



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** April 7, 2011

**SUBJECT:** U-3279-11-1 USE PERMIT for public utility/telecommunications facility for Williamsburg Shopping Center, located at 6404 Williamsburg Blvd. (RPC# 01-020-007).

**Applicant:**  
AT&T Mobility

**By:**  
Charles Salamone  
Network Building and Consulting  
7380 Coca Cola Drive, Suite 106  
Hanover, Maryland 21076

**C.M. RECOMMENDATION:**

Approve the use permit for an existing telecommunications facility with an existing stealth monopole and an existing cabinet platform, subject to the conditions of the staff report.

**ISSUES:** The applicant is requesting a use permit to install new antennas inside an existing stealth monopole (disguised as a flagpole) on the roof of the Williamsburg Shopping Center, and install equipment cabinets in an existing equipment pad also on the roof. No issues have been identified.

**SUMMARY:** The applicant is requesting a use permit to install new antennas inside an existing stealth monopole (disguised as a flagpole) on the roof of the Williamsburg Shopping Center, and install equipment cabinets in an existing equipment pad also on the roof. The stealth monopole and rooftop equipment pad area were originally approved administratively. This proposal will permit the applicant and additional carriers to replace or add equipment within the existing stealth monopole, and add equipment cabinets on the existing rooftop equipment pad area administratively, without the need for additional use permit approval, as long as any future proposals stay inside the existing monopole and equipment pad area. Any expansion of the equipment pad area, or removal and replacement of the stealth monopole will require a use permit amendment. The proposal is also consistent with the *Interim Guidelines for Telecommunications*

County Manager: *BMD/GA*  
Staff: Peter Schulz, DCPHD, Planning Division  
PLA-5864

**13.**

*Facilities on County-Owned Property (Telecommunications Guidelines)*, which is also applied to private properties and encourages the placement of antennas on existing structures. Therefore, staff recommends that the use permit be approved subject to the conditions of the staff report.

**BACKGROUND:** The subject site, the Williamsburg Shopping Center, has an existing stealth monopole disguised as a flagpole on the roof that was approved administratively several years ago. There is also an existing pad for the associated equipment cabinets, also on the roof of the center, and also had been approved administratively. More recently, the County has been requiring use permits for additions or replacements to cell phone facilities that had been approved administratively in the past.

Site: The approximately 74,000 square foot site consists of a one-story strip shopping center constructed in the 1950s. The site is bound on the east by single-family residences zoned “R-8,” on the north by Little Falls Road, on the west by Williamsburg Boulevard, and on the south by single-family residences zoned “R-8.”

Zoning: The site is zoned “C-1” Local Business Districts. Telecommunications facilities are a permitted use by special exception use permit by reference to ACZO Section 5.A.6.a.(8).

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Service Commercial.”

Neighborhood: The site is located within the Williamsburg Civic Association. The civic association has been notified of the request. At the date of this report, staff has not received any comments.

**DISCUSSION:** The applicant, AT&T, is requesting a use permit to install new antennas inside an existing stealth monopole (disguised as a flagpole), and equipment cabinets in an existing equipment pad, all on the roof of the Williamsburg Shopping Center. The roof of the subject building contains an existing telecommunications facility consisting of the stealth monopole and a rooftop equipment pad. The existing monopole and equipment pad had been approved administratively.

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 proposal meets these criteria.

The proposed antennas will not have a visual impact on the surrounding residences, as they will be concealed from view, inside a monopole disguised as a flagpole. The existing telecommunications facility will continue to be unmanned, and no ground space will be used in association with this proposal. The equipment cabinets will be placed in an existing cabinet area on the roof of the

building.

Because the antennas are not visible to the public, staff in this case recommends that future antennas inside the stealth monopole be able to be approved administratively, and that the associated equipment cabinets (which also have small GPS antennas that allow the cell phone companies to keep track of their equipment inventory) be approved administratively so long as future proposed cabinets remain in the existing equipment pad on the roof.

