



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 17, 2012**

DATE: November 8, 2012

SUBJECT: SP-13-U-12-1 USE PERMIT ASSOCIATED WITH A SITE PLAN for public utility/telecommunications facility for Verizon Wireless; located at 1600 S. Eads St. (RPC# 35-011-007)

Applicant:

Verizon Wireless
9000 Junction Drive
Annapolis Junction, Maryland 21076

By:

Stephanie Petway
Network Building and Consulting
7380 Coca Cola Drive, Suite 106
Hanover, Maryland 21076

C.M. RECOMMENDATION:

Approve the subject use permit associated with Site Plan #13, subject to the conditions of the staff report.

ISSUES: This is a request for a use permit associated with SP #13 for the installation of 15 panel antennas on the roof of the Crystal Towers South building. Staff is aware of concerns from the developer of a neighboring property.

SUMMARY: This is a request for Verizon to install 15 panel antennas and associated equipment on the roof of the Crystal Towers South building. The proposed facility would provide capacity to enhance coverage for the immediate area surrounding the property. Staff has worked with the applicant to ensure that the proposed antennas and equipment cabinet additions will not create an undue adverse visual impact on the surrounding area. The proposal is consistent with the [Interim Guidelines for Telecommunications Facilities on County-Owned](#)

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-6309

1.

Property (Telecommunications Guidelines), which also applies to private properties and encourages the placement of antennas on existing structures. Therefore, staff recommends that the County Board approve the subject use permit associated with a site plan, subject to the conditions of the staff report.

BACKGROUND: Verizon Wireless is proposing to install antennas on the roof of the Crystal Towers South building in the Pentagon City area. There are no existing telecommunications facilities at this location.

The following provides additional information about the site and location:

Site: The site is located on the block bound on the north by 15th Street S., on the west by S. Fern Street, on the south by 18th Street S., and on the east by S. Eads Street.

Zoning: The site is zoned “RA-4.8” Multiple-Family Dwelling Districts.

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

Neighborhood: The site is located within the Aurora Highlands Civic Association. Staff has been in contact with the president of the civic association, but has not received an official position as of the date of this report. The developer of a neighboring property (Eads Street Post Office site plan) has expressed to staff that they have concerns that the subject antennas proposed for the southeast wing of the building may create a visual impact in relation to their proposed building’s activated roof. The proposed antennas would be visible from the roof of any new building at the site directly to the east of the Crystal Towers Apartments South building. However, the antennas cannot be moved closer to the interior of the building due to the angle that Verizon requires to serve the immediate area. Furthermore, any screening material would by necessity be built at a greater height and would have a greater visual impact as viewed from street level.



1600 S. Eads Street (Crystal Towers South)

Source: Google Maps

DISCUSSION: Verizon Wireless is proposing to install 15 new panel antennas and one (1) new equipment cabinet at 1600 S. Eads Street, Crystal Towers South building. The antennas will be mounted on three (3) separate sled mounts (five (5) antennas on each mount), of which two (2) will be located on the building's northwest wing, and one (1) on its southeast wing. The new equipment shelter proposed would be located on the building's southwest wing and measure approximately 22' x 14' and be 10' in height.

The top of the proposed antennas and equipment shelter will reach a maximum of 130 feet, which is lower than the top of the existing penthouse at 139 feet. The approved building height is 116 feet at the roofline. Under [ACZO §31 Special Provisions](#), the Zoning Ordinance allows this kind of structure to be permitted above the height limit by no more than 23 feet. Therefore, the height of the antennas and equipment shelter are consistent with Zoning Ordinance provisions.

The two (2) sled mounts proposed for the building's northwest wing will be approximately 17 feet and approximately 12 feet from the building edge. The sled mount proposed for the building's southeast wing will be approximately 8.5 feet from the building edge. The applicant has worked with staff to move the proposed mounts farther from the building edge to minimize visual impacts from the public right of way to the greatest extent possible. While the antennas will be visible from the public right of way, they will not be obtrusive (see attached renderings). The shelter would be improved to match the existing exterior appearance and color of the building. The antennas would be painted so as to be visually unobtrusive. Therefore, the proposed antennas will not create an adverse visual impact on the surrounding area. The facility will be unmanned and require only infrequent visits by maintenance personnel.

