FAIRFAX COUNTY PLANNING COMMISSION
TELECOMMUNICATIONS COMMITTEE
THURSDAY, JUNE 16, 2011

COMMITTEE MEMBERS PRESENT:
Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District
John L. Litzenberger, Jr., Sully District

COMMITTEE MEMBERS ABSENT:
Janet R. Hall, Mason District

OTHER COMMISSIONERS PRESENT:
Jay P. Donahue, Dranesville District

FAIRFAX COUNTY STAFF PRESENT:
Chris Caperton, Chief, Public Facilities Branch, Planning Division (PD), Department of Planning and Zoning (DPZ)
Anita Capps, Senior Planner, PD, DPZ
Fred Selden, Director, DPZ
Barbara J. Lippa, Executive Director, Planning Commission Office
Sara Robin Ransom, Assistant Director, Planning Commission Office
Jeanette Nord, Deputy Clerk, Planning Commission Office

OTHERS PRESENT:
Tom Casey, Wireless Specialist, Fairfax County Public Schools
Frank Stearns, Esquire, Donohue & Stearns
Frank di Bartolomeo, Jr., & son – Citizens, Centreville, VA

ATTACHMENTS:
A. Pending/Received 2232 Applications for Planning Commission\
B. Proposed Comprehensive Plan Amendment With Approved Changes From March 24, 2011 PC Telecommunications Meeting

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Chairman Peter F. Murphy, Jr. called the meeting to order at 7:10 p.m., in the Board Conference Room of the Government Center, 12000 Government Center Parkway, Fairfax, VA 22035.

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Commissioner Litzenberger MOVED TO APPROVE THE TELECOMMUNICATIONS COMMITTEE MINUTES OF MARCH 23, 2011.

Commissioner Migliaccio seconded the motion which carried unanimously.

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2232/FEATURE SHOWN PENDING/RECEIVED TABLE FOR PLANNING COMMISSION

Chris Caperton, Chief, Public Facilities Branch, Planning Division (PD), Department of Planning and Zoning (DPZ) explained that the changes submitted by Committee members since the meeting of May 5, 2011 had been incorporated into the strawman draft. He introduced Anita Capps, Senior Planner, PD, DPZ, and discussed the handout of the draft report entitled "Pending/ Received 2232 Applications for Planning Commission," a copy of which is in the date file. He briefly described the draft table and noted that it had been created in response to remarks and inquiries on the status of pending applications at the Telecommunications Seminar held on Saturday, May 14, 2011.

As Committee members discussed updating and posting the table online, Chairman Murphy and Commissioner Litzenberger noted that Commissioners received application information on a regular basis via email from the Planning Commission Office. Mr. Caperton noted that weekly updates would still be reasonable for unaccepted applications.

Mr. Caperton noted that AT&T had recently notified his office with regard to planned upgrades to 35 Sprint towers, resulting in approximately 80 applications that would be submitted over the next two months. He said he would discuss the upgrades with representatives to produce a breakdown of the applications by district.

Responding to a question from Commissioner Litzenberger, Ms. Capps acknowledged the benefit of a proposal showing a maximum build-out, but pointed out that any technological advances would perpetually generate additional review items.

There was a brief discussion among Committee members regarding the current Plan language and parameters for "features shown" and "consent agenda" items. However, Commissioners Lawrence and Litzenberger suggested that language be developed to address a requirement for an applicant to appear before the Planning Commission with proposed changes to a public facility that would noticeably impact the surrounding community.

Chairman Murphy expressed concern about industry representatives repeatedly contacting County staff and Commissioners to determine the status of their applications. He stated that all applications would be addressed equally in a timely manner by the Commission and requested that all such contact stop immediately. In addition, he stated that Commissioners should have one main contact point per application, the attorney for the applicant, and requested that others please discontinue direct contact.

