has to be individually tailored to a specific site. The number of variables involved precludes a standard screening solution. These variables include distance to existing equipment in the right-of-way, width of sidewalk, if any, at the location, proposed equipment size at this location, proximity of intersections or driveways at the location and relationship to structures in the vicinity among others. In order to bring some standardization to the selection of screening solutions, staff is proposing the Council consider the series of screening templates in Attachment C. These templates are tailored to AT&T's most used equipment types. The templates show a selection of the most frequently expected situations and a range of screening types from fences to landscaping only options. Staff proposes that Council adopt these templates for use with the AT&T Lightspeed project as the basis from which staff can tailor screening requirements for specific sites. Staff would determine, based on the configuration of a specific site, which template is appropriate for any screening required at that location. The emphasis in landscaping requirements will be for drought resistant species to reduce future maintenance requirements. AT&T will be responsible for maintenance and replacement of any landscape material for six months. Staff would further determine if the specific location warrants a customization of the template to require specific materials or plants that may be appropriate for that location.

This template system could be used as a model if other entities wish to place facilities in the right-of-way. Staff anticipates that other entities will have different equipment configurations and sizes that would require templates specific to their equipment. The template approach for screening requirements allows Council to set expectations for screening while allowing the needed flexibility to respond to the design constraints of specific individual locations. If and when another entity wishes to locate facilities in the public right-of-way, staff will develop a set of templates specific to the dimensional requirements of the proposed equipment. The facility placement standards discussed above will apply to all entities across the board.

RECOMMENDATION AND RATIONALE

Staff requests that the City Council:

- Adopt the Surface Mounted Facility Placement Guidelines.
- Adopt the Screening Templates for the AT&T Lightspeed project.
- Direct staff to design screening templates, administratively, as required for other entities wishing to place facilities in the City of Oakland right-of-way.

SUSTAINABLE OPPORTUNITIES

Economic: Robust telecommunications infrastructure is becoming a necessity for business and a commodity demanded by residents. Communications infrastructure will be enhanced by maintaining a balanced approach to the use of the public right-of-way to provide such telecommunication services.

Environmental: The placement guidelines and screening templates will help protect the aesthetic environment of the City of Oakland by encouraging concealed facilities. The combined energy requirements for future expansion of the communication infrastructure are small.

Social Equity: The placement guidelines and screening templates will allow provision of communications infrastructure and utilities throughout the City of Oakland while providing equal protection of the aesthetic qualities of all City neighborhoods.

DISABILITY AND SENIOR CITIZEN ACCESS

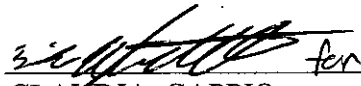
Disability and senior citizen access will not be affected as the placement guidelines and encroachment permit procedures insure that all accessibility requirements are met in the public right-of-way and that the equipment and screening materials meet all requirements to not impede that access.

ACTION REQUESTED OF THE CITY COUNCIL

That the City Council, by motion:

- Adopt the Surface Mounted Facility Placement Guidelines.
- Adopt the Screening Templates for the AT&T Lightspeed project.
- Direct staff to design screening templates, administratively, as required for other entities wishing to place facilities in the City of Oakland right-of-way.

Respectfully submitted,

 for

CLAUDIA CAPPIO
Development Director
Community and Economic Development Agency

Prepared by:
Eric Angstadt, Planner IV

**APPROVED AND FORWARDED TO
THE PUBLIC WORKS COMMITTEE:**



Office of the City Administrator

ATTACHMENTS:

- A. City of Oakland Surface Mounted Facility Placement Guidelines
- B. City and County of San Francisco Surface Mounted Facility Placement Guidelines
- C. AT&T Project Lightspeed screening templates

ATTACHMENT A
City of Oakland
Surface Mounted Facility Placement Guidelines

The following are guidelines for the Community and Economic Development Agency (CEDA) to use during a site visit to determine acceptable locations for Surface-Mounted Facilities in the Public Rights-of-Way. The Agency is not required to apply any guideline that CEDA determines is not applicable to a particular installation of a Surface-Mounted Facility.

