



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of November 13, 2010**

**DATE:** November 4, 2010

**SUBJECT:** U-3202-08-2 USE PERMIT AMENDMENT for Clearwire antennas and ground equipment on an existing telecommunications facility 2305 S. Walter Reed Drive (RPC#: 29-002-029).

**Applicant:**  
Clearwire US LLC

**By:**  
Phil Stetler, Zoning Specialist  
Site Link Wireless, LLC  
7130 Minstrel Way  
Suite 215  
Columbia, MD 21045

### **C. M. RECOMMENDATION:**

Approve the use permit amendment request to locate antennas on an existing telecommunications facility at 2305 S. Walter Reed Drive, subject to all previous conditions and two (2) revised conditions, and with an administrative review in five (5) months (April 2011), in order to track this amendment with the approved telecommunications facility use permit.

**ISSUES:** This is a new use permit amendment request by Clearwire to locate antennas on an existing telecommunications facility and no issues have been identified.

**SUMMARY:** This is a new request by Clearwire to locate a total of four (4) new antennas on an existing telecommunications facility at 2305 S. Walter Reed Drive behind the AAAA Storage building. The application has been deferred since the July 10, 2010 County Board meeting to allow additional time for the applicant to provide information on the proposal, including how the existing landscaping would be impacted by the proposed equipment cabinet addition. It was determined that the proposed cabinet would impact one (1) of the evergreen trees. Clearwire would be required, per revised Condition #4, to relocate any impacted evergreen trees to an alternate location beneath the monopole, to be approved by the County Manager's designee. The

County Manager: *BMD/GA*  
Staff: Melanie Jesick, DCPHD, Planning Division  
PLA-5743

**16.**

proposed antennas would be located at heights of 62 and 64 feet on the 75-foot pole. The proposal is consistent with the *Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines)*, which encourage co-location of antennas on existing structures.

The original use permit of New Cingular for the monopole, and a subsequent amendment for T Mobile antennas, are scheduled for an administrative review in April 2010 and no further County Board review. This Clearwire amendment is recommended to track with that administrative review. Therefore, staff recommends approval of the use permit amendment request to locate antennas on an existing telecommunications facility at 2305 S. Walter Reed Drive, subject to all previous conditions and two (2) revised conditions, and with an administrative review in five (5) months (April 2011).

**BACKGROUND:** On October 18, 2008, the County Board approved a use permit for New Cingular to construct a new monopole at the site, and on January 23, 2010, the County Board approved a use permit amendment for T Mobile to co-locate antennas on the pole. Clearwire is now seeking approval of additional antennas and new ground equipment.

The following provides additional information on the site:

Site: The site is improved with a storage facility (AAAA Storage).

To the north:	A service station.
To the south:	Existing industrial uses.
To the east:	West Village at Shirlington (across S. Four Mile Run Drive)
To the west:	The Four Mile Run Trail and Arlington Mill Drive.

Zoning: The site is zoned “M-1” Light Industrial Districts.

Land Use: The subject site is designated “Service Industry (Wholesale, storage, and light manufacturing uses including those relating to building construction activity.) on the General Land Use Plan.

Neighborhood: The site is located within the Nauck Civic Association boundary. The Nauck Civic Association has been contacted and, to date, has not provided a response on the proposed use permit amendment.

**DISCUSSION:** The applicant is proposing a total of four (4) new antennas at heights of 62 ft. and 64 ft. feet on a 75-foot monopole, as well as an equipment cabinet below the pole. The applicant has determined that one (1) of the existing evergreen trees will be impacted by the proposed cabinet. Per revised Condition #4, the applicant will be required to relocate the tree to another location to be approved by the County Manager or designee, near the base of the tower.. It was concluded that a revised landscaping plan does not need to be submitted to reflect a change in location of the trees, so long as the number of trees and type of trees remain the same. The new location of any relocated trees would still need to be approved by the County.

