



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 23, 2010**

DATE: January 14, 2010

SUBJECT: U-3236-09-1 USE PERMIT for new cell phone antennas on an existing tower located within the VDOT right-of-way at North Sycamore Street (on ramp to I-66 eastbound).

Applicant:

New Cingular Wireless PCS LLC d/b/a AT&T Mobility

By:

Paul Whitley
7380 Coca Cola Drive
Hanover, MD 21076

C. M. RECOMMENDATION:

Approve the use permit request for antennas on an existing Virginia Power transmission tower, subject to the proposed conditions, with an administrative review in (1) year (January 2011), and no further scheduled County Board review.

ISSUES: This is a request for new antennas on an existing Virginia Power transmission tower within the VDOT right-of-way, and no issues have been identified.

SUMMARY: This is a request of AT&T for a total of nine (9) new antennas on an existing Virginia Power transmission tower. The existing tower is located within the Virginia Department of Transportation (VDOT) right-of-way between I-66 and the on-ramp to I-66 eastbound from Sycamore Street. The existing VA Power transmission tower is 130 feet tall, and the proposed antennas are to be located at 115 feet. The Arlington-East Falls Church Civic Association supports the application so long as there is appropriate screening of the ground equipment, and provided adjacent property owners are notified (letter attached). Staff has recommended, and the applicant has agreed to incorporate, a seven (7) foot tall wooden, board-on-board fence to screen the ground equipment. Property owners closest to the proposal have been notified but, to date, have not provided comments. The proposal is consistent with the *Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines)*, which encourage location of antennas on existing structures. An administrative review is recommended in one (1) year to ensure the fence is installed per Condition #2. Therefore, staff recommends approval of the use permit request for antennas on an existing VA

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5421

15.

Power transmission tower in the VDOT right-of-way, subject to proposed conditions, with an administrative review in (1) year (January 2011), and no further County Board review.

BACKGROUND: The following provides information about the site:

Site: The site is comprised of VDOT right-of-way between westbound I-66 and the on-ramp from Sycamore Street.

To the north:	I-66.
To the south:	On-ramp to from Sycamore St. to I-66 and East Falls Church Park.
To the east:	I-66.
To the west:	VDOT ROW, Sycamore Street, and the East Falls Church metro parking lot.

Zoning: The site is zoned “S-3A” Special Districts.

Land Use: The subject site is designated “Public” Parks (*local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.

Neighborhood: The site is located within the Arlington-East Falls Church Civic Association. The Arlington-East Falls Church Civic Association has been notified, and the applicant presented the proposal to the civic association on November 5, 2009. The Arlington-East Falls Church Civic Association has no objections to the use permit so long as 1) the equipment pad installation includes permanent screening and 2) that the nearest property owners are notified (see attached letter). The applicant has agreed to install a permanent wooden fence. In addition, the nearest property owners have been notified, but have not provided comments on the proposed use permit to date.

DISCUSSION: AT&T is proposing a total of nine (9) antennas on an existing VA transmission tower within the Virginia Department of Transportation (VDOT) right-of-way of the Sycamore Street on-ramp to I-66 eastbound. Visual impact will be minimal, as the proposed antennas are to be located at a height of 115 feet on a 130-foot pole. All ground equipment is proposed to be screened with a wooden, board-on-board fence, and there is existing landscaping below the tower that will provide additional screening. The facility is unmanned and only requires infrequent visits by maintenance personnel.

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 replacement antenna meets these criteria. Attached are plans depicting the location and appearance of the proposed antennas and ground equipment.

CONCLUSION: Staff concludes the proposed antennas on the existing Virginia Power transmission tower will minimally impact the community, and the facility is in compliance with the County's *Telecommunication Guidelines*. A one (1) year administrative review is recommended to ensure the fence at the base of the tower is installed and properly screens the ground equipment. Therefore, staff recommends approval of the use permit for antennas on an existing VA Power transmission tower in the VDOT right-of-way, subject to proposed conditions, and with an administrative review in one (1) year (January 2011), and no further County Board review.

Proposed conditions:

1. The applicant agrees that the telecommunications facility on the existing transmissions tower located within the VDOT right-of-way at North Sycamore Street (on ramp to I-66 eastbound) will be limited to a total of nine (9) antennas at a height of 115 feet, as shown on plans dated September 11, 2009 and approved by the County Board on January 23, 2010.
2. The applicant agrees to screen the ground equipment with a seven (7) foot board-on-board wooden fence and agrees to maintain the fence in good condition.
3. 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 Arlington-East Falls Church Civic Association and the Zoning Administrator.
4. 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 for this site.



