



To: Planning Commission
From: Urban Design Committee
Date: December 19, 2016
RE: **Final location, character, and extent review of new public safety communications facilities at three sites; UDC 2016-51, Port of Richmond site 4430 Deepwater Terminal Road**

I. APPLICANT

Stephen Willoughby, Department of Emergency Communications

II. LOCATION

Port of Richmond

Property Owner:

City of Richmond Department of Public Works

III. PURPOSE

The application is for location, character, and extent review of a new emergency communications tower and a compound with associated equipment on land owned by the Port of Richmond.

It is part of a larger network of new and improved emergency communications facilities that involves the construction of three new sites, co-locating at one site, relocating to a new tower at an existing site, and reusing two of the City's current sites.

IV. SUMMARY & RECOMMENDATION

This project reuses an existing industrial site with a sophisticated site plan. While the general location near the river is ultimately undesirable from an aesthetic perspective, it is necessary from a public safety and network design need. Therefore, the Urban Design Committee should recommend that the Planning Commission grant approval as submitted.

Staff Contact:

Kathleen Onufer, (804) 646-5207

V. FINDINGS OF FACT

a. Site Description and Surrounding Context

This project would install a new communications tower and associated outbuildings on land owned by the City of Richmond as part of the larger Port of Richmond complex.

The surrounding area is zoned M-2 for heavy manufacturing, with Interstate 95 to the west of the site. None of this area is open to the public.

b. Scope of Review

The project is subject to location, character, and extent review as a public structure under Section 17.07 of the City Charter.

c. UDC Review History

The UDC has reviewed a number of equipment installations on public facilities and property over the last few years, as well as installation of collocated equipment on new monopoles and upgrades to existing equipment.

d. Project Description

It is part of a larger network of new and improved emergency communications facilities that involves the construction of three new sites, co-locating at one site, relocating to a new tower at an existing site, and reusing two of the City's current sites.

This project is located on a parcel off of Deepwater Terminal Road used for propane leasing. The site is able to utilize the existing access drive to the site, and positions the 100X100 compound in the middle of the extant propane installation to conserve trees. A buffer is not indicated in this location.

The compound consists aggregate base surface, surrounded by a fence; existing fencing location will be reused. The compound contains equipment for the tower, including generator shelter, 1000 gallon diesel tank, and equipment shelter. All of these items will be on concrete foundations.

Fencing is proposed as either galvanized 8' chain link security fencing, or 12' fencing. There will be a 16' vehicular gate as well as a 5' pedestrian gate for each site.

The tower itself will be 331' tall and self-supporting design of steel materials on a concrete foundation. Communications equipment and antennas will be installed at elevation 104', 140', 150', 174', 194', 195', 300, 325' along the tower.

e. Master Plan

The subject properties are part of the Broad Rock Planning District. The Master Plan recognizes the environmental constraints on development within the Resource Protection Area; the area covered by the City's Deepwater Terminal is designated an "Intensely Developed Area" or IDA in recognition of its existing use (144). The Plan designates this area for industrial use (147).

f. Urban Design Guidelines

The Public Facilities section of the Urban Design Guidelines states that "whenever possible, new telecommunication devices shall be located on existing infrastructure" and further that "telecommunication devices that are able to be co-located on existing towers are encouraged" (page 16).

VII. ATTACHMENTS

- a. Vicinity Map**
- b. Application**
- c. Plans**