Therefore, Condition #4 has also been revised to remove the sentence requiring a revised landscaping plan to be submitted.

*The Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines)* were used to evaluate the application. The *Telecommunications Guidelines* offer direction in the way of design, visual impact, and compliance with Federal Communications Commission (FCC) regulations, among other things. The *Telecommunications 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. In addition, the proposed, new antennas will not exceed the height of the existing 75-foot pole.

**CONCLUSION:** Staff concludes that the additional antennas on the existing telecommunication facility will minimally impact the community, and the proposal is in compliance with the County's *Telecommunications Guidelines*. The next scheduled review of the approved use permit and use permit amendment for the approved monopole and associated antennas is an administrative review in April 2010. It is recommended that this use permit amendment track with the administrative review. Therefore, staff recommends approval of the use permit amendment request to locate antennas on an existing telecommunications facility at 2305 S. Walter Reed Drive, subject to all previous conditions and two (2) revised conditions, and with an administrative review in five (5) months (April 2011).

Revised conditions #1 and #4:

1. The applicant of the use permit approved on October 18, 2008, New Cingular Wireless, agrees that the monopole will be designed as a low-profile, slender monopole, as shown on plans dated October 3, 2008, and, the applicant of the use permit amendment, approved on January 23, 2010, T Mobile Northeast, LLC agrees that the nine (9) total antennas will be installed as shown on plans dated October 7, 2009 at a height of 52 feet. The applicant of the second use permit amendment, approved on November 13, 2010, Clearwire US LLC, agrees to construct antennas as shown on the plans dated February 3, 2010. Any additional antennas will require a use permit amendment.
4. The applicant agrees to provide landscaping between the parking lot and the Four Mile Run Trail. The landscaping will consist of a two-foot wide grass strip with evergreen shrubs, ornamental grasses and/or perennials along the existing chain-link fence bordering the parking lot. The applicant agrees to provide landscaping along the entire length of the existing chain-link fence, from the monopole to the small paved parking area at the western end of the site, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. Additionally, the applicant agrees to enhance landscaping in the way of a minimum of twenty (20) evergreen trees (minimum of 7-8' feet in height) between the proposed stockade fence and Four Mile Run Trail, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. The applicant agrees to

provide shrubs as a landscape buffer around the exterior of the proposed stockade fence. The applicant agrees to submit a final landscape plan to be approved by the County Manager or his designee, as fulfilling this condition, prior to issuance of any permits. The applicant agrees to maintain all landscaping, at the base of the tower, between the fence and the trail, and along the chain-link fence, in good condition. The applicant of the use permit amendments, T Mobile Northeast, approved on January 23, 2010, LLC and Clearwire US LLC, approved on November 13, 2010, agrees that should any evergreen trees be impacted by the addition of ground equipment, that the evergreens will be replaced in another location, to be approved by the County Manager or designee, near the base of the tower, ~~and a revised landscape plan to reflect the changes will be submitted and approved by the County Manager or her designee, prior to installation of the new equipment.~~



previous conditions and two (2) revised conditions, and with a County Board review in three (3) months (April 2010), in order to track the amendment with the approved telecommunications facility use permit.

April 24, 2010

Renewed the use permit for a telecommunications facility, antennas and ground equipment at 2305 S. Walter Reed Drive, subject to all previous conditions and with an administrative review in one (1) year (April 2011) and no further County Board review.

July 10, 2010

Deferred the request for Clearwire antennas and ground equipment on an existing telecommunications facility at 2305 S. Walter Reed Drive to the September 25, 2010 County Board meeting.

September 25, 2010

Deferred the request for Clearwire antennas and ground equipment on an existing telecommunications facility at 2305 S. Walter Reed Drive to the October 23, 2010 County Board meeting.