November 6, 2009

Lance Zeigler
Network Building and Consulting

Dear Mr. Zeigler:

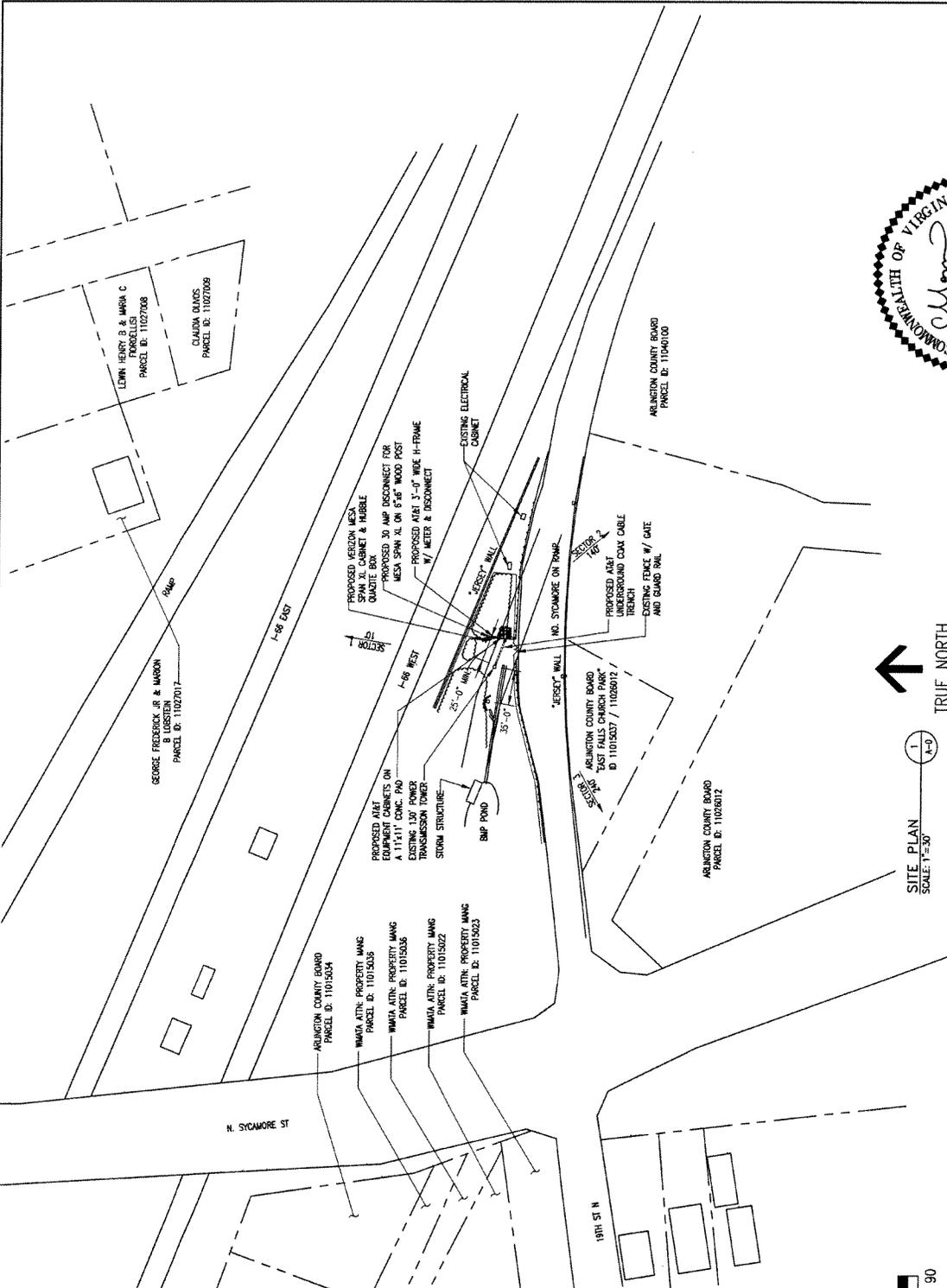
Thank you for your November 5, 2009 presentation to the Executive Board of the Arlington East Falls Church Civic Association (AEFCCA) of a proposal for installation of new antennas mounted on an existing utility tower in the AEFCCA Civic Association Area (Four Mile Dominion Transmission Pole 10127907_3780, Site Plan Applicant: New Cingular Wireless PCS LLC).

