



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 23, 2010

DATE: January 14, 2010

SUBJECT: U-3234-09-1 USE PERMIT for public utility/telecommunications for a microwave/dish antenna; located at 100 North Wayne Street (RPC #18-059-022).

Applicant:

Clearwire Wireless Broadband

By:

Adam Knubel
Network Building and Consulting, LLC
7380 Coca Cola Drive, Suite 106
Hanover, Maryland 21076

C.M. RECOMMENDATION:

Approve the use permit for the addition of a dish antenna to an existing telecommunications facility subject to the conditions of the staff report, with an administrative review in six (6) months (July, 2010), and a County Board review in one (1) year (January 2011).

ISSUES: The applicant is requesting a use permit to place a dish on an existing smokestack at the Washington-Lee Apartments. A member of the surrounding community has expressed concerns about an undesirable noise emanating from the existing telecommunication equipment shelter at the site.

SUMMARY: The applicant, Clearwire Wireless Broadband, is requesting a use permit for the placement of a new antenna at an existing telecommunications facility on a smokestack at the Washington-Lee Apartments. The antenna meets the Zoning Ordinance requirements for height limits, and will not cause a visual impact. The proposal is consistent with County telecommunication placement policy, which encourages the location of antennas on existing structures. A citizen living adjacent to the site has raised issue with noise emanating from the existing equipment shelter on the site. As a result, the applicant has agreed to replace certain equipment believed to be the source of the noise, and has agreed to conditions to prevent and mitigate any future noise impacts. Staff is recommending an administrative review in six (6)

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5431

months to monitor the noise situation. Therefore, staff recommends that the use permit be approved subject to the conditions of the staff report, with an administrative review in six (6) months (July, 2010), and a County Board review in one (1) year (January 2011).

BACKGROUND: The site is located at 100 North Wayne Street, and is described as follows:

Site: The 153,235 square foot site is bound on the east by North Wayne Street. The site consists of a garden apartment building within a garden apartment complex.

Zoning: The site is zoned "RA8-18" Apartment Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as Residential Low-Medium Density (16-36 units/acre).

Neighborhood: The site is located within the Lyon Park Civic Association. The civic association has expressed to staff that they have no issues with the applicant's proposal.

DISCUSSION: The applicant, Clearwire Wireless Broadband, is requesting a use permit for the placement of one (1) dish antenna on a smokestack at the Washington-Lee Apartments, located at 100 North Wayne Street. The smokestack contains an existing telecommunications facility consisting of a ground-level equipment shelter and a number of panel and GPS antennas installed by Nextel in 2004. The applicant's proposal includes mounting one (1) dish antenna at a height of 62' on the smokestack, and coaxial cable connection. The subject microwave dish antenna measures approximately one (1) foot in diameter.

The *Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property* (Telecommunications Guidelines), were used to evaluate the application. The Telecommunication Guidelines offer direction in the way of design, visual impact, and compliance with Federal Communications Commission (FCC) regulations, among other things. The Telecommunication Guidelines can be applied to telecommunication facilities on privately owned as well as County-owned property. The Telecommunications Guidelines encourage the location of new antennas on existing structures, as opposed to constructing a new pole. The proposed antennas meet these criteria. Attached are plans depicting the location and appearance the proposed dish antennas.

The proposal will not result in a visual impact to surrounding residences. The smokestack on which the new antenna is proposed to be located reaches a height of 68 feet, and the antenna is proposed to be mounted at a height of 62 feet. Moreover, the applicant indicates that the antenna will be painted an unobtrusive gray color, and all cables will follow existing paths. The facility will continue to be unmanned, and no additional ground space will be used as a result of this proposal.

One resident of the surrounding single-family homes located on North Barton Street expressed concern to staff regarding noise emanating from the current equipment shelter. Staff investigated the, and was told by the applicant that the source of the problem was a faulty air-conditioning unit in the shelter. The applicant has agreed to replace the air conditioning unit before the

County Board hearing on this use permit. In addition, the applicant has agreed to conditions to avoid noise impacts in the future through monitoring of noise levels. Staff recommends an administrative review in six (6) months to monitor this issue after installation and a County Board review in one (1) year.

CONCLUSION: The applicant is requesting a use permit for the placement of a microwave dish antenna on a smokestack at the Washington-Lee Apartments. The proposed antenna would be mounted lower than the height of the smokestack. Staff supports the applicant's proposal because it is consistent with County policy and it will not create an additional visual impact. A citizen living adjacent to the proposed site has expressed concerns to staff regarding noise impacts from the existing equipment shelter. The applicant has agreed to replace the existing air conditioning unit, believed to be the source of the noise, and has agreed to conditions to mitigate potential impacts in the future. Therefore, staff recommends that the use permit for Clearwire Wireless Broadband for the placement of one (1) microwave dish antenna to an existing telecommunications facility at the Washington-Lee Apartments be approved subject to the following conditions.

Conditions:

1. The applicant agrees that the Clearwire dish antenna will be installed on the existing building at 100 North Wayne Street as shown on plans dated December 30, 2009.
2. The applicant agrees to install soundproofing insulation to the interior of the existing equipment shelter at the base of the smokestack on which the proposed antenna will be mounted.
3. The applicant agrees that if the County Manager finds that any aspect of the operation of telecommunications equipment on site results in an adverse impact on either the site or the surrounding area, the applicant shall, within five (5) business days of receipt of notice from the County, respond to the County with a plan to mitigate said issues.
4. The applicant shall identify a community liaison who shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the Lyon Park Civic Association, nearby residents at 2417 Washington Boulevard, 201, 205, 209, 213, and 217 North Barton Street, and the Zoning Administrator. This information shall also be posted at the site in a clearly visible location.
5. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.