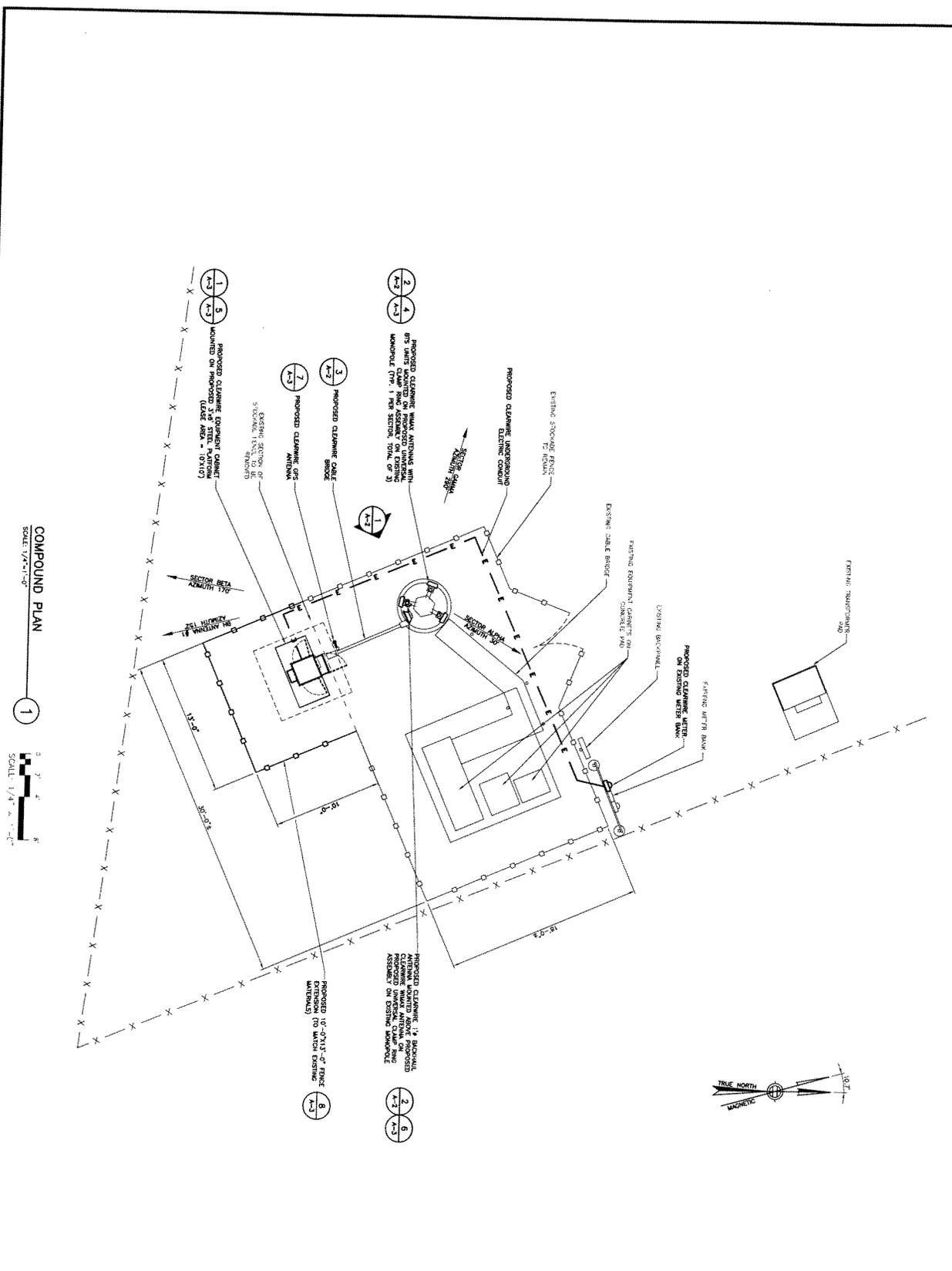
October 23, 2010

Deferred the request for Clearwire antennas and ground equipment on an existing telecommunications facility at 2305 S. Walter Reed Drive to the November 13, 2010 County Board meeting.