The AEFCCA Board has no objections to the proposed project so long as 1) the 11' by 11' equipment pad installation includes permanent screening (preferably a planted evergreen screen or a solid green fence) that will maintain the current natural appearance of the site as viewed from adjacent roadways and parkland; and 2) the nearest property owners on N. Tuckahoe and N. Roosevelt Streets are notified of the proposed project and be given the opportunity to review and comment.

Sincerely,

John F. Wilson
President
Arlington East Falls Church Civic Association

LEGEND	
	NEW FENCE
	EXIST. FENCE
	SETBACK
	EASEMENT
	LEASE
	PROPERTY LINE
	EXIST. CONTOUR
	NEW CONTOUR
	TYP. BUILDING
	TYP. ROAD



SITE PLAN
SCALE: 1"=30'



BC
architects
engineers

5400 COLLINGS FINE SITE, 101
FALLS CHURCH, VA 22038
TEL: (703) 671-6000
FAX: (703) 671-6000

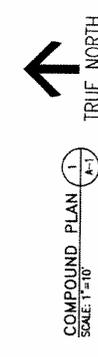
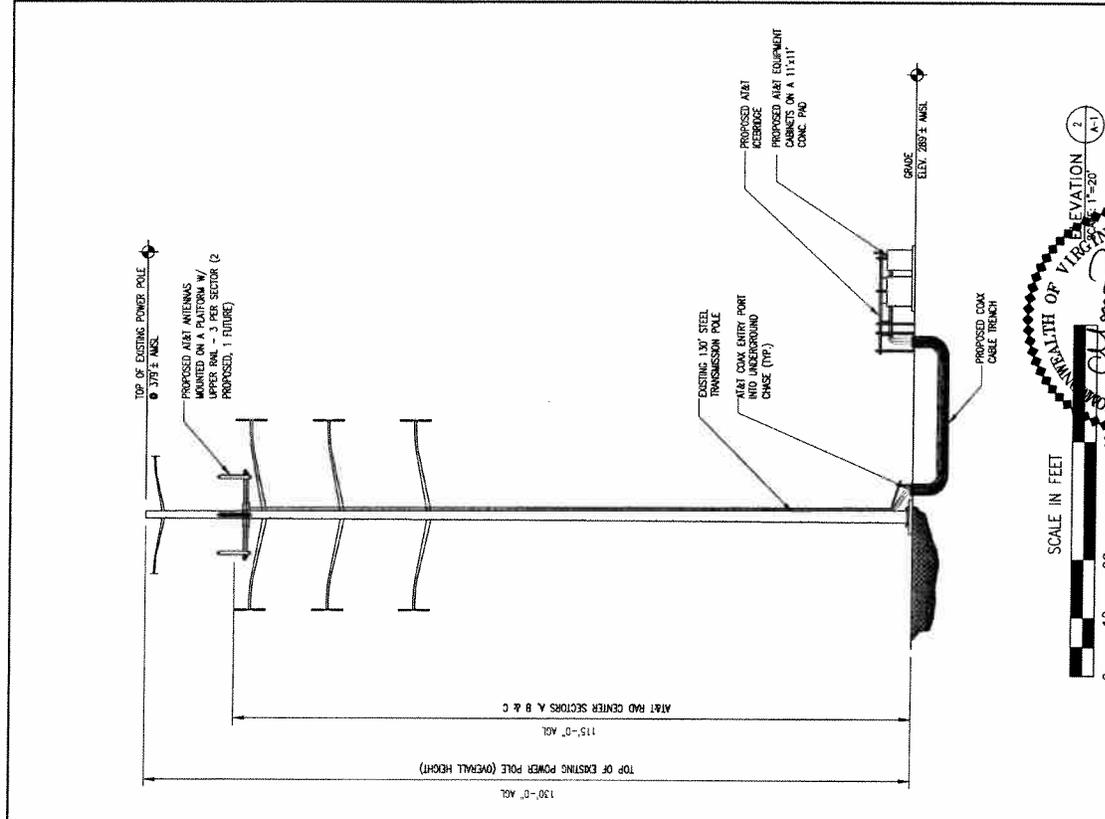
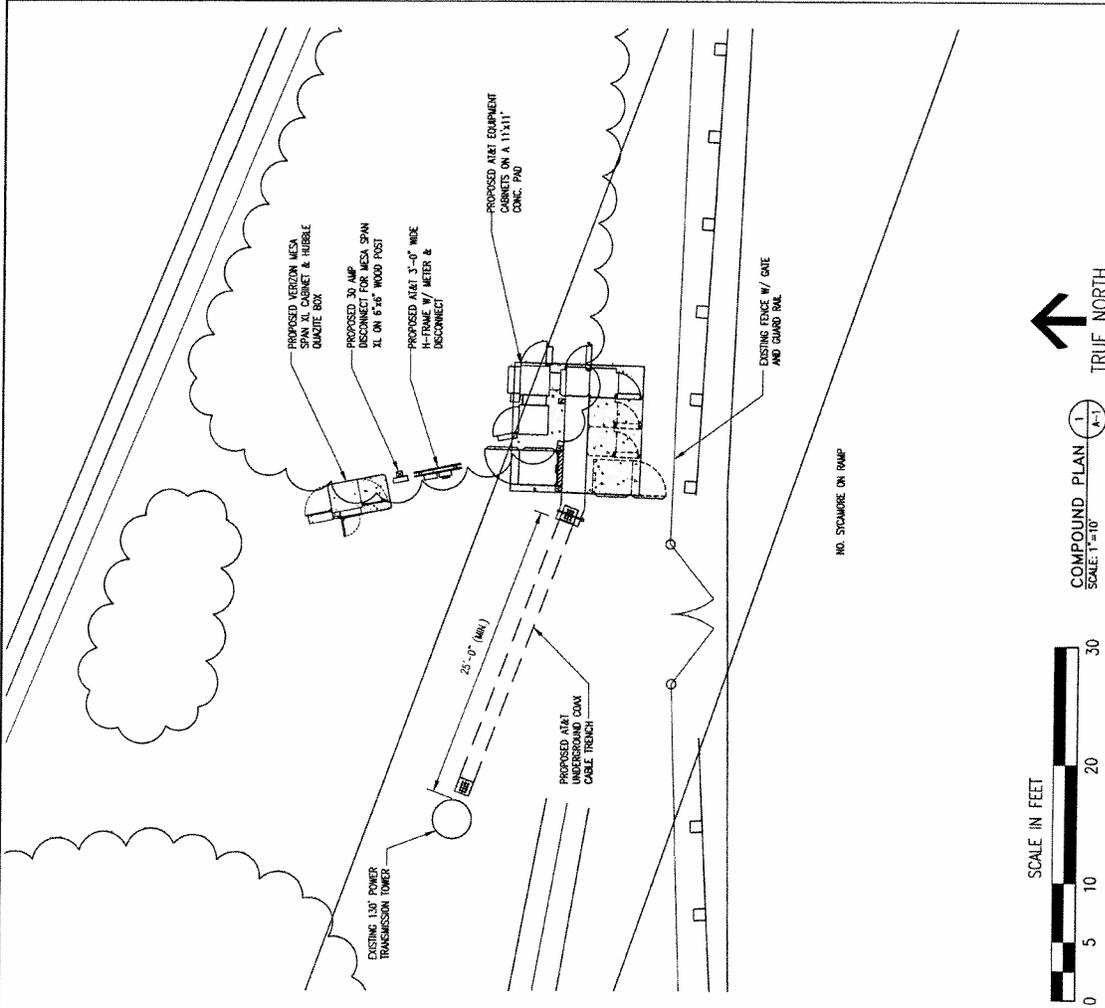
**FOUR MILE DOMINION
TRANSMISSION POLE
10127907_3780**
NORTH STAMORE ST (ON-RAMP TO I-86 EAST)
FALLS CHURCH, VA 22009