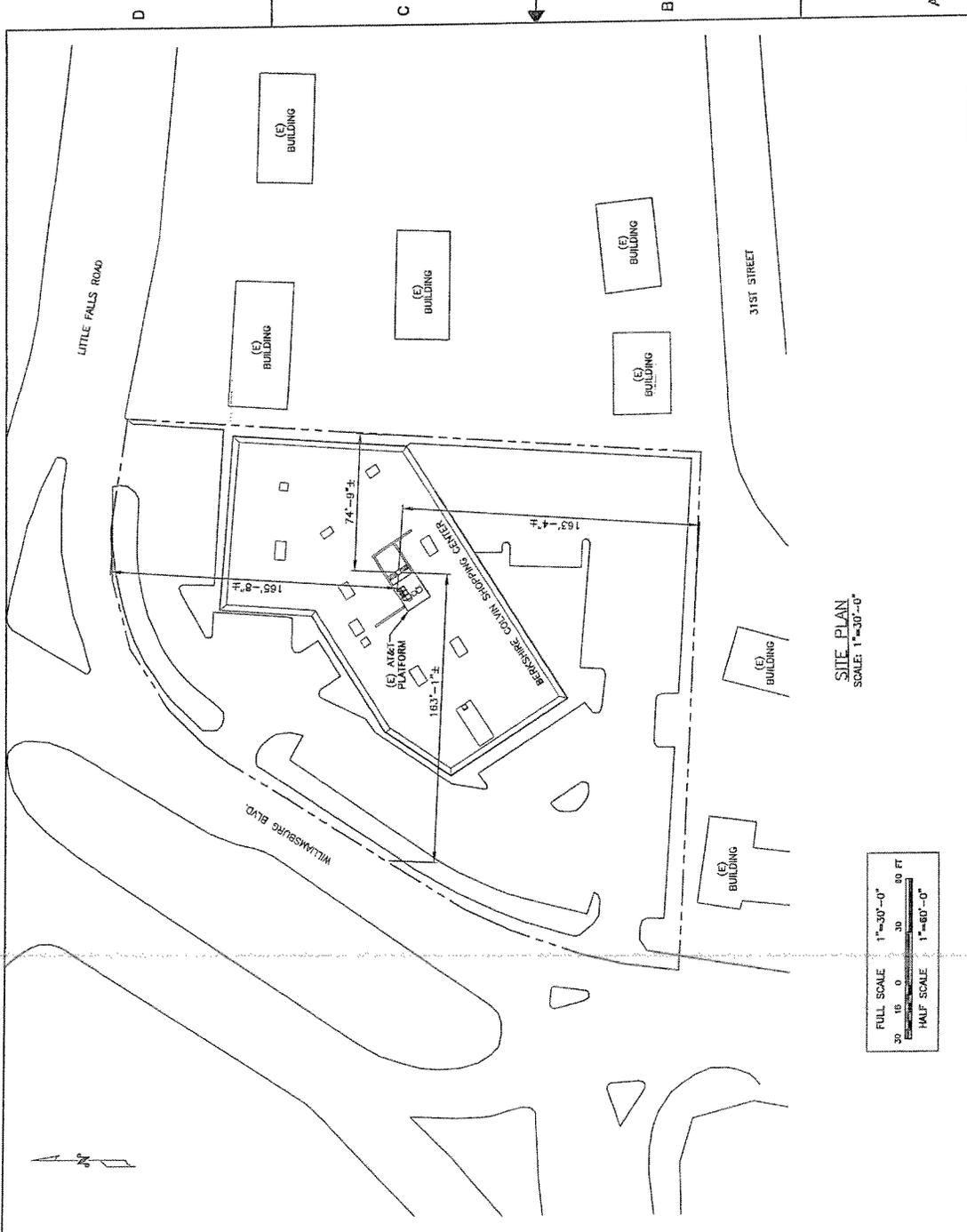
**CONCLUSION:** Staff supports the applicant's proposal because it is consistent with the Telecommunications Guidelines and it will not create an additional visual impact. Therefore, staff recommends that the use permit to allow AT&T and additional telecommunications carriers to install antennas inside an existing stealth monopole on the roof of the Williamsburg Shopping Center and equipment cabinets on an existing rooftop equipment pad at an existing telecommunications facility at 6404 Williamsburg Boulevard be approved subject to the following conditions:

Conditions:

1. The applicant agrees that all antennas will be installed inside the stealth monopole, and that all associated equipment cabinets will be installed on the existing equipment pad, as shown on the diagrams prepared by Bechtel Corporation labeled "Site Name: Berkshire, Site ID No.: 1993" and dated 11/16/10. The installation of additional antennas for all telecommunications carriers inside the existing stealth pole and additional equipment cabinets (including associated GPS antennas) on the existing equipment platform may be reviewed and approved by the Zoning Administrator.
2. The applicant shall identify a community liaison that shall be available to address any concerns regarding the facility's operation. The name and telephone number of the liaison shall be provided to the Williamsburg Civic Association and the Zoning Administrator.
3. The applicant agrees that any AT&T antennas on the site shall be removed within ninety (90) days after any cessation of use. Unused antennas from other telecommunications carriers shall be their respective carriers' responsibility, and shall be removed by their respective carriers within ninety (90) days after any cessation of use.

