



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 16, 2011**

DATE: April 4, 2011

SUBJECT: U-3278-11-1 USE PERMIT for public utilities/telecommunication facilities located at 2001 N. Adams St. (RPC# 15-004-034)

Applicant:

AT&T Wireless

By:

William Stone, Agent
ACO Property Advisors, Inc.
7050 Oakland Mills Road
Suite 130
Columbia, MD 21046

C. M. RECOMMENDATION:

Approve the use permit request for installation of a new telecommunications facility subject to the proposed conditions.

ISSUES: This is a new use permit request for three (3) panel antennas and a new radio cabinet on an existing building and no issues have been identified.

SUMMARY: This is a use permit request of AT&T Wireless to locate three (3) panel antennas, and one (1) radio cabinet on the roof of an apartment building at 2001 N. Adams St. The proposed antennas would match existing antennas on the building and would be located at the same centerline. In addition, the proposed equipment cabinet would be located near the center of the rooftop, next to other existing cabinets. Therefore, visual impact from the telecommunication facility would be minimal. The proposal is consistent with the *Interim Guidelines for Telecommunications Facilities on County-Owned Property* (Telecommunications Guidelines), which also applies to private properties, and which encourages the placement of antennas on existing structures. The use of existing structures is preferable to introducing new monopoles in the area, and the design is architecturally and aesthetically compatible with the existing building. Therefore, staff recommends approval of the use permit for a new telecommunication facility, subject to the proposed conditions.

County Manager:

BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5863

12.

BACKGROUND: The following provides information about the site:

Site: The site is comprised of the Potomac Towers apartment building.

To the north:	Interstate 66.
To the south:	Townhomes and single-family homes.
To the east:	McCoy Park and I-66.
To the west:	Circle Condominiums and Adams House apartments.

Zoning: The site is zoned “RA-6-15” Apartment Dwelling Districts.

Land Use: The subject site is designated “Low-Medium Residential” (16-36 units per acre).

Neighborhood: The site is located within the North Highlands Citizens Association. The North Highlands Citizens Association has been notified, but has not provided comments on the proposed use permit to date.

DISCUSSION: AT&T Wireless is requesting to locate three (3) panel antennas and one (1) radio cabinet on the rooftop of an apartment building at 2001 N. Adams Street. The facility would be unmanned and would not use any ground space. There are other existing antennas on the rooftop, the most recent of which was approved for Clearwire in May 2010. The proposed AT&T antennas would not be located flush against the penthouse wall, but rather at a separate location on the rooftop, next to existing antennas. Given the large scale of the building, the number of proposed and existing antennas on the building rooftop is appropriate and will not create an adverse visual impact on the surrounding area. The equipment cabinet would be located near the center of the rooftop, on an existing steel platform next to existing cabinets.

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 facility meets these criteria. Attached are plans depicting the location of the proposed antennas.

CONCLUSION: Visual impact of the proposed antennas and equipment cabinet would be minimal. The use of existing structures is preferable to introducing new monopoles in the area, and the design is architecturally and aesthetically compatible with the existing building. Therefore, staff recommends approval of the use permit for a new telecommunication facility, subject to the proposed conditions.

Proposed conditions:

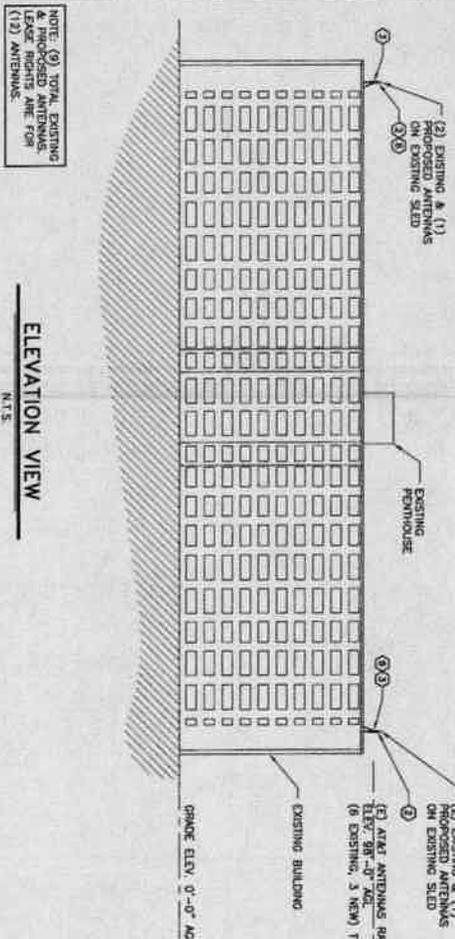
1. The applicant agrees that the telecommunications facility on the existing building at 2001 N. Adams St. will be installed as shown on plans dated January 21, 2011. Any additional antennas on the site will require a use permit amendment.
2. The applicant shall identify a community liaison who shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the North Highlands Citizens Association and the Zoning Administrator.
3. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.

PREVIOUS COUNTY BOARD ACTIONS:

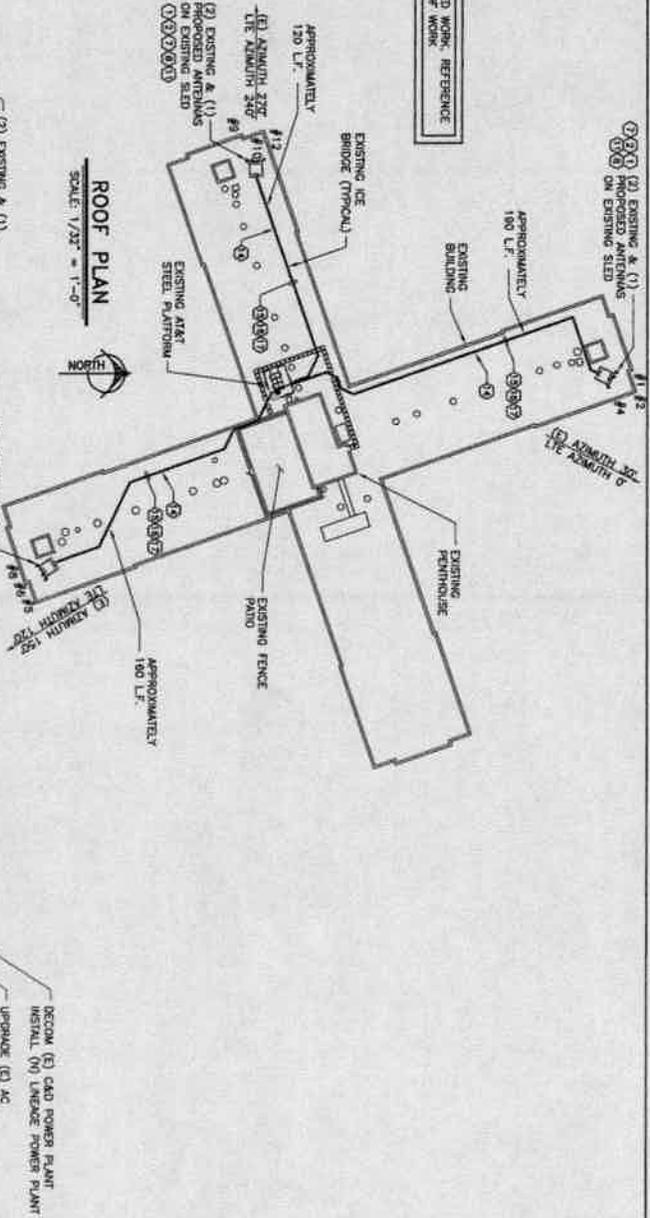
- | | |
|-------------------|--|
| October 29, 1968 | Approved a use permit (U-1800-68-2) for a convenience service area (a beauty salon) subject to conditions of the staff report. |
| November 14, 2006 | Accepted the offer of dedication of a 20' Public Storm Sewer Easement from the owners of the property at 2001 N. Adams St. |
| May 22, 2010 | Approved use permit (U-3252-10-2) for Clearwire antennas, subject to the proposed conditions. |