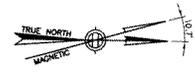
Approved conditions:

1. The applicant of the use permit approved on October 18, 2008, New Cingular Wireless, agrees that the monopole will be designed as a low-profile, slender monopole, as shown on plans dated October 3, 2008, and, the applicant of the use permit amendment, approved on January 23, 2010, T Mobile Northeast, LLC agrees that the nine (9) total antennas will be installed as shown on plans dated October 7, 2009 at a height of 52 feet. Any additional antennas will require a use permit amendment.
2. The applicant agrees to limit the height of the monopole to no greater than seventy-five (75) feet.
3. The pole and any support structure shall be enclosed with a seven-foot (7') stockade wood fence. The applicant agrees to maintain the monopole structure, fencing, and surrounding landscaping in good condition.
4. The applicant agrees to provide landscaping between the parking lot and the Four Mile Run Trail. The landscaping will consist of a two-foot wide grass strip with evergreen shrubs, ornamental grasses and/or perennials along the existing chain-link fence bordering the parking lot. The applicant agrees to provide landscaping along the entire length of the existing chain-link fence, from the monopole to the small paved parking area at the western end of the site, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. Additionally, the applicant agrees to enhance landscaping in the way of a minimum of twenty (20) evergreen trees (minimum of 7-8' feet in height) between the proposed stockade fence and Four Mile Run Trail, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. The applicant agrees to provide shrubs as a landscape buffer around the exterior of the proposed stockade fence. The applicant agrees to submit a final landscape plan to be approved by the County Manager or his designee, as fulfilling this condition, prior to issuance of any permits. The applicant agrees to maintain all landscaping, at the base of the tower, between the fence and the trail, and along the chain-link fence, in good condition. The applicant of the use permit amendment, T Mobile Northeast, LLC, agrees that should any evergreen trees be impacted by the addition of ground equipment, that the evergreens will be replaced in another location, to be approved by the County Manager or designee, near the base of the tower, and a revised landscape plan to reflect the changes will be submitted and approved by the County Manager or his designee.
5. The applicant agrees that all utilities will be underground and all coax cables from the equipment cabinets will be hidden as much as possible within the monopole or any support structure. No external or exposed wiring is allowed on the monopole except for that required to connect to the antennas.

6. The applicant agrees that the monopole will be constructed to accommodate an additional wireless user. The applicant agrees that if additional equipment area is needed at the base of the shelter to accommodate an additional wireless user, the applicant will work to accommodate them to the greatest extent possible. Any future wireless user that intends to locate on the proposed monopole will require a use permit amendment.
7. 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 Nauck Civic Association, the Concord Mews Homeowners Association, and the Zoning Administrator.
8. The applicant agrees that the monopole shall be removed with ninety (90) days after any cessation of use for wireless telecommunications purposes.



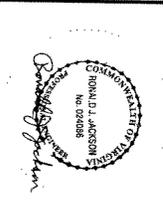
COMPOUND PLAN  
SCALE: 1/4" = 1'-0"



FOR CONSTRUCTION

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NO.	DATE	DESCRIPTION	BY
1	02/10/10	FOR REVIEW	JK
2	02/23/10	REVISED BY IHD CENTER	JK
3	02/24/10	CD FINAL	JK

CD JOB NO.: 81090283  
SITE NO.: VA-WSH1250-D  
ATC 273172  
2305 S. WALTER REED DR  
ARLINGTON, VA 22206

COMPOUND PLAN  
SHEET NO. A-1  
DATE: 02/03/10



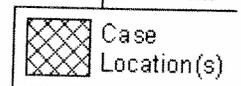
**U-3202-08-2 USE PERMIT**  
**2305 S. Walter Reed Dr.**  
**(RPC #29-002-029)**

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

Department of Community Planning, Housing and Development



Not To Scale



Planning Division