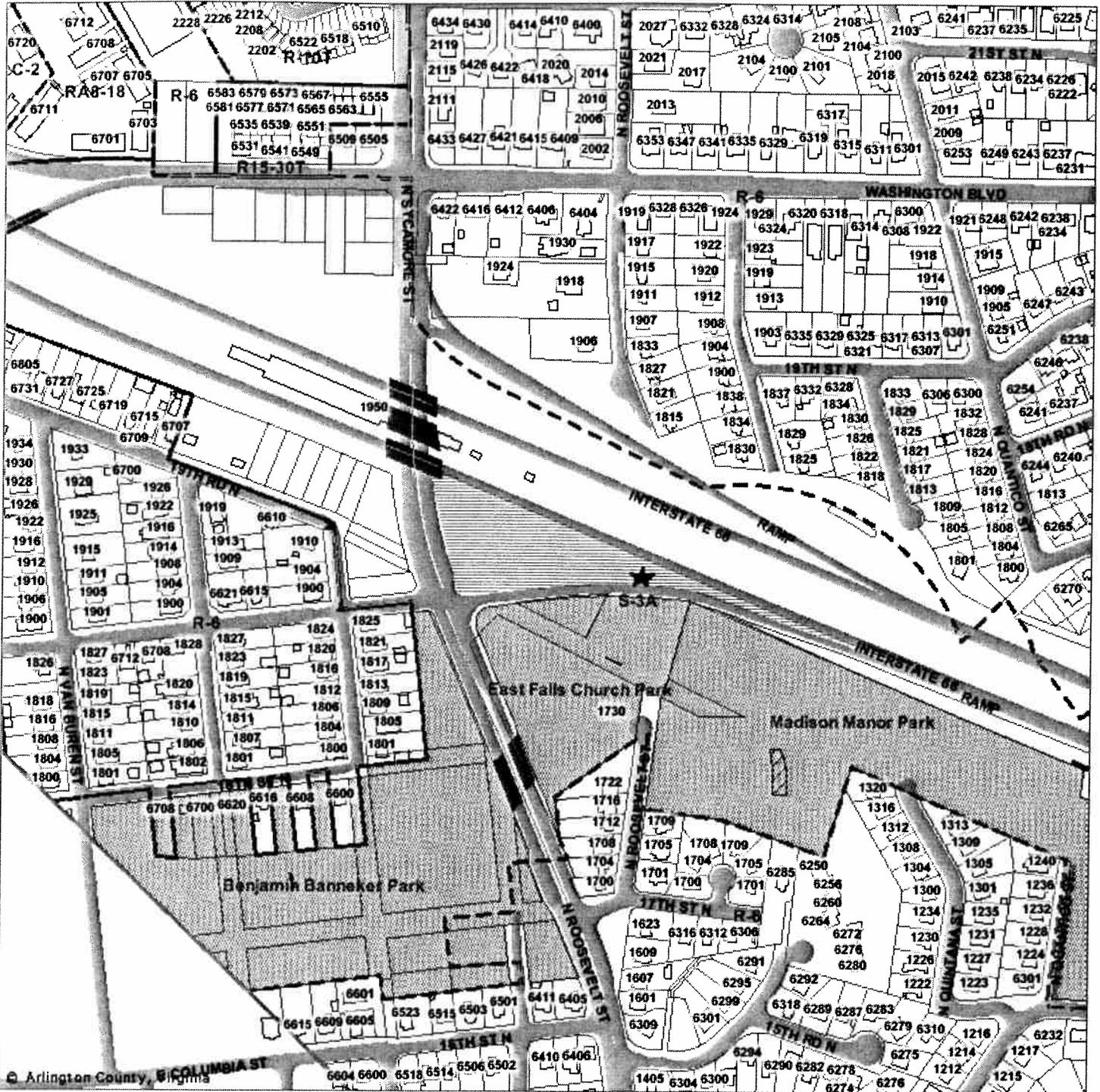
216 STAMORE ST
HARRIS, VA 21076



DESIGNED BY	CHRISTOPHER D. MORIN
DESIGNED BY	CHRISTOPHER D. MORIN
DATE	9/14/09
NO.	032984
PROJECT	FOUR MILE DOMINION TRANSMISSION POLE
CLIENT	BC ARCHITECTS ENGINEERS FALLS CHURCH, VA
DRAWING NUMBER	SITE PLAN
BY	10127907-A-0



		FOUR MILE DOMINION TRANSMISSION POLE 10127907_3780 NORTH STAMORE ST (ON-RAMP TO I-66 EAST) FALLS CHURCH, VA 22099		5659 COLUMBIA PIKE, SUITE 101 FALLS CHURCH, VA 22099 TEL: (703) 671-6300 FAX: (703) 671-6300			
3	DATE	AS SHOWN	DESIGNED	B. QUINN	DRAWN	GANV	REV
2	DATE	PRELIMINARY ZONING DRAWINGS	REVISIONS				DRAWING NUMBER
1	DATE	ZONING DRAWINGS					10127907-A-1
0	DATE	08-11-08					
A	DATE	08-23-08					
BC ARCHITECTS ENGINEERS FALLS CHURCH, VA No. 032984 9.14.09		COMPOUND PLAN & ELEVATION SCALE: 1"=20' 2 A-1					



U-3236-09-1

Property is located within the VDOT right-of-way at North Sycamore Street (on ramp to I-66 eastbound)

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



Not To Scale