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PROPOSED EDITS TO POLICY PLAN LANGUAGE FOR MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES

Ms. Capps explained that the changes submitted by Committee members since the meeting on May 5, 2011 had been incorporated into the strawman draft, noting that the Committee would

follow the draft copy entitled, "Proposed Comprehensive Plan Amendment With Approved Changes From March 24, 2011 PC Telecommunications Meeting," a copy of which is in the date file.

Ms. Capps briefly summarized the changes proposed during the meeting on Wednesday, May 5, 2011, beginning with the change to Objective 42, under the General Guidelines.

> "Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies."

She explained that the change stemmed from concerns raised by Committee members regarding a need for a definition for "mitigation" in the Policy Plan. She referred to a handout entitled "Revised Policy h," a copy of which is in the date file, and noted the final definition, including a request to remove the word "eliminate" would now read as follows:

> "<u>Mitigation</u> – Actions taken to reduce negative visual impacts. Mitigation may include: design, site and/or landscape the proposed facility to minimize impacts on the character of the impacted area; locate, blend or obscure proposed facility in relationship to vegetation, structures or topography; conceal or camouflage the design of the proposed facility; utilize miniaturization technology; and any other measure necessary to reduce visual impacts."

Responding to a question from Commissioner Litzenberger, Ms. Capps concurred that the County Attorney should review all new proposed Policy Plan definitions.

Committee members agreed with Ms. Capps' suggestion to incorporate the definition into the introduction of the "Mobile and Land-Based Telecommunications Services" of the Public Facility section of the Policy Plan.

Chairman Murphy suggested changing the first line in revised Policy h. from "*any* proposed telecommunication" to "*the* proposed telecommunication," to read as follows:

> "Policy h. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for appropriate collocation on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility."

There was a lengthy discussion in which Commissioner Lawrence noted that distributed antenna systems (DAS) would need to be identified separately, not only because of the pole height requirements, but also their unique configuration. He added that DAS nodes would be an additional component within the County's existing system and said that he would work with Ms. Capps on developing a methodology for their assessment.

Chairman Murphy said that building-mounted facilities needed to be addressed, particularly in light of the development related to the Base Realignment and Closure (BRAC) on Richmond Highway and Tysons Corner. Ms. Capps said she would review the language in the Administrative Review Guidelines to see if it addressed such facilities.

Commissioner Lawrence noted that the existing buildings in Tysons Corner might be too tall to place DAS nodes on the rooftops. Commissioner Migliaccio agreed, adding that presenters at the Telecommunication Seminar had stated that heights of 30 to 40 feet were more feasible, with nodes flush-mounted onto buildings and blended in with the architecture.

Commissioner Flanagan suggested modifying the definition of "Telecommunications Facility" to distinguish between an individual telephone pole and a DAS system of nodes. After some discussion Ms. Capps said she would work on the text.

Ms. Capps noted that under Policy k. revisions to conform with language throughout the document as follows:

First bullet: Change "locating" to "locate;"
Second bullet: Change "blending" to "blend;"
Third bullet: Change "obscuring" to "obscure;" and
Fourth bullet: Change "replacing" to "replace."

She further noted that the final bullet had been modified as requested to read as follows:

Policy k. (Final Bullet)

- "Replace existing telecommunications facilities with taller structures or extending their overall height to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area and consistent with the type, style and pattern of the selected structure."

Reminding Committee members of a request for language addressing environmental and/or wildlife impacts, Ms. Capps said that Policy m would be revised; however, after a lengthy discussion, it was decided that more changes were needed. Committee members agreed to continue to work on the revisions for the next meeting.

She then moved to the revisions in Objective 43, and Policies a. and b., as follows:

Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their

intended purpose in a way that is consistent with the character of the surrounding area. (See Figures11 and 12.)

Chairman Murphy suggested modifying the first line of Policy a. to say "Disguise ***or*** camouflage" rather than "Disguise *and* camouflage," to read as follows:

Policy a. Disguise or camouflage the appearance of proposed telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;

Policy b. Design proposed telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

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Chairman Murphy announced that the Telecommunications Committee would meet again on Wednesday, July 20, 2011, at 7:00 p.m., in the Board Conference Room.

