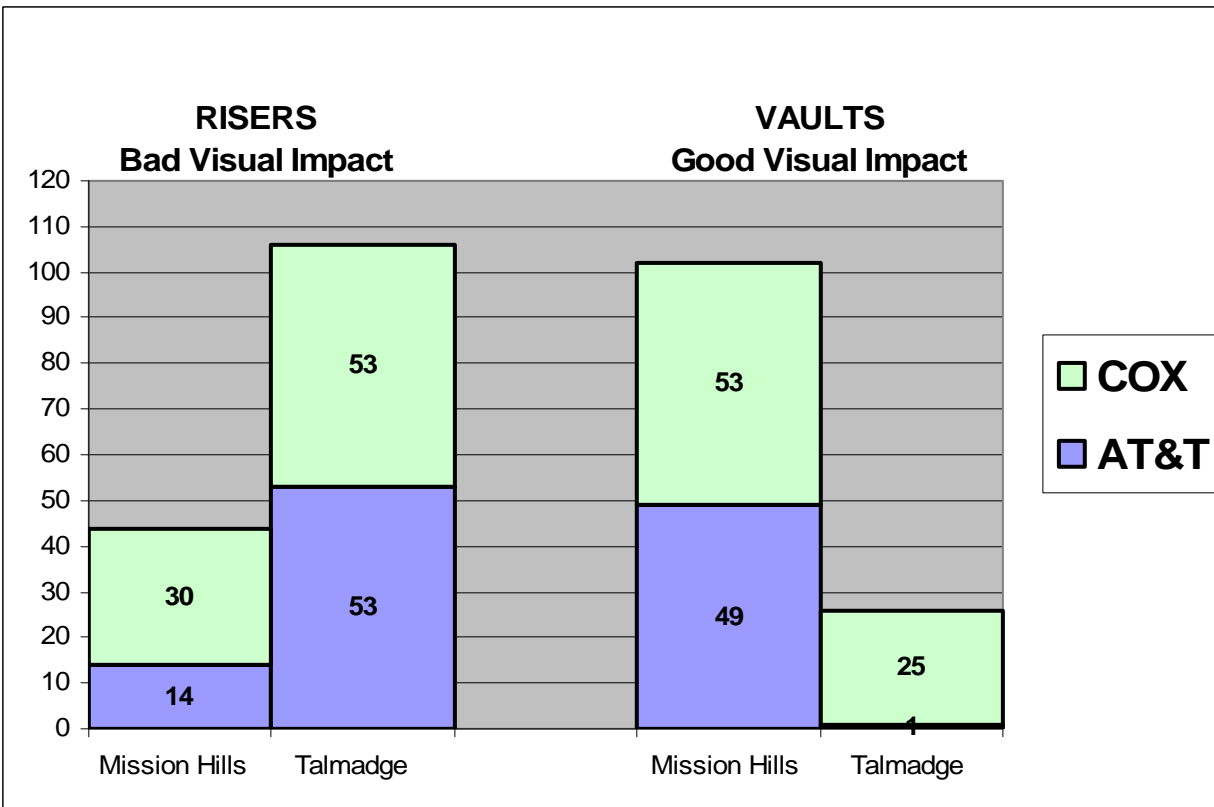


UNDERGROUNDING COMPARISON MISSION HILLS / TALMADGE AT&T and COX SUMMARY

The flyer prepared by *your Kensington neighbors for better undergrounding* included the general observation that Mission Hills appeared to have more of its utility components placed underground, resulting in a dramatically better aesthetic result than Talmadge. This observation has now been confirmed.

Our group has recently completed a detailed street survey in a portion of Mission Hills (of which only one-third is designated historic) and a section of Talmadge.¹ These areas, which are nearly identical in size, reveal startling differences. This report summarizes the AT&T and Cox portion of the survey. Details of this comparison are being provided to Councilman Gloria and the Transportation and Safety Subcommittee of the Kensington-Talmadge Planning Group to help them obtain a better undergrounding solution for Kensington.



A street survey cannot identify the specific design criteria or the specific correlation between risers and vaults. However, the riser/vault ratios in these communities are so complementary that they do appear to be linked. There is no denying that these single-family residential neighborhoods received markedly different numbers of risers. It is difficult to imagine any functional scenario that would result in

¹ Mission Hills area surveyed: Designated in underground plan as Block 2E areas 1 & 2 (203 parcels); Talmadge area surveyed: 49th Street (4600 block); Winona to 50th between Madison and Collier; Altadena (west side 4600 block, both sides 4700 block); 51st (4700 block) (201 parcels)

Talmadge receiving four times the amount of AT&T above-ground risers, and almost twice as many Cox risers as Mission Hills. The design for Mission Hills, with its small number of risers, helps preserve that community’s aesthetic beauty.

SUMMARY			
		Mission Hills	Talmadge
	Number of properties in survey sample	203	201
	AT&T and Cox riser recap	Mission Hills	Talmadge
	AT&T risers or unmarked risers of same type and style	14	53
	Cox risers (As no risers are marked Cox, it is assumed the risers with Channell Communications house the Cox equipment)	30	53
	AT&T and Cox vault recap	Mission Hills	Talmadge
	AT&T vaults	49	1
	Cox vaults (includes vaults marked CATV)	53	25

In Mission Hills only one in six homes has a riser(s) installed in the homeowner’s public right-of-way, resulting in less negative visual impact. In Talmadge almost every third home has a riser(s) installed. These additional risers in Talmadge not only blemish the individual properties, but significantly degrade the overall beauty of the neighborhood.

We hope this data will assist Councilman Gloria and our Kensington-Talmadge Planning Group, as they work with the utility companies to ensure Kensington receives an undergrounding solution that is visually equal or superior to Mission Hills, with its small percentage of utility risers. The historic beauty of Kensington depends on their efforts.

For more information, please contact Don Taylor at: yknfbu@gmail.com

Your Kensington neighbors for better undergrounding