PREVIOUS COUNTY BOARD ACTIONS:

- |               |  |
|---------------|--|
| June 25, 1977 | Approved a rezoning (Z-2094-77-3) of the rear portion of the shopping center property from "R-8" to "C-1".                               |
| May 18, 1993  | Approved a use permit (U-2770-93-1) for a comprehensive sign plan for People's Drug (now CVS), subject to review in one year (May 1994). |
| May 7, 1994   | Renewed a use permit (U-2770-93-1) for a comprehensive sign plan for People's Drug (now CVS) with no further review.                     |



SITE PLAN  
SCALE: 1"=30'-0"



**GENERAL NOTES**

1. THE SUBCONTRACTOR SHALL OBEY ALL NOTICES AND REGULATIONS AND LAWFUL ORDINANCES AND LOCAL AND STATE SUBORDINATING AGENCIES BEARING ON THE PERFORMANCE OF THE WORK AND THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS AND SHALL NOT EXCUSE SAID SUBCONTRACTOR FROM OBTAINING PERMITS AND INSPECTIONS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE SUBCONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER (BECHTEL) OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE SUBCONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE SUBCONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE SUBCONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE SUBCONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE SUBCONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPONED WITH THE LATEST REVISIONS AND AMENDMENTS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE SUBCONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL REMOVE ALL MATERIALS THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE SUBCONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND FREE OF OBSTRUCTIONS DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBERSE, EXCESS EQUIPMENT AND MATERIALS REMAINING ON THE PROPERTY. PAVEMENTS SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOILS, DUST, OR SALDUGES OF ANY NATURE.
13. THE SUBCONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE SUBCONTRACTOR SHALL NOTIFY THE AT&T REPRESENTATIVE (BECHTEL) IF A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OF THE WORK THAT IS IN CONFLICT UNLESS OTHERWISE RESOLVED BY THE AT&T REPRESENTATIVE (BECHTEL).
15. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