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The meeting was adjourned at 8:04 p.m.
Peter F. Murphy, Jr., Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved: September 21, 2011

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Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission

PROPOSED COMPREHENSIVE PLAN AMENDMENT WITH APPROVED CHANGES FROM MARCH 24, 2011 PC TELECOMMUNICATIONS MEETING

On pages 37 through 46 of the Fairfax County Comprehensive Plan: Policy Plan, 2011 Edition, Public Facilities, as amended through January 10, 2005, modify the "Mobile and Land-Based Telecommunications Services" section as follows:

For the portion of the text approved by the PC Telecommunications Committee at their March 24, 2011 and May 5, 2011 meetings: Text proposed to be added is shown as underlined, deleted text not included

Proposed Changes Legend for Portion of Document remaining under review:
PC Telecom Committee changes on March 24 – (3/24) and May 5- (5/5).
Ken Lawrence – (KL); Earl Flanagan – (EF);
Barbara Lippa – (BL); DPZ staff - (DPZ)

Text under review will still show underlines, strikethroughs and legend initials.

MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless internet services and mobile radio. These services operate from wireless networks that are dependent on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality.

The objectives and policies set forth in this section provide guidance on siting and design issues that are used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other applicable local, state and Federal laws pertaining to these issues.

The 1996 Telecommunications Act, implemented by the Federal Communications Commission (FCC), governs the powers of state and local governments with respect to the placement, construction, and modification of facilities used to provide cellular, broadband, and other personal wireless services. State and local governments may not regulate these facilities based on the potential health or environmental effects of radio frequency (RF) emissions, to the extent that the facilities comply with established FCC regulations. Information on these FCC regulations is available for review at: www.fcc.gov/oet/rfsafety.

GENERAL GUIDELINES

Objective 42: **In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the ~~reduction or~~ elimination or reduction of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.**

Policy a. Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)

Policy b. When existing structures are not available for collocation, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.

Policy c. When new structures are required to serve residential neighborhoods, minimize visual impacts on the surrounding area by utilizing camouflage structure design and/or micro-cell technologies or similar miniaturization technologies.

Policy d. When multiple sites provide similar or equal opportunity to minimize impacts, consider public lands as the preferred location provided such public lands are available for the proposed use.

Policy e. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.

Policy f. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.

(Note this is the original Policy g. below and is relocated to the recommended Policy f for organizational purposes.)

Policy g. Collocate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property only when a collocation structure for multiple service providers(s) is not desirable or feasible due to technology differences, site limitations or visual impact concerns.

(Note, this is the original Policy e and now appears in Policy g and is relocated for organizational purposes)

Policy h. Ensure that the height of any proposed telecommunication facilities is no greater than needed *(necessary)* to allow for potential collocation features *(?)* and service area requirements yet achieve balance with the visual impact of the facility. *(need to reword)* - See revision below..

PC Revision for 6-16-11:

Policy h. Ensure that the height of any proposed telecommunication facility is no greater than necessary to allow for appropriate collocation on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Policy i. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Policy j. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared to other sites considered. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

The following plan text was decided by the Planning Commission Telecommunications Committee at their May 5, 2011 meeting.

Policy k. Mitigate the visual impact of proposed telecommunication facilities and their equipment, using effective design options appropriate to the site such as:

- Locat~~ing~~e proposed telecommunications facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate the~~ir~~ visual presence and prominence of the structure ;

- blend~~ing~~ proposed telecommunications facilities with an existing pattern of tall structures;

- obscur~~ing~~e or block~~ing~~ the views of proposed telecommunication facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;

- Replace existing telecommunications facilities with taller structures or extending their overall height to reduce the need for another structure when such height increases or structure replacements are ~~**in the context with the type, style and pattern of the selected structure and**~~ appropriate to the site and the surrounding area **and consistent with the type, style and pattern of the selected structure**. **(DPZ)**

Policy ~~k~~ **l.** Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

Policy ~~l~~ **m.** Site proposed facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, environmental quality corridors and resource protection areas **and other environmentally related issues. (DPZ)**

(Since we do not measure wildlife migration and habitat at the local level (Fed does) we should only investigate an issue if it comes up as part of 2232 review. Sec. 106 which applicant must provide addresses this issue, will check out further.)