1. Surface-Mounted Facilities shall be no larger than is reasonably necessary to contain and protect the required equipment.
2. Surface-Mounted Facilities shall not obstruct pedestrians. A minimum of four feet (4') of pedestrian clearance (free of all obstacles for a clear path of travel, unobstructed pedestrian walkway) shall be maintained at all times.
3. Surface-Mounted Facilities shall not intrude on pedestrian "clear zones," minimum 25 feet, at street corners.
4. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from edge of crosswalk areas.
5. Surface-Mounted Facilities shall be set back a minimum of twenty-four inches (24") from the face of the curb without bollards.
6. Surface-Mounted Facilities shall be set back a minimum of eight feet (8') from any fire escape and/or fire exit.
7. Surface-Mounted Facilities shall be set back a minimum of three feet (3') from any fire hydrant, driveway, curb ramp, or blue zone parking space.
8. Surface-Mounted Facilities shall be set back a minimum of thirty-six inches (36") from any other above-ground structure not otherwise specified herein including, but not limited to, street light poles, parking meters, trees, etc.
9. Surface-Mounted Facilities shall not be placed over any storm drain or other utility facility.
10. Surface-Mounted Facilities shall not obstruct the view of any traffic sign, wayfinding sign, traffic signal or any other existing facility.
11. Surface-Mounted Facilities shall not be placed on the property of, or adjacent to a designated Local, State or National Historic Landmark without first obtaining design review approval in accordance with the design review procedures in Section 17.101D of the Oakland Municipal Code. For the purposes of applying the limitations and conditions specified in this paragraph, in relation to any specific location, the word adjacent shall mean on the same side of the street and in front of the subject building or in front of the next building on either side.
12. Surface-Mounted Facilities shall not be placed in S-20 Historic Preservation District Combining Zones without first obtaining design review approval in accordance with the design review procedures in Section 17.101D of the Oakland Municipal Code.
13. Surface-Mounted Facilities shall not be placed in S-7 Preservation Combining Zones without first obtaining design review approval in accordance with the design review procedures in Section 17.84 of the Oakland Municipal Code.
14. Surface-Mounted Facilities shall not be placed in California Register Historic Districts, National Historic Districts, and National Register Historic Districts without first obtaining design review approval in accordance with the design review procedures in Section 17.101D of the Oakland Municipal Code.
15. Surface-Mounted Facilities shall not front the boundaries of a park, recreation area, or open space without first obtaining design review approval in accordance with the design review procedures in Section 17.135 of the Oakland Municipal Code.

16. Surface-Mounted Facilities shall be either stainless steel or painted to be consistent with the color of existing structures in the vicinity unless otherwise specified by CEDA and shall have graffiti-proof coating.
17. Surface-Mounted Facilities shall be screened by landscaping where appropriate for the neighborhood and required by CEDA.
18. Surface-Mounted Facilities shall not unreasonably affect the aesthetic character of neighborhoods or the natural character of regional open spaces in accordance with the City of Oakland General Plan.
19. Surface-Mounted Facilities may be placed near local, State or National Historic Landmarks as discussed in No. 11 above, S-20 Historic Preservation District Combining Zones, as discussed in No. 12 above, S-7 Preservation Combining Zones as discussed in No. 13 above, and California Register Historic Districts, National Historic Districts, National Register Historic Districts as discussed in No. 14 above, and parks, recreation areas, and open spaces as discussed in No. 15 above, if they are to be collocated with existing transit shelters, kiosks, or other street furniture, provided that the size and footprint of the existing facility is not unreasonably increased by the addition of the Surface-Mounted Facility and provided that design review approval is obtained as specified in the appropriate section.

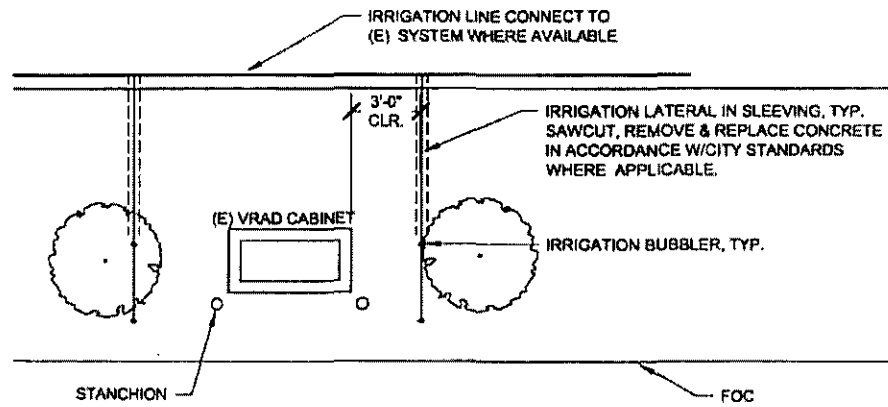
ATTACHMENT B
City and County of San Francisco
Surface Mounted Facility Placement Guidelines