**BECHTEL CORPORATION**  
5295 WESVIEW DRIVE  
FREDERICK, MD. 21703  
PHONE: (301) 228-8000

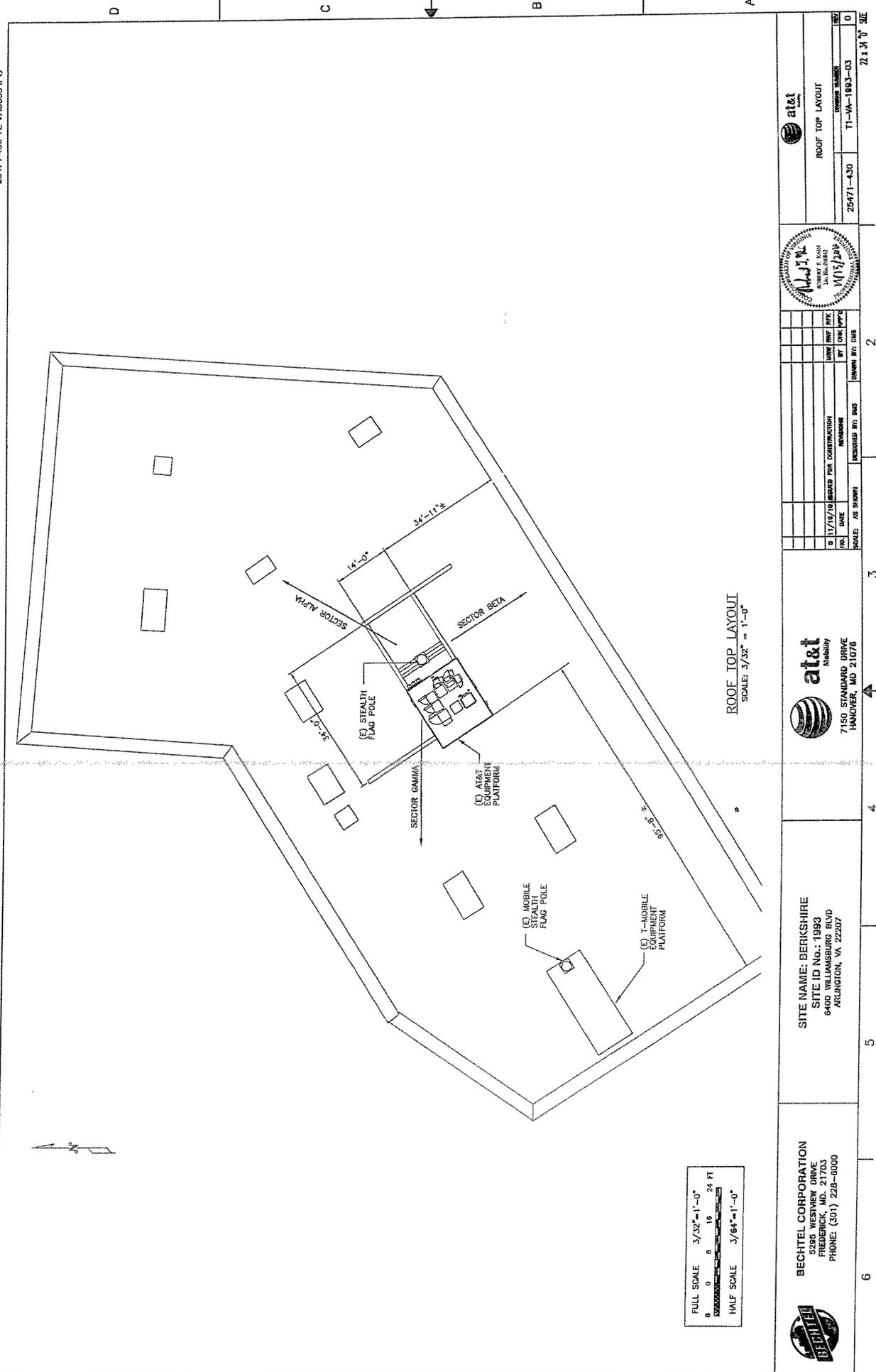
**at&t**  
Mobility  
7150 STANDARD DRIVE  
PARKVIEW, MD 21076

**SITE NAME: BERKSHIRE**  
SITE ID NO.: 1993  
6400 WILLIAMSBURG BLVD  
ARLINGTON, VA 22207

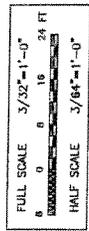
NO.	DATE	REVISION	REVISION BY	DATE
0	11/16/10	ISSUED FOR CONSTRUCTION	ST	08/16/10
1		REVISED	ST	08/16/10

at&t  
SITE PLAN AND GENERAL NOTES  
25471-430  
T1--VA-1993-02  
0

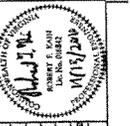
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ROOF TOP LAYOUT  
SCALE: 3/32" = 1'-0"