Policy ~~m~~ **n.** Site proposed telecommunications **(BL)** facilities to allow for future expansion and ~~maintain~~ **with corresponding** levels of screening to accommodate expansion.

Policy ~~n~~ **o.** Design and site proposed telecommunications **(BL)** facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

(Note; Redundant to Policy e; should be deleted or cited as an example in Policy f.) (KL) (verify)

Policy ~~o~~ **p.** Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.

(Note: This refers to antennas which are not for the purposes of mobile and land based telecommunications, therefore it is not a redundant statement)

Objective 43: **Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. (See Figures 11 and 12.)**

Policy a. Disguise and camouflage the appearance of **proposed (BL)** telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;

Policy b. Design **proposed (BL)** telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;

Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

FEATURE SHOWN GUIDELINES

Objective 44: **With Planning Commission approval, consider mobile and land-based telecommunication facilities to be located on existing or replacement structures a "feature shown" of the Comprehensive Plan to be processed without a public hearing when placed in conformance with the following policies:**

Policy a. Locate telecommunication facilities on existing buildings and structures at the following properties:

- publicly owned property (as defined under Sect. 2-514 of the Zoning Ordinance);
- commercial and industrial zoned property and in the commercial areas of PDH, PDC, PRM and PRC zoning districts;
- residential properties zoned for and developed with multiple family dwellings 35 feet or greater in height;
- institutional and quasi-public property (as defined under Section 2-514 of the Zoning Ordinance).

Policy b. Utilize the following types of existing poles and towers for telecommunication facilities to avoid the construction of new monopoles and towers:

- utility poles and towers that are within an easement 90 feet and greater in width, including "Fort Worth" or similar mounts that are designed to integrate a pole or other supporting structure within a transmission tower (See Figure 13.);
- utility distribution poles on property zoned for residential uses provided:
  - the pole is located either within 10 feet of the pavement of an existing Principal or Minor (Type A) Arterial roadway as defined in Appendix 1 (Functional Classification) of the Transportation element of the County's Policy Plan; or is located on land that is developed with a public or nonresidential use; or is located on land that is undeveloped and planned for public or nonresidential use;
  - the antennas on the pole are either concealed within a cap enclosure that resembles the pole, is no greater than 12 inches in diameter, and is no higher than 7 feet above the top of the pole (See Figure 14.); or the antennas are flush-mounted panels no higher than the top of the pole and are limited to four in number; or the antennas are omni-directional (whips) that either extend no more than 4 feet above the top of the pole and are limited to 3 in number or extend no more than 8.5 feet above the top of the pole and are limited to 1 in number.
  - there is no more than one related equipment cabinet which is either (1) located on and painted to match the pole and is 20 cubic feet or less in volume, or (2) is located on the ground immediately adjacent to the pole, is 70 cubic feet or less in volume and no more than 5 feet in height, and is screened according to Zoning Ordinance provisions.
- utility distribution poles on property zoned for commercial or industrial uses or that is within the right-of-way of an interstate highway or the Dulles Airport Access/Toll Road provided:

- the antennas on the pole are either concealed within a cap enclosure that resembles the pole, is no greater than 12 inches in diameter and is no higher than 7 feet above the top of the pole; or the antennas are flush-mounted panels and are placed no higher than the top of the pole and are limited to 12 in number; or the antennas are placed in a unified design, such as a candelabra with cylindrical shells covering each antenna (See Figure 15.), and are limited to 12 in number.

- there is no more than one related equipment cabinet which is (1) located on and painted to match the pole and is 20 cubic feet or less in volume; or (2) is located on the ground no larger than 250 square feet in size, setback a minimum distance of 10 feet from any property line, and screened according to Zoning Ordinance provisions.