The following are guidelines for the Department to use during a site visit to determine acceptable locations for Surface-Mounted Facilities in the Public Rights-of-Way. The Department is not required to apply any guideline that the Department determines is not applicable to a particular installation of a Surface-Mounted Facility.

1. Surface-Mounted Facilities shall be no larger than is reasonably necessary to contain and protect the required equipment.
2. Surface-Mounted Facilities shall not obstruct pedestrians. A minimum of four feet (4') of pedestrian clearance (free of all obstacles for a clear path of travel, unobstructed pedestrian walkway) shall be maintained at all times.
3. Surface-Mounted Facilities shall not intrude on pedestrian "clear zones" at street corners.
4. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from edge of crosswalk areas.
5. Surface-Mounted Facilities shall be set back a minimum of eighteen inches (18") from the face of the curb.
6. Surface-Mounted Facilities shall be set back a minimum of eight feet (8') from any fire escape and/or fire exit.
7. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from any fire hydrant, driveway, curb ramp, or blue zone parking space.
8. Surface-Mounted Facilities shall be set back a minimum of forty inches (40") from any other above-ground structure not otherwise specified herein including, but not limited to, street light poles, parking meters, trees, etc.
9. Surface-Mounted Facilities shall be set back a minimum of sixty feet (60') from any Municipal Railway transit shelter and/or kiosk, unless the location of the Surface-Mounted Facility is coordinated with the transit shelter and/or kiosk.
10. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from any certified street artist's designated area per list to be provided by the Department (which list is complete only as of the date of this order and will be updated when any new street artist's designated areas are established).
11. Surface-Mounted Facilities shall be set back a minimum of sixty feet (60') from any public art work under the jurisdiction of the Arts commission of San Francisco, except for public art on kiosks, per the San Francisco Civic Art Collection published by the Arts Commission of San Francisco (which book is complete only as of the date of this order and will be updated when any new public art works are established).
12. Surface-Mounted Facilities shall not be placed over any storm drain or other utility facility.
13. Surface-Mounted Facilities shall not obstruct the view of any traffic sign, wayfinding sign, traffic signal or any other existing facility.
14. Surface-Mounted Facilities shall not be placed on the property of, or adjacent to a designated Local, State or National Historic Landmark. For the purposes of applying the limitations and conditions specified in this paragraph, in relation to any specific location, the word adjacent shall mean on the same side of the street and in front of the subject building or in front of the next building on either side.
15. Surface-Mounted Facilities shall not be placed in Local Historic Districts listed in Appendices B-L of Article 10 of the San Francisco Planning Code.
16. Surface-Mounted Facilities shall not be placed in Conservation Districts designated in Appendices E-J of Article 11 of the San Francisco Planning Code.
17. Surface-Mounted Facilities shall not be placed in California Register Historic Districts,

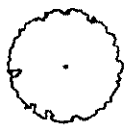
- National Historic Districts, and National Register Historic Districts.
18. Surface-Mounted Facilities shall not front the boundaries of a park, recreation area, or open space.
 19. Surface-Mounted Facilities shall be either stainless steel or painted to match the color used for City structures in the vicinity (e.g. JCDecaux green, Embarcadero blue) unless otherwise specified by the Department and shall have graffiti-proof coating.
 20. Surface-Mounted Facilities shall be screened by landscaping where appropriate for the neighborhood and required by the Department.
 21. Surface-Mounted Facilities shall not unreasonably affect the aesthetic character of neighborhoods or the natural character of regional open spaces in accordance with the City and County of San Francisco General Plan.
 22. Surface-Mounted Facilities may be placed in local, State or National Historic Landmarks as discussed in No. 14 above, Local Historic Districts as discussed in No. 15 above, Conservation districts as discussed in No. 16 above, and California Register Historic Districts, National Historic Districts, National Register Historic Districts as discussed in No. 17 above, and parks, recreation areas, and open spaces as discussed in No. 18 above, if they are to be collocated with existing transit shelters, kiosks, or other street furniture, provided that the size and footprint of the existing facility is not unreasonably increased by the addition of the Surface-Mounted Facility.