at&t	
ROOF TOP LAYOUT	
25471-430	T1-VA-1993-03
0	0



DATE	BY	CHK'D BY	APPROVED BY
8/17/19/10	DESIGNED FOR CONSTRUCTION	WORKING	AS SHOWN
REVISIONS			
NO.	DATE	BY	DESCRIPTION

at&t  
Mobility  
7150 STANDARD DRIVE  
HANOVER, MD 21076

SITE NAME: BERKSHIRE  
SITE ID No.: 1993  
6401 WILLAMSBURG ROAD  
ARLINGTON, VA 22207

BECHTEL CORPORATION  
5295 WESTVIEW DRIVE  
FREDERICK, MD. 21703  
PHONE: (301) 228-8000

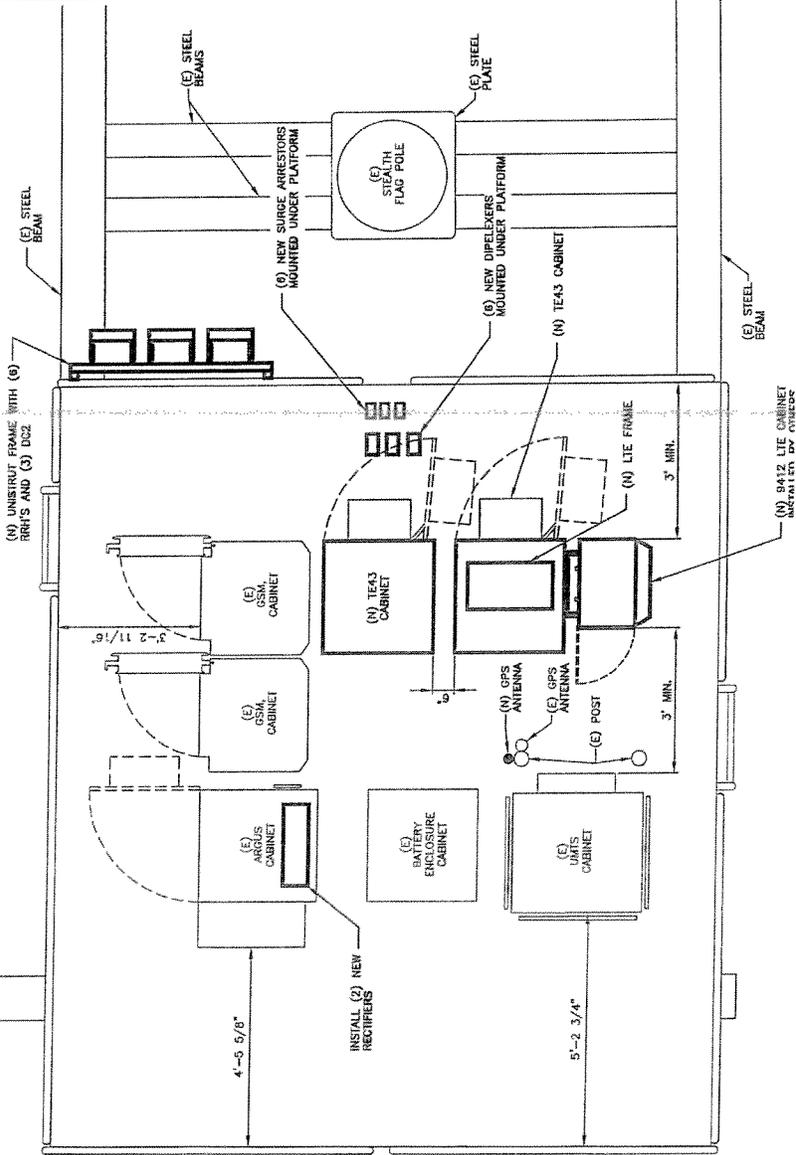
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### SCOPE OF WORK

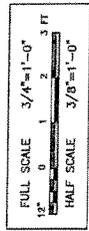
BERKSHIRE  
 DC RUNS ON ROOFTOP ARGUS, RT FLAGPOLE, 2 NEW TE43, RECONFIG GSM TO DUAL  
 RAAIT  
 7/16 - RFD5 VA.0 6-22  
 AZ 30-150-270 LIE AZ 5-120-240 -- NO ISSUE WITH RECONFRG

