

DRB # 2008-0001

**Carlyle/Eisenhower East Design Review Board
January 17, 2008**

REQUEST: Approval of rooftop-mounted wireless antennas

LOCATION: 2121 Jamieson Avenue, Carlyle Towers (Block A)

APPLICANT: T-Mobile Northeast LLC, by Amy Bird

STAFF: Thomas Canfield, City Architect, Planning & Zoning
Natalie Sun, Urban Planner, Planning & Zoning

BOARD ACTION – JANUARY 17, 2008: On a motion by Mr. Lewis, seconded by Ms. Hamer, the Carlyle Design Review Board voted to approve the applicant’s request to install roof-top mounted antennas. The motion carried on a vote of 3-0. Mr. McKinney was absent.

Reason: The Design Review Board agreed with the staff analysis.

Speakers:

Matt Chaney, representing the applicant, presented option 1 of the antenna proposal as described in the staff report and distributed new drawings depicting the location and visibility of the antennas as located on the two stair penthouses.

I. REQUEST

T-Mobile Northeast LLC has requested DRB approval of the proposed roof-top mounted wireless antennas on the east tower of the Carlyle Towers residential complex at 2121 Jamieson Avenue (Carlyle Block A). The request includes addition of the following:

- 9 pole-mounted roof-top antenna structures

II. PROJECT FACTS AND FIGURES

Project Location:

The east tower of Carlyle Towers is located on Jamieson Avenue, facing the new Westin Hotel and Jamieson Condominiums building and west of Carlyle Place, an office building with ground-floor retail. The roof of 2121 Jamieson Avenue contains penthouse structures and mechanical equipment.

Project Details:

The nine antenna structures are proposed to be pole-mounted onto existing steel frames at the top of two octagonal turrets on the building. Six of these antennas are to be located on the easternmost

turret facing Englehardt Lane, and the remaining three antennas are to be located on the westernmost turret. Each of the antennas is 1 ft wide by 4 ft 11 in tall and mounted to nine 5 ft tall pipes. The antennas will be painted beige to match the abutting balustrade.

Included in the submission package are details of two other proposed T-mobile roof-top structures, equipment cabinets and cablebridges; however, these are not required to be reviewed by the DRB since neither structure will be publicly visible. These drawings were included as a courtesy for context in reviewing the antenna proposal.

III. COMPLIANCE TABLE

Zoning Requirement	Allowed	Proposed	Complies?
Width	If a pole-like structure, shall be less than 3 ft in diameter	1'-0" wide	Yes
Treatment	Concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls	Painted beige to match balustrade	Yes
Visibility	Visual impact of the structure shall be minimized	All proposed antennas are clearly visible from adjacent streets	No*
* Applicant has agreed to locate the antennas in a less visually prominent location on the roof.			

IV. STAFF ANALYSIS

The proposed antennas are generally consistent with the Zoning Ordinance, with the exception of the provision on the visibility of the structures. Section 6-403(D)(3) of the Zoning Ordinance states that the visual impact of the structure shall be minimized. All nine antennas are clearly visible from the adjacent streets, and for this reason, staff has worked with the applicant to determine alternative locations for the antennas resulting in less visual impact while still providing the level of service necessary for T-mobile.

The applicant has restudied the design requirements for the antennas and alternative mounting locations, concluding with two feasible options:

1. Mounting the same number of antennas onto the two stair penthouses near the southeastern and northwestern corners of the building
2. Mounting the same number of antennas directly onto the main roof, set back from the current proposed location on the octagonal turrets

Option 1 is the applicant's preferred option. In this scheme, a total of six antennas would be mounted to the top of the eastern stair penthouse and the remaining three antennas would be

mounted to the top of the western stair penthouse. The top of both penthouses are approximately 9 ft 8 in above the roof. Since this location is set back from the building perimeter, the antennas need to be 3 ft taller to gain the necessary transmission coverage, resulting in the need for 8 ft tall mounting poles. The proposed antennas are still 4 ft 11 in tall but are mounted higher. Staff does not believe that this height increase is an issue since the east antennas will be set back approximately 20 ft from the edge of the roof and the west antennas will be set back approximately 40 ft from the edge of the roof, creating an angle that shields the antennas from view at the street level.

The applicant is not supportive of Option 2, since it would require relocation of several existing rooftop mechanical units to accommodate the new antennas.

Staff has requested that the applicant bring updated line drawings and photomontage views addressing Option 1 to the DRB hearing for clarification and comment.

IV. STAFF RECOMMENDATION

Staff recommends that the Board **approve** the antennas and their location as proposed in option 1 described above.