ATTACHMENT C

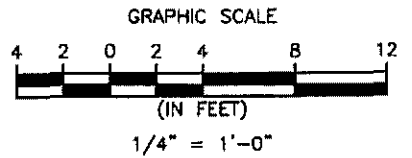


PLANT LEGEND

- TALL SHRUBS 5' - 6' HEIGHT
- ESCALLONIA EXONIENSIS 'FRADES'
 - LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'
 - PHORMIUM TENEX 'MAORI QUEEN'
 - PITTOSPORUM TOBIRA
 - PODOPCARPUS MACROPHYLLUS 'MAKI'
 - RHAPHIOLEPIS INDICA 'JACK EVANS'
 - FRADES ESCALLONIA
 - NEW ZEALAND TEA TREE
 - NEW ZEALAND FLAX
 - VARIEGATED TOBIRA
 - SHRUBBY YEW PINE
 - INDIA HAWTHORN



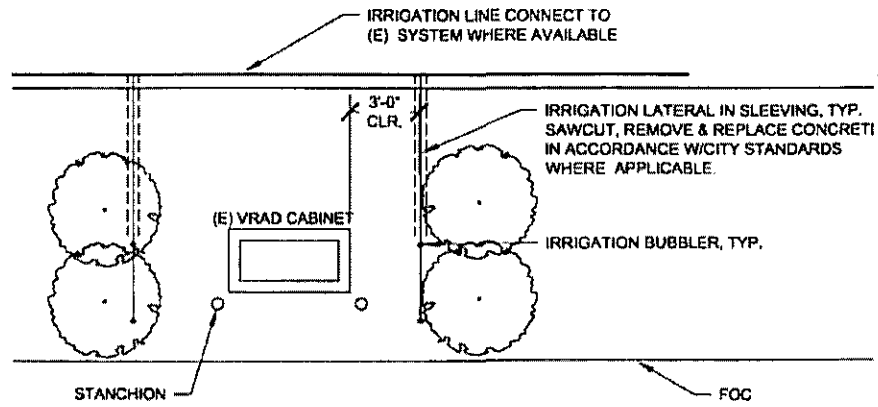
FOR ADDITIONAL INFORMATION, SEE PLANTING & IRRIGATION NOTES & DETAILS



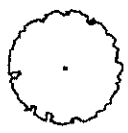
"PLANTING OPTION A-END PLANTING"

**AT&T
PRELIMINARY SCREENING PLAN "E"**

Date 01/12/2007	Scale AS SHOWN	Version XXX	Project Number 00000	Sheet Number X-0
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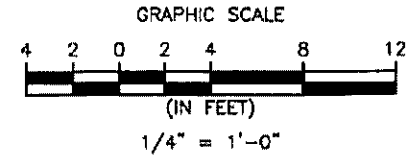


PLANT LEGEND



- TALL SHRUBS 5' - 6' HEIGHT
- | | |
|------------------------------------|----------------------|
| ESCALLONIA EXONIENSIS 'FRADES' | FRADES ESCALLONIA |
| LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' | NEW ZEALAND TEA TREE |
| PHORMIUM TENEX 'MAORI QUEEN' | NEW ZEALAND FLAX |
| PITTOSPORUM TOBIRA | VARIEGATED TOBIRA |
| PODOCARPUS MACROPHYLLUS 'MAKI' | SHRUBBY YEW PINE |
| RHAPHIOLEPIS INDICA 'JACK EVANS' | INDIA HAWTHORN |

FOR ADDITIONAL INFORMATION, SEE PLANTING & IRRIGATION NOTES & DETAILS



"PLANTING OPTION B-CORNER PLANTING"

AT&T PRELIMINARY SCREENING PLAN "F"				
Date 01/12/2007	Scale AS SHOWN	Sheet XXX	Project Number 00000	Sheet Number X-0

City of Oakland
Plant Legend