- water tanks and water towers;

- communication towers and monopoles;

- light and camera standards in rights-of-way of an interstate highway or the Dulles Airport Access/Toll Road provided:

  - the antennas on the standard are either concealed within a cap enclosure that resembles the standard, is no greater than 12 inches in diameter, and is no higher than 7 feet above the top of the pole; or the antennas are flush-mounted panels and are placed no higher than the top of the standard and are limited to 12 in number; or the antennas are placed in a unified design, such as a candelabra with cylindrical shells covering each antenna, and are limited to 12 in number.

- replacement poles or poles extended in height to accommodate telecommunication antennas provided the diameter and overall height of the new or extended pole are no more than 25% greater than that of the originally approved structure and provided such poles: (a) are located on a parcel of land developed with a public or nonresidential use or are on a vacant parcel that is planned for public or nonresidential use; and (b) are outfitted with antennas consistent with the sizes and numbers described above in this objective under the "utility distribution poles" bullets.

Policy c: In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:

- the proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed including any surrounding residential properties;

- the proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas or screening the antennas and equipment as appropriate to the site;

- the proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;

- related equipment cabinets or shelters located on the ground or on a rooftop should be appropriately screened or placed to obscure their visibility from surrounding properties;

- building rooftop antennas should be either flush mounted to surface walls, screened or placed to not be visible from the surrounding area.

- access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties.

Policy d. Consider new monopoles or towers to be located in major utility transmission easements or rights-of-way, which are at least 100 feet in width and not used for underground gas transmission lines, to be a feature shown of the Comprehensive Plan it is demonstrated that the telecommunication facilities cannot be accommodated on existing utility structures and the following guidelines are met:

- the monopole or tower is placed at least 35 feet inside the transmission easement;

- the monopole or tower is placed a minimum of 200 feet from any existing residence;

- the monopole or tower is placed a minimum of 200 feet from the right-of-way of any existing public roadway or street.

ADMINISTRATIVE REVIEW GUIDELINES

Objective 45: Consider the placement of antennas and their associated equipment to be a "feature shown" of the Comprehensive Plan requiring no further Planning Commission review when the placement of the antennas and the related equipment structures is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Locate telecommunication facilities on building surfaces (including water tanks or towers) in accordance with the following standards:

- the antenna shall be placed directly in front of the building's or tank's surface, including the surfaces of the penthouse and other structures on the building's roof, and be no greater than 72 inches in height, 24 inches in width, and 6 inches in depth, or, when a dish antenna, no more than 24 inches in diameter;

- no part of the antenna shall extend above the surface of the building or tank on which it is placed and no part of the antenna's mounting shall extend more than 6 inches above the surface of the building on which it is placed;

- the back of the antenna shall be no more than one foot horizontally from the surface on which it is placed;

- the antenna and its mounting shall be of a color or finish that closely matches and blends with the surface on which they are placed.

- the equipment cabinet or shelter shall be either:

  - located inside the building, building penthouse or inside the building parking structure on a level other than the roof;

  - located on the ground and enclosed within a structure no greater than 500 square feet in area and 12 feet in height that is attached to the building and constructed of the material that is the same as, or visually the same as, the color and pattern of the building;

  - located on the ground behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance, and shall be no greater than 500 square feet in area and 12 feet in height; or,

  - located on the roof of the building immediately adjacent to its penthouse or other structure on the roof, is no greater than 500 square feet in area and 12 feet in height, and shall be screened by a material of the same, or visually the same, color or pattern and of an equal or lesser height as the adjacent rooftop structure.

Policy b. **Locate telecommunication facilities on electrical transmission towers in accordance with the following standards:**

- The electrical transmission tower shall be within an easement of 100 feet or greater.

- The top of the antenna shall be no higher than 15 feet above the top of the existing transmission tower.

- The color of the antenna and its mounting shall closely match the surface on which they are placed.