1. DECOM LOWER END CENTER OF UNITS / GSM
2. PREP FOR 850 RAAIT AND 1900 TRAX
3. DECOM EXISTING 5M RET CABLE BETWEEN EACH ANTENNA IN EACH SECTOR INSIDE FLAGPOLE (3 TOTAL)
4. DECOM EXISTING 5M RET CABLE BETWEEN EACH ANTENNA PER SECTOR (3 TOTAL)
5. INSTALL (1) NEW 5M RET CABLE FROM NEW LIE ANTENNA TO (E) ANTENNA (3 TOTAL)
6. INSTALL (1) NEW 5M RET CABLE FROM NEW LIE ANTENNA TO (E) ANTENNA (3 TOTAL)
7. REPLACE (1) (E) GROUND BAR WITH (N) AT SECTOR MOUNT (2 TOTAL)
8. MOUNT UNISTRUT FRAME (1) ON HORIZONTAL OF PLATFORM FOR RHH'S AND DC2'S
10. PREP FOR (2) RHH'S PER SECTOR ON NEW UNISTRUT FRAME - I.E. GROUNDS (6 TOTAL)
11. INSTALL 12 JUMPERS FOR LIE ANTENNAS TO 7/8" COAT HANGINGS
12. INSTALL (2) NEW DIPELEXERS FOR LIE BOTTOMSIDE
13. INSTALL (6) NEW TMA'S FOR LIE TOPSIDE
14. INSTALL (6) NEW SURGE ARRESTORS
15. INSTALL (6) FEMALE DC STOPS ON RHH END OF JUMPERS (12 TOTAL)
16. ZIP THE FIBER FROM RAYCAP UNIT TO RHH ON 1" FLEX CONDUIT
17. ZIP THE INNER DUCT FROM EQUIPMENT LOCATION TO RAYCAP DC2 (60LF)
18. INSTALL (1) 2" INNER DUCT FROM EQUIPMENT LOCATION TO RAYCAP DC2 (60 LF)
19. INSTALL (1) RAYCAP DC2 UNIT AT EACH UNISTRUT-FRAME (3 TOTAL)
20. INSTALL (1) 1" FLEX CONDUIT FROM RAYCAP DC2 TO RHH FOR DC CABLE ( 80 LF )
21. ZIP THE FIBER FROM RAYCAP UNIT TO RHH ON 1" FLEX CONDUIT
22. ZIP THE FIBER FROM DC2 TO RHH (60LF)
23. INSTALL (6) NEW FIBER CABLES FROM LIE TO RHH (20M,20M,20M), 397LF
24. INSTALL (6) DC CIRCUITS FROM DC2 TO RHH (60LF)
25. INSTALL (6) DC CIRCUITS FROM DC2 TO RHH (60LF)
26. INSTALL (1) NEW TE 43 (LIE CABINET) ON PLATFORM FOR LIE SUPPORT CABINET
27. INSTALL (4) 3-PORT HATCH PLATES IN TE43
28. INSTALL (1) NEW RECTIFIER --- ARGUS
29. INSTALL (2) NEW 250A BREAKERS FOR CONVERTER MODULE --- ARGUS
30. INSTALL (2) NEW 15A BREAKERS FOR SECTORS / RHH'S
31. INSTALL (6) NEW 15A BREAKERS FOR SECTORS / RHH'S
32. INSTALL (6) NEW 15A BREAKERS FOR SECTORS / RHH'S
33. PREP FOR NEW LUCENT 9412 CABINET
34. PREP FOR NEW LUCENT 9412 CABINET
35. PREP FOR NEW LUCENT 9412 CABINET
36. INSTALL (1) 1" FLEX CONDUIT FROM LIE FLEX BAY TO 9412 LOCATION - TELCO - (20LF)
37. INSTALL (1) 1" FLEX CONDUIT FROM 9412 TO LIE CABINET FOR FIBER (20LF)
38. INSTALL (1) 1" FLEX CONDUIT FROM LIE CABINET TO LIE CABINET FOR FIBER (20LF)
39. INSTALL (1) 1" FLEX CONDUIT FROM LIE CABINET TO LIE CABINET FOR FIBER (20LF)
40. NOTE: ALL POWER AND FIBER WILL JUNCTION IN FLEX BAY TO ALU 9412
41. INSTALL (1) 66 BLOCK ON ALARM BACKBOARD FOR LIE
42. INSTALL (1) 50 A BREAKERS FOR RRU IN 9412
43. INSTALL (1) GPS ANTENNA MOUNTING NEXT TO (E) GPS ANTENNA
44. INSTALL (1) GPS ANTENNA MOUNTING NEXT TO (E) GPS ANTENNA
45. SET ANTENNA COORDINATES FOR UNITS / GSM / LIE PER RFD5
46. INSTALL WEATHERPROOFING AS REQUIRED
47. COMPLETE PSAP CALL TESTING
48. COMPLETE WFS STUDY
49. COMPLETE STRUCTURAL ON WALLS AND PLATFORM

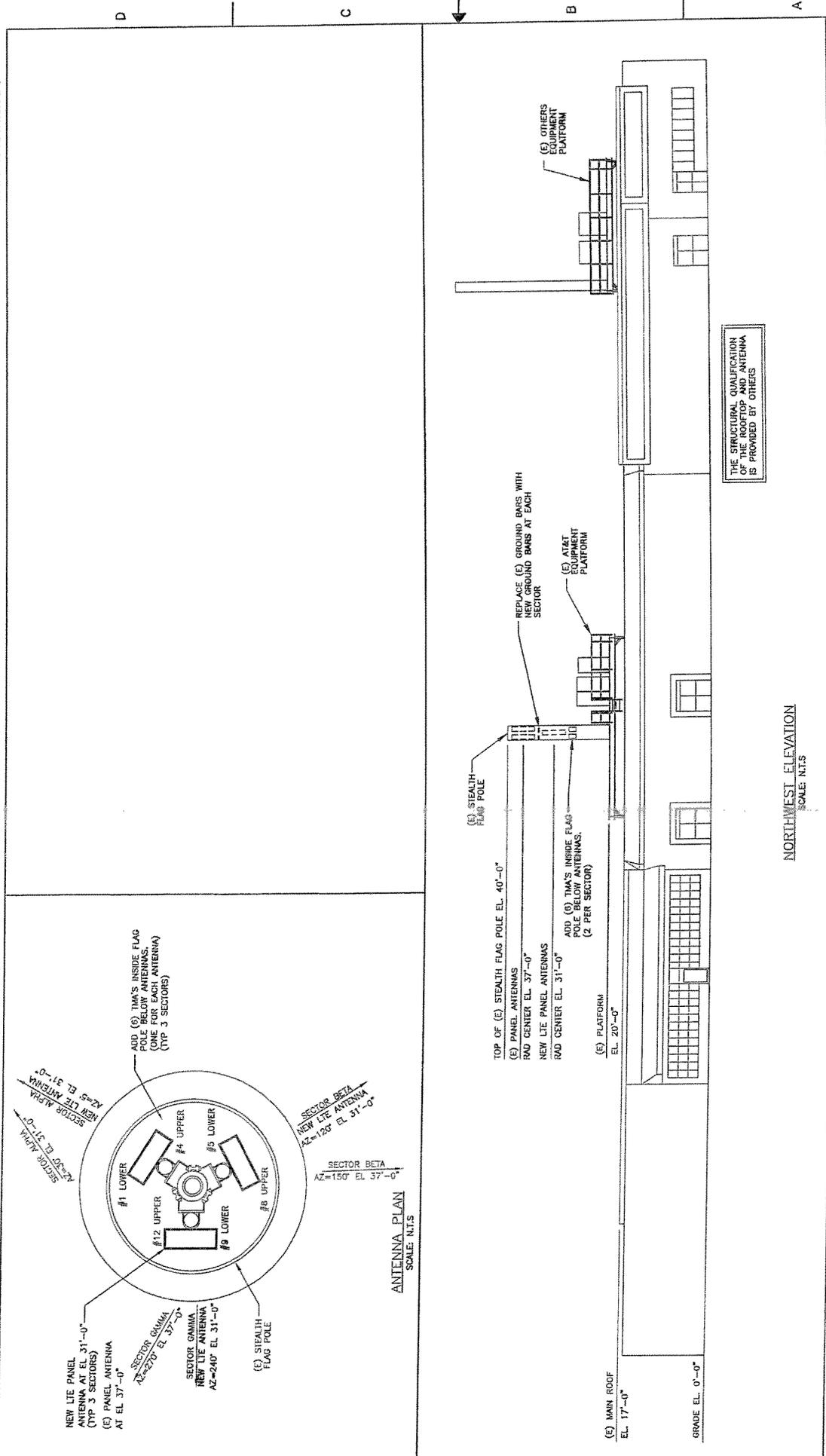
1. MT-  
 1) SIAD INSTALL AND PROVISIONING  
 2) INSTALLATION OF (2) FIBER JUMPERS 10 METERS  
 3) INSTALL 20' OF 1" CONDUIT FROM PURCELL TO LUGENT CABINET



EQUIPMENT LAYOUT  
 SCALE: 3/4" = 1'-0"