SCOPE OF WORK:

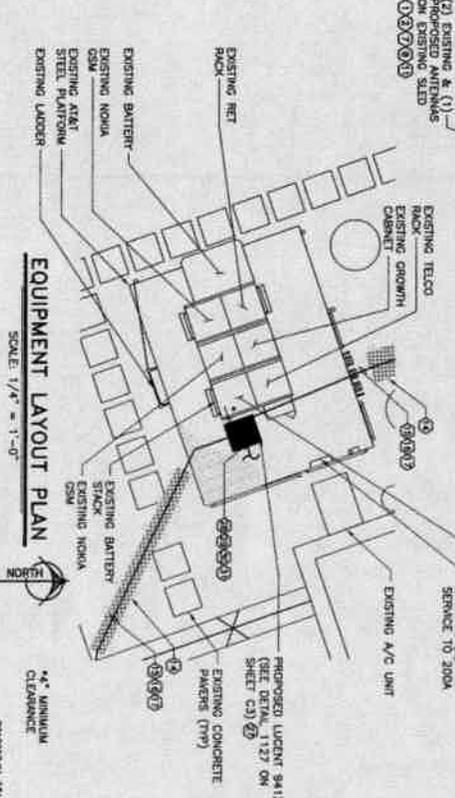
- 1 RELOCATE EXISTING ANTENNAS IN 1.0.9 TO 2.6.10
- 2 INSTALL (1) NEW ANTENNA ON EACH SECTION (3 TOTAL) ON EXISTING MOUNTS IN POS 1.5.9
- 3 INSTALL (1) NEW 24' RET. CABLE FROM (E) EXISTING ANTENNA TO (E) ANTENNA
- 4 INSTALL (1) NEW 24' RET. CABLE FROM NEW LITE ANTENNA TO (E) ANTENNA (3 TOTAL)
- 5 INSTALL (1) NEW 1/4" RET. CABLE ON LITE ANTENNA BETWEEN SECTIONS (3 TOTAL)
- 6 INSTALL (1) NEW 1/4" RET. CABLE ON LITE ANTENNA BETWEEN SECTIONS (3 TOTAL)
- 7 INSTALL (2) UNJUSTIFIED FRAMES FOR HIRTS / DC'S ON SLEED MOUNTS
- 8 PIPER FOR (2) ROOF'S FEED SECTION ON NEW UNJUSTIFIED FRAME - E. GROUNDING (6 TOTAL)
- 9 INSTALL (4) JUMPERE FROM RHN TO ANTENNA FEED SECTION (12 TOTAL)
- 10 INSTALL (4) FEEDBACK DC STOPS ON HIGH END OF JUMPERE SECTION (12 TOTAL)
- 11 INSTALL (1) 1" FLEX CONDUIT FROM SECTION TO SECTION ON CONDUITS (3 TOTAL)
- 12 INSTALL (1) 1" FLEX CONDUIT FROM SECTION TO SECTION ON CONDUITS (3 TOTAL)
- 13 2P. THE FEEDS FROM INVERTER UNIT TO RHN ON 1" FLEX CONDUIT
- 14 REMOVE AND REINSTALL (460L) OF CABLE TRAY
- 15 INSTALL (6) NEW FIBER CABLES FROM DC2 TO FLEX (60M, 80M, 80M) 144LFT
- 16 INSTALL (6) DC CIRCUITS FROM DC2 TO FLEX (80M, 80M, 80M) 144LFT
- 17 REMOVE EXISTING DISCONNECT (200A)
- 18 INSTALL (2) NEW 5-POLE INTERRUPTER ON FLEX
- 19 INSTALL (1) NEW 250A BREAKERS FOR CONVERTER MODULE - CAD
