



To: Urban Design Committee
From: Planning and Preservation Division
Date: May 9, 2017
RE: **Pilot Encroachment associated with festoon lighting, 2043 W. Broad St.; UDC No. 2017-13**

I. APPLICANT

Mark A. Olinger, Department of Planning and Development Review

II. LOCATION

2043 W. Broad St.

Property Owner:

WB ASSETS LLC

III. PURPOSE

The application is for review of a pilot encroachment associated with festoon lighting at 2043 W. Broad St.

IV. SUMMARY & RECOMMENDATION

The proposed festoon lighting encroachment would provide independent anchor poles that would elevate catenary cables, and lights, about 10'-12' above the public right of way. The poles would be installed in line with other existing public encroachments such as streetlight poles, street signage, or landscaping, to minimize the appearance of poles. This application is for a pilot encroachment at 2043 W. Broad St.

Staff finds that the project does an excellent job of providing a substantial pedestrian amenity that adds to the vibrancy of the city. The addition of ornamental lighting to any commercial corridor will create a more inviting streetscape for pedestrians and other passersby. The design fosters the notion that the sidewalk can be used as much as a public space as it can be for transportation. Further review by the Department of Public Works and the Department of Public Utilities should address any concerns regarding clearance and installation. Therefore, it is Staff's position that the Urban Design Committee should recommend that the Department of Public Works grant approval of the encroachment request with the following considerations:

- That the applicant consider the installation of the least visually and physically intrusive poles such as the round surface-mounted straight steel pole with a 4" diameter

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V. FINDINGS OF FACT

a. Site Description and Surrounding Context

This property is currently zoned UB-PO4 and contains a restaurant with outdoor seating on site. The sidewalk is approximately 18' from building face to curb face with approximately 8' of that space being utilized for outdoor dining. There is a public street light located just to the east of the front of the building closer to the

curb and a large, mature tree to the west of the front of the building. About 50' to the west there is another restaurant with outdoor seating. The east side of the restaurant abuts an asphalt lot currently utilized for off-street parking.

b. Scope of Review

The project involves the provision of outdoor lighting above the subject rights-of-way. The City owns the rights-of-way, but the applicant will be responsible for the application, power, maintenance, and installation of attachment points.

The Department of Public Utilities will work with the applicant to acquire and install new, independent poles and the Department of Public Works will process the encroachments.

The encroachment process is administered through the Department of Public Works. The UDC does not have the authority to approve encroachments, but rather provides advice to the Department of Public Works.

c. UDC Review History

Staff was unable to identify any prior projects involving this property and rights-of-way. The UDC frequently reviews encroachments.

d. Project Description

This application is for a pilot encroachment for regulating festoon lighting across the city. Through this application and the installation of independent poles and catenary cables, it is the goal of the applicant to develop an accessible process for this type of encroachment. To better place this pilot in context, this application is for the outdoor seating area at The Savory Grain restaurant located at 2043 W. Broad St.

The pole component of the encroachment would occupy space adjacent to the curb face of the sidewalk and align with the existing street light and tree. The pole would be 10'-12' and would serve as an anchor for a catenary cable.

The catenary cable would attach to the applicant's building or structure, supporting the weight of the lights, and providing a creative and flexible lighting amenity.

Lighting is to be LED "Warm White" and will be powered by the applicant.

e. Master Plan

Although the 2009 Downtown Plan does not focus on this area of W. Broad St., it has this to say about encouraging the use of streets by pedestrians "Amenities, such as ornamental lighting, street trees, benches, and wide sidewalks, should continue to be developed within the public right-of-way to encourage the use of these streets by pedestrians" (pg. 3.31).

f. Urban Design Guidelines

In the encroachment section, the Guidelines suggest that exterior and accent lighting is helpful to highlight architectural features, bring buildings to life in the evening, and improve the pedestrian environment by helping to light the sidewalk (page 28).

However, the Guidelines do not support large encroachments into the public right-of-way for lighting, and also support the City Planning Commission's Resolution, dated February 6, 1995, which discourages new overhead wire and cable encroachments in the public right-of-way. Neither these lighting nor overhead encroachment guidance addresses catenary and festoon setup envisioned in this proposal.

VII. ATTACHMENTS

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