- The related equipment cabinet or shelter shall be located under, and match the color of the tower structure.

Policy c. Locate telecommunication facilities on existing monopoles and towers in accordance with the following standards:

- The antenna shall be self-supporting and its top shall be located no more than 15 feet above the top of the existing structure.

- The color of the antenna and its mountings shall closely match the surface on which they are placed.

- The related equipment cabinet or shelter shall be located behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance, and shall be no greater than 500 square feet in area and 12 feet in height.

- The structure shall be located on property that is zoned I-1 through I-6 industrial zoning district.

Policy d. Install telecommunication facilities within existing structures in accordance with the following standards:

- The antenna shall be located totally within an existing structure.
- The equipment cabinet or shelter shall be located totally within an existing structure.

Policy e. Expand and/or modify telecommunications facilities at existing installations in accordance with the following standards:

- The surface area (as measured for panel antennas as height times width and for whip antennas as height times diameter) of a replacement antenna shall be no more than 50% greater than the antenna originally approved by the Planning Commission.
- The top of the replacement antenna shall be mounted at a level no higher than the level of the top of the antennas being replaced.
- The color of the replacement antenna and its mountings closely match the background on which placed.
- The square footage and the height of the replacement or expanded equipment cabinet or shelter shall be no more than 25% greater than the square footage and the height of the original equipment cabinet or shelter approved by the Planning Commission for the provider at the site.

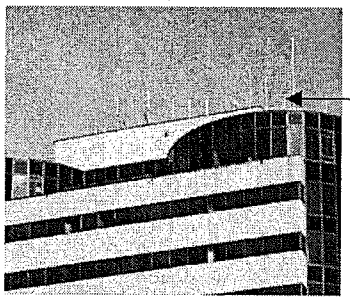


FIGURE 8

Avoid building antennas silhouetted against the sky which create roof top clutter.

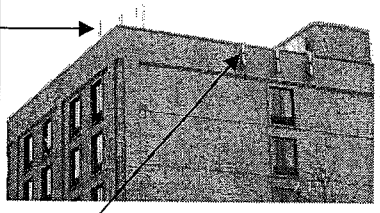
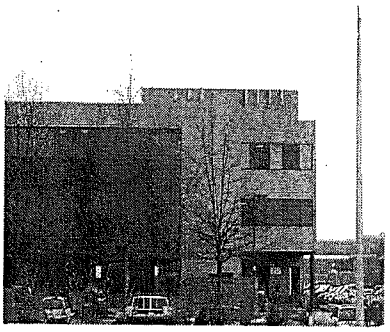
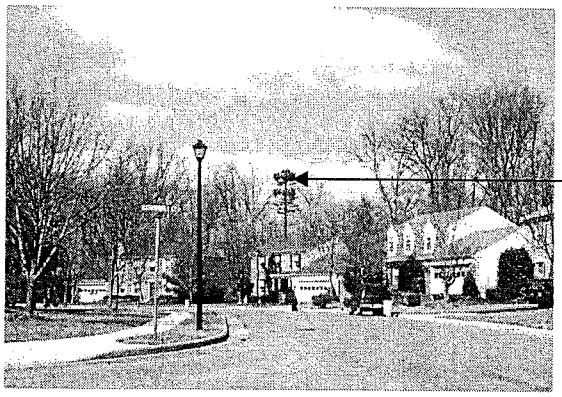


FIGURE 9

Place telecommunication facilities to blend inconspicuously with existing structures. Place antennas "flush" against the building wall to blend with the building material.





Disguise and camouflage telecommunication facilities to resemble other objects found within the area located.

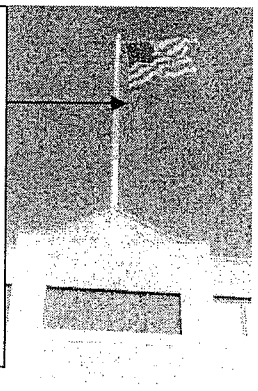