- 20 INSTALL (1) NEW 250A BREAKERS FOR CONVERTER MODULE - CAD
- 21 INSTALL (1) NEW 250A BREAKERS FOR CONVERTER MODULE - CAD
- 22 INSTALL (1) NEW 250A BREAKERS FOR CONVERTER MODULE - CAD
- 23 INSTALL (1) NEW 250A BREAKERS FOR CONVERTER MODULE - CAD
- 24 INSTALL (1) NEW 15A BREAKERS FOR SECTIONS / RHN'S
- 25 INSTALL (1) NEW 15A BREAKERS FOR SECTIONS / RHN'S
- 26 INSTALL (1) NEW 15A BREAKERS FOR SECTIONS / RHN'S
- 27 INSTALL (1) 1" FLEX CONDUIT FROM LITE BAY TO 9412 LOCATION - TELCO - (200L)
- 28 INSTALL (1) 1" FLEX CONDUIT FROM 9412 TO LITE BAY - ALUMINUM - (200L)
- 29 INSTALL (1) 1" FLEX WITH 1 1/2" REDUCER FROM 9412 TO LITE BAY FOR RF FIBER (30 L)F
- 30 INSTALL (1) 1" FLEX CONDUIT FROM LITE BAY TO 9412 LOCATION - POWER - (200L)
- 31 INSTALL (1) 1" FLEX CONDUIT FROM LITE BAY TO 9412 LOCATION - POWER - (200L)
- 32 NOTE: ALL POWER AND FIBER WILL JUNCTION IN LITE BAY TO ALU 9412
- 33 INSTALL (1) 8" BULK ON CEILING ABOVE SECTION FOR LITE 9412
- 34 INSTALL (1) 8" BULK ON CEILING ABOVE SECTION FOR LITE 9412
- 35 INSTALL (1) GPS ANTENNA MOUNT NEXT TO (E) GPS ANTENNA
- 36 INSTALL (1) GPS ANTENNA MOUNT NEXT TO (E) GPS ANTENNA
- 37 SET ANTENNA DOWNDRAFTS FOR UNITS / CSM / LITE PER RIDS
- 38 INSTALL WEATHERPROOFING AS REQUIRED
- 39 WEATHERPROOFING PER CML TESTING
- 40 WEATHERPROOFING PER CML TESTING
- 41 DECOR (E) CAD POWER PLANT
- 42 INSTALL NEW LINEAGE POWER PLANT