PREVIOUS COUNTY BOARD ACTIONS:

There are no previous County Board actions on this property.



Existing single-family detached dwellings.

Smokeslack with existing and proposed antennas.

Existing equipment shelter

Washington-Lee Apartments

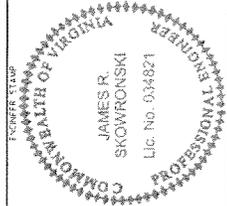
clearwire

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PROJECT NO: 8042 - 20-998107-2
DRAWING NO: JLF
DATE: 12/30/2009

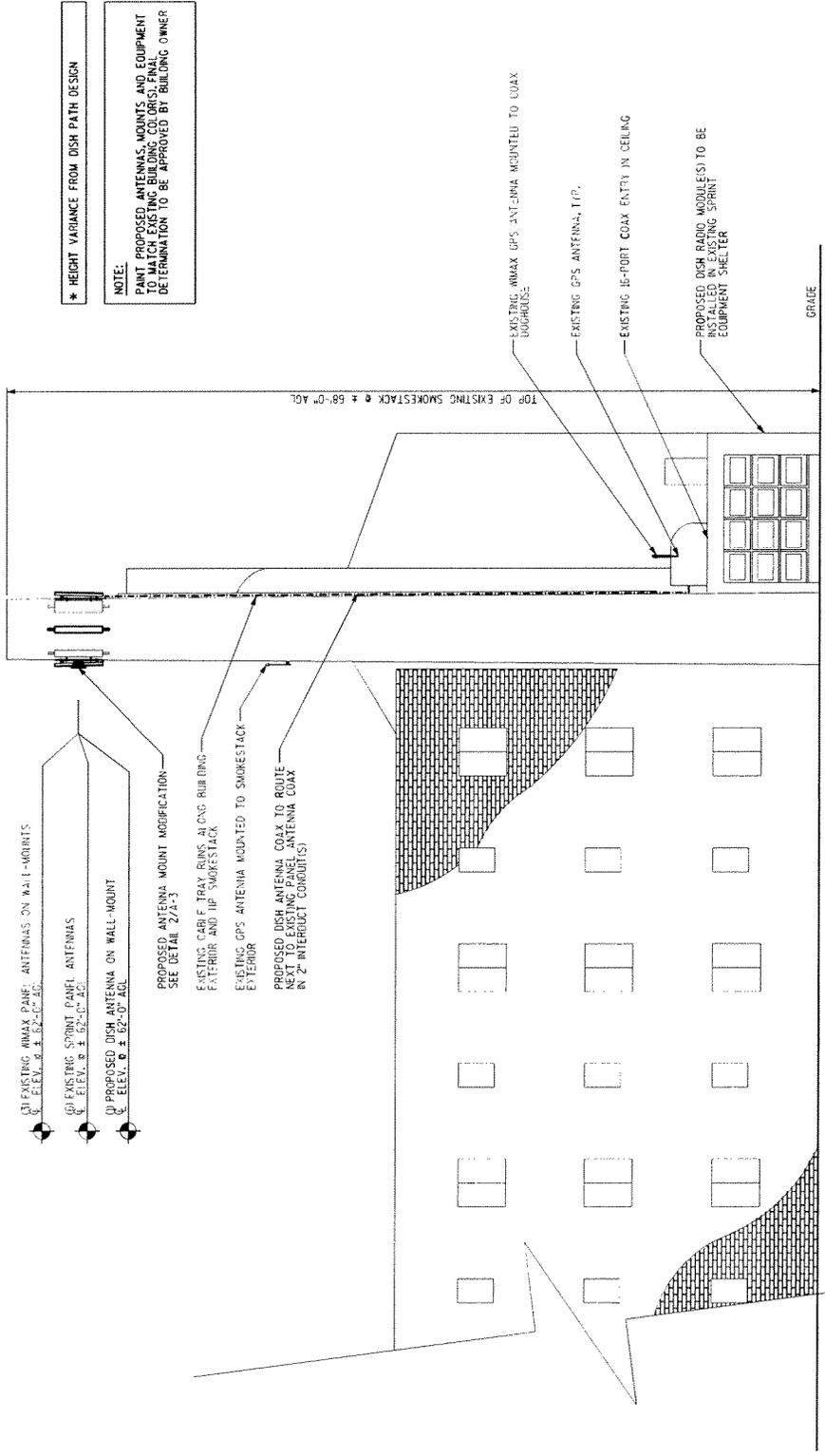


Professional Engineer
JAMES R. SKOWRONSKI
Lic. No. 034821
I hereby certify that this copy is a true and correct copy of the original as shown on file at my office and that I am a duly Licensed Professional Engineer under the laws of the State of Virginia. This seal is not to be used on any sheets identified with an "L" license been prepared and certified by others and have been produced and certified by this without my knowledge or approval.
Signature: [Signature]
Date: 12/30/2009

REV	DATE	DESCRIPTION
1	12/30/09	ANTENNA HEIGHT CHANGE
2	12/30/09	30M HEIGHT CHANGE
3	12/27/09	EDGE FOR CEILING/ROOF
4	12/27/09	EDGE FOR CEILING/ROOF
5	12/27/09	30M ANTENNA CHANGE
6	12/27/09	30M ANTENNA CHANGE
7	12/27/09	30M ANTENNA CHANGE
8	12/27/09	30M ANTENNA CHANGE
9	12/27/09	30M ANTENNA CHANGE

DC-WSH5117-A
100 NORTH WYING STREET
ARLINGTON, VA 22201

SHEET TITLE
ELEVATION
SHEET NUMBER
A-2





U-3234-09-1
100 North Wayne Street
RPC #18-059-022.

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