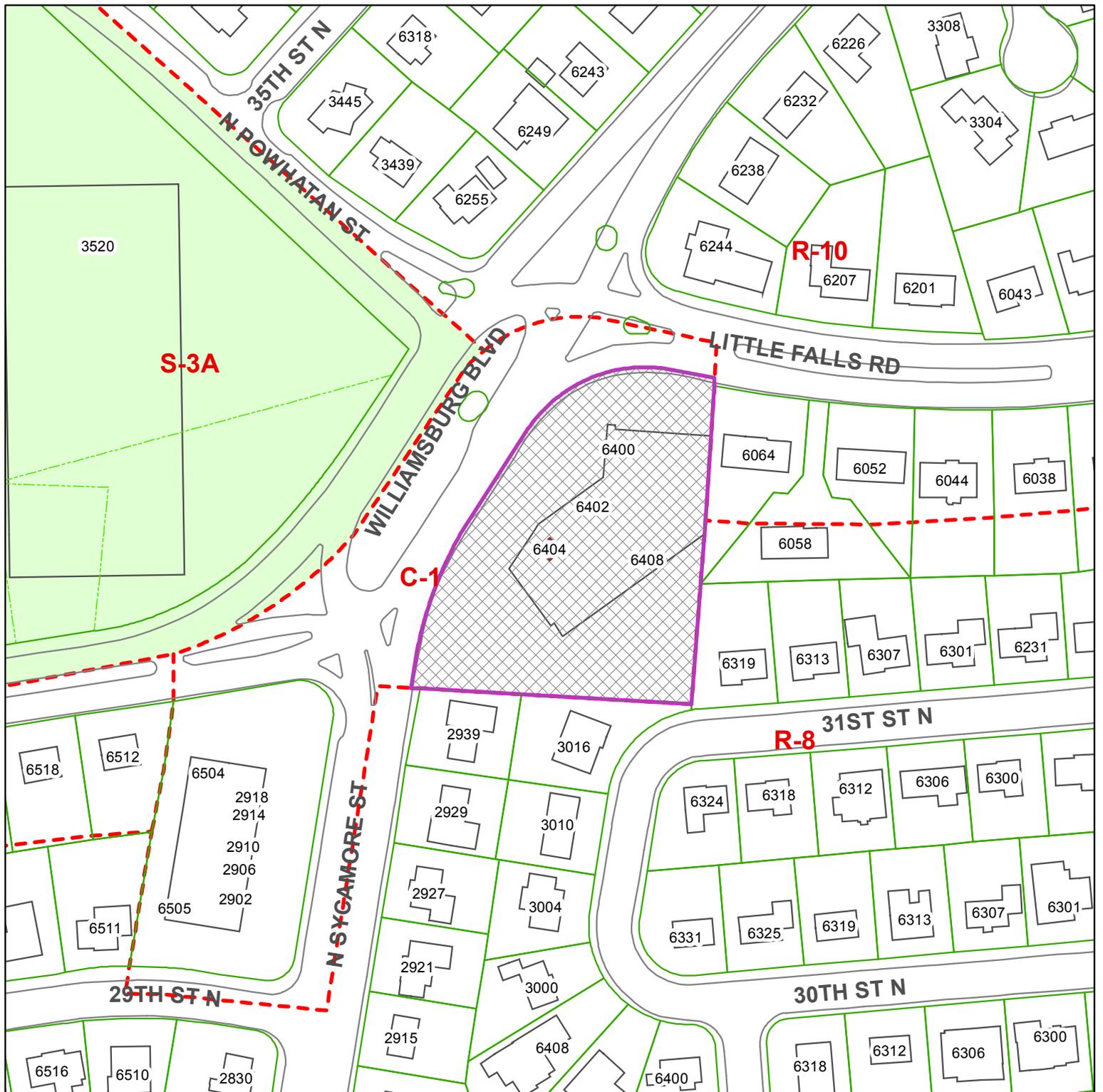


SITE NAME: BERKSHIRE SITE ID No.: 1993 6401 WILLIAMSBURG BLVD ARLINGTON VA 22207		EQUIPMENT LAYOUT AND SCOPE OF WORK 25471-430 T1-VA-1993-04	
BECHTEL CORPORATION 5295 WESTVIEW DRIVE FREDERICK, MD. 21703 PHONE: (301) 228-8000		PROJECT NO.: 25471-430 SHEET NO.: 0	



		<b>BECHTEL CORPORATION</b> 5285 WESTVIEW DRIVE FREDERICK, MD. 21703 PHONE (301) 228-6000		SITE NAME: BERKSHIRE SITE ID NO.: 1993 6400 WASHINGTON BLVD ARLINGTON, VA 22207		7150 STANDARD DRIVE HANOVER, MD 21078				BUILDING ELEVATION AND ANTENNA PLAN ENGINE NUMBER: 25471-430 11-VA-1983-05		25471-430	0	21 of 21 SHEETS
DATE	BY	CHECKED BY	DESIGNED BY	SCALE	AS SHOWN	REVISIONS	NO.	DATE	BY	CHECKED BY	DESIGNED BY	SCALE	AS SHOWN	REVISIONS

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**U-3279-11-1**

**6404 Williamsburg Blvd**

**RPC: 01-020-007**



 Case  
 Location(s)  
 Scale: 1:1,625

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