Furthermore, the [Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property \(Telecommunications Guidelines\)](#) served as the basis to evaluate the application. The *Telecommunication Guidelines* offer direction in the way of design, visual impact, and compliance with FCC regulations, among other things. The *Telecommunications Guidelines* can be applied to telecommunications facilities on privately owned property 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 and equipment shelter meet these criteria. Attached are plans depicting the location and general appearance of the proposed antennas and equipment shelter.

The use permit site plan amendment is not in conflict with the character or the master plans, and other plans of the County because the proposed heights for the antennas and equipment cabinet comply with the height limitations specified within the ACZO and will comply with the intent of the GLUP. Because they are consistent with surrounding existing buildings, the proposed installation of a telecommunications facility will not be unduly injurious or detrimental to the property or improvements in the area and will promote and protect the public health, safety, and welfare of the community.

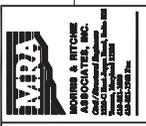
CONCLUSION: Verizon Wireless proposes a new telecommunications facility on the roof of the Crystal Tower South building in order to better serve the Pentagon City area with cellular

service. The applicant has worked with staff to create a proposal for 15 new antennas that will be visually unobtrusive from the public right of way. The proposal is consistent with County plans, policies and guidelines. Therefore, staff recommends approval of the subject use permit associated with Site Plan #13, subject to the conditions of the staff report.

Proposed Conditions:

1. The applicant agrees that the telecommunications facility, consisting of 15 new antennas and a related equipment shelter, will be constructed as shown on the plans dated 4/11/2012, prepared by Morris & Ritchie Associates, Inc., and entitled Verizon Wireless South Fern Street. The applicant agrees that any future installation of antennas or equipment cabinets shall be subject to review, and approval, by the County Board. Replacement of antennas of identical size to existing antennas, and that meet all conditions of this site plan approval, may be approved by the Zoning Administrator.
2. The applicant shall identify a community liaison that shall be available to address any concerns regarding the facility operation. The name, telephone, and e-mail address of the liaison shall be provided to the Aurora Highlands Civic Association, and the Zoning Administrator before any antennas are installed on the building.
3. The applicant agrees that any existing non-functioning antennas on the roof of the building shall be removed before installation of the proposed new antennas. The applicant further agrees that, in the future, any antennas on the site shall be removed within ninety (90) days after cessation of use.
4. The applicant agrees that the proposed antennas shall be of an unobtrusive color so as to blend in to the sky when viewed from below, and the proposed rooftop equipment cabinet and related utility connection equipment shall match the exterior appearance and color of the existing building.

February 5, 1983	Accepted withdrawal of an amendment to permit excess on-site parking spaces to be used by employees and to allow compact car spaces
January 7, 1995	Approved an amendment to permit both retail and secondary retail uses in the first floor convenience commercial area, subject to all previous conditions and a new Condition #7
May 17, 1997	Approved amendment to permit alterations in the existing parking layout, including an increase in compact spaces, modifications to open space, and installation of a six-foot perimeter fence.
February 9, 2002	Deferred amendment to permit a residential building of 215,456 sq ft
March 23, 2002	Deferred amendment to permit a residential building of 215,456 sq ft
April 12, 2002	Approved amendment to permit a residential building of 215,456 sq ft, with modifications of use regulations for street setbacks, compact parking ratio & lot coverage; premises known as 1600 S. Eads Street.
October 20, 2012	Deferred request for a Verizon Wireless telecommunications facility consisting of 15 panel antennas on three sled mounts and associated equipment