ELEVATION VIEW
N.T.S.



ROOF PLAN
SCALE: 1/32" = 1'-0"



EQUIPMENT LAYOUT PLAN
SCALE: 1/4" = 1'-0"

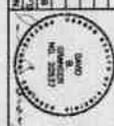
BECHTEL
COMMUNICATIONS
8900 BERGER ROAD
COLUMBIA, MD 21046

GPD ASSOCIATES
CHARLES FREDERICK BUCHANAN BLANKS & COMPANY, INC.
3800 BELMONT LANE, SUITE 200
ARLINGTON, VA 22201
TEL: 703-272-2101
FAX: 703-272-2101

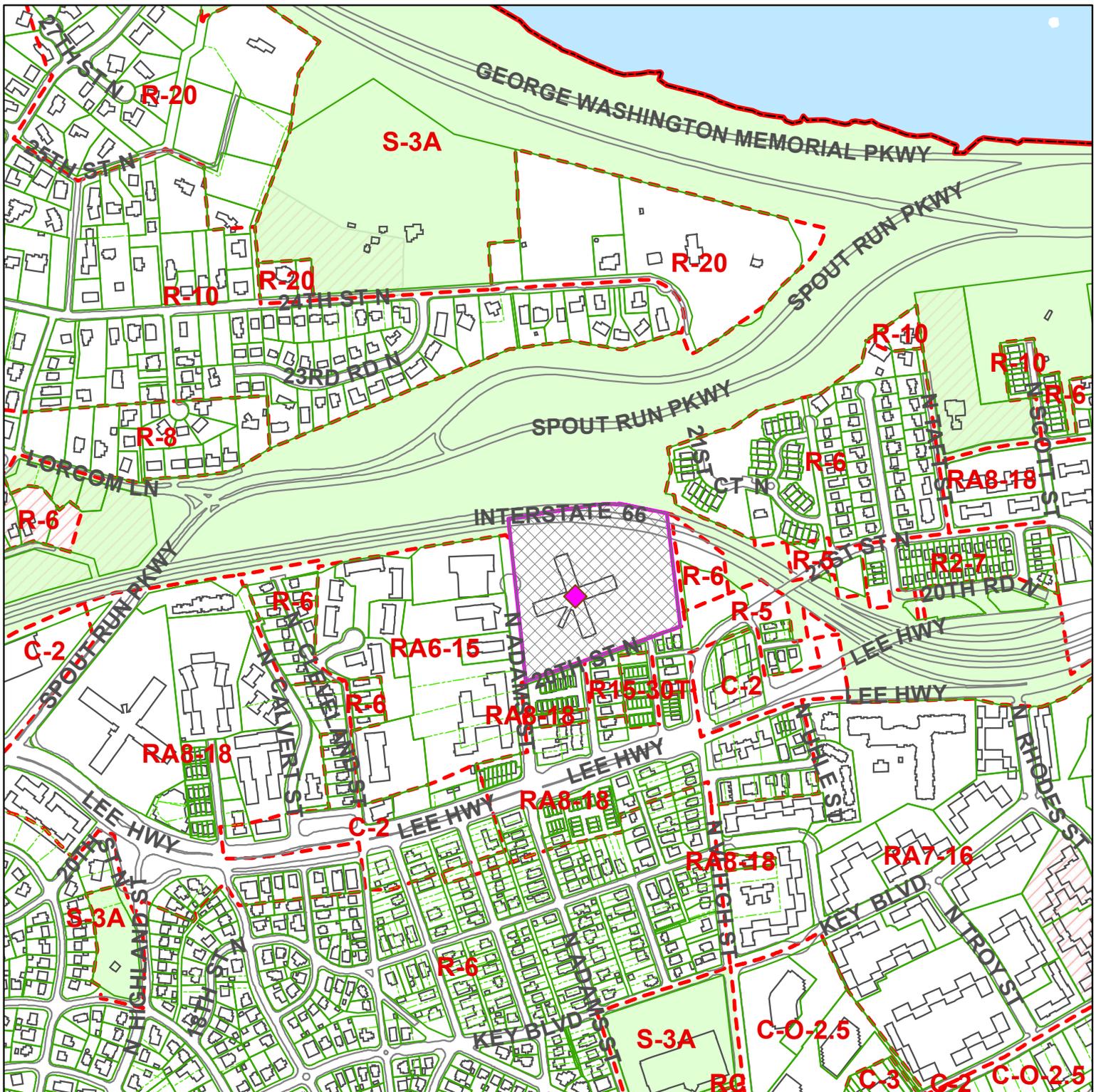
SITE NAME: FORT STRONG
SITE ID NUMBER: 2838
2001 NORTH ADAMS STREET
ARLINGTON, VA 22201

at&t Mobility
7150 STANWOOD DRIVE
HANNOVER, MD 21076

NO.	DATE	DESCRIPTION / REVISION	BY	CHK
1	6/17/01	ISSUE FOR PERMIT
2
3
4
5



AT&T
LITE PROJECT
SITE PLAN AND
ELEVATION VIEW
2838-C2



U-3278-11-1

2001 N. Adams St

RPC: 15-004-034



 Case Location(s)
 Scale: 1:6,500

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