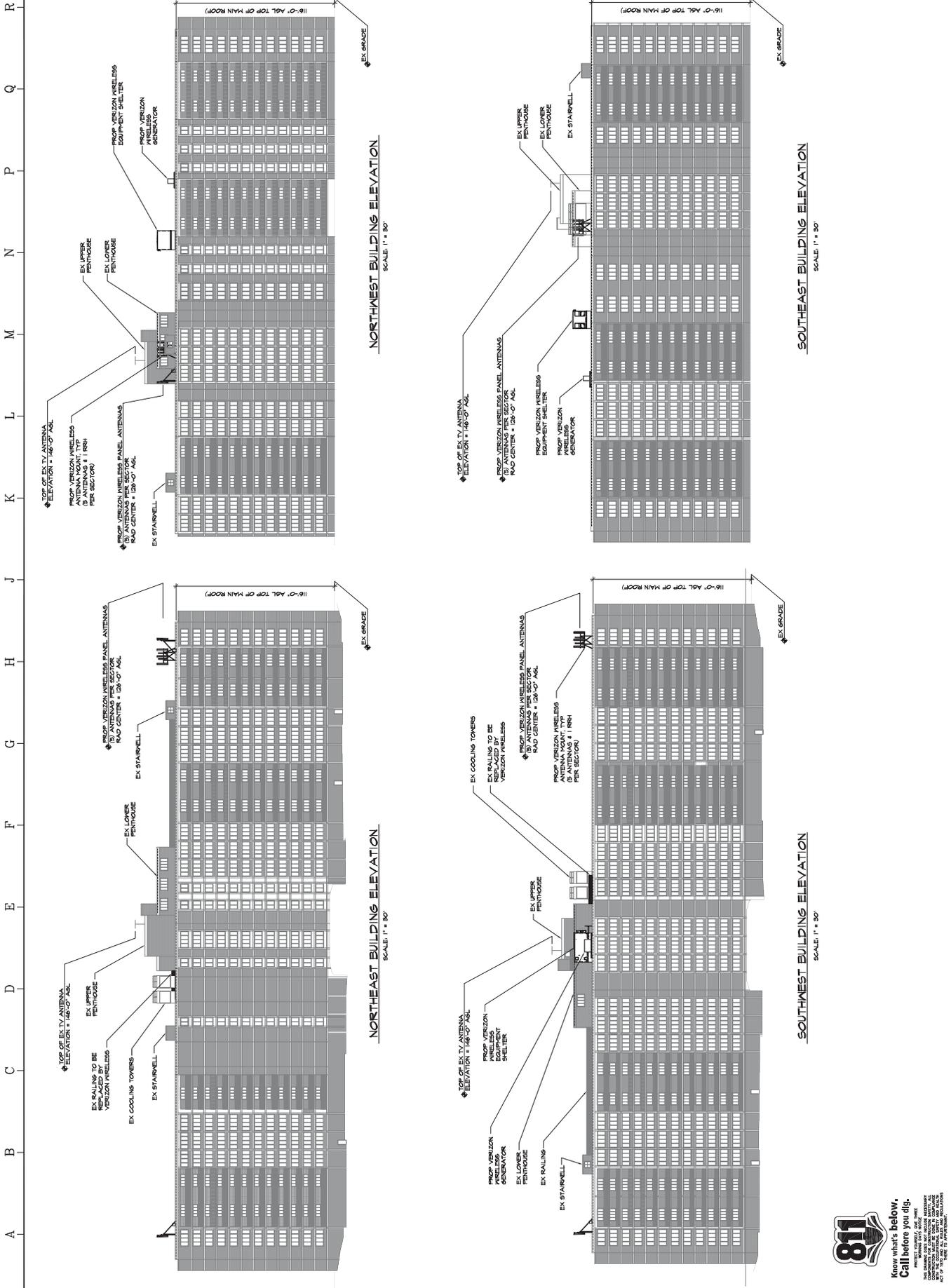


Verizon Wireless
 SOUTH TOWN STREET
 1600 SOUTH EXPD STREET
 ARLINGTON, VIRGINIA 22202 (ARLINGTON COUNTY)

REVISIONS:	NO	DESCRIPTION	DATE

DESIGNED BY: C-3
 PROJECT NO: 0921-94
 DATE: 04/11/12
 SCALE: AS SHOWN
 TITLE:

Site Elevations
 SHEET: C-3



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Site Name: South Fern Street
Wireless Communication Facility
1600 South Eads Street
Arlington, VA 22202

Photograph Information:
View from the East
Showing the Proposed Site


**NETWORK BUILDING
& CONSULTING, LLC**

UNITED STATES PO
EADS ST
INGTON VERGI

C-72261

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Site Name: South Fern Street
Wireless Communication Facility
1600 South Eads Street
Arlington, VA 22202

Photograph Information:
View from the South
Showing the Proposed Site

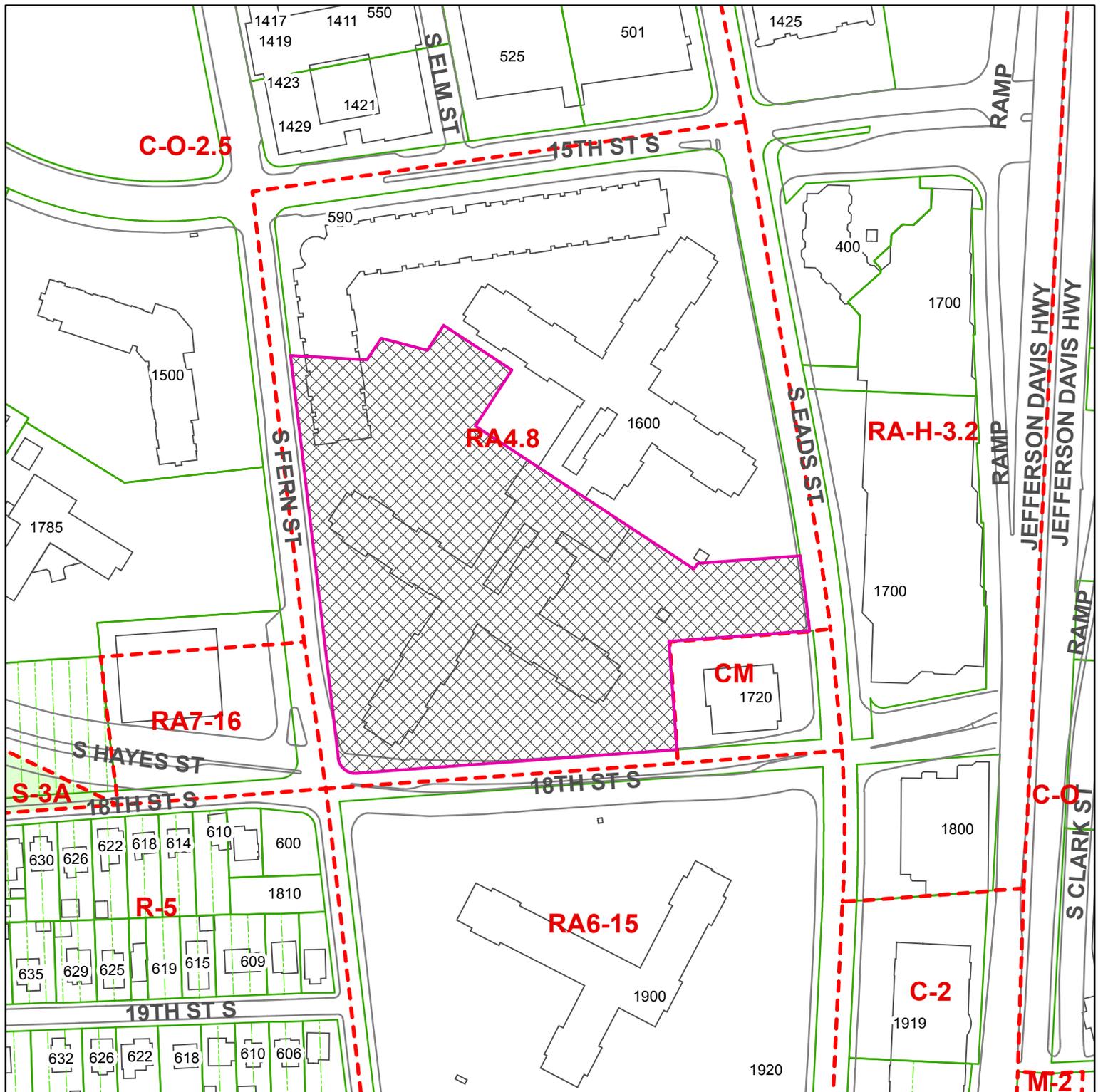
 **NETWORK BUILDING
& CONSULTING, LLC**



Site Name: South Fern Street
Wireless Communication Facility
1600 South Eads Street
Arlington, VA 22202

Photograph Information:
View from the West
Showing the Proposed Site

 **NETWORK BUILDING
& CONSULTING, LLC**



SP-13-U-12-1

1600 S. Eads St.

RPC 35-011-007

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



 Case Location(s)
Scale: 1:2,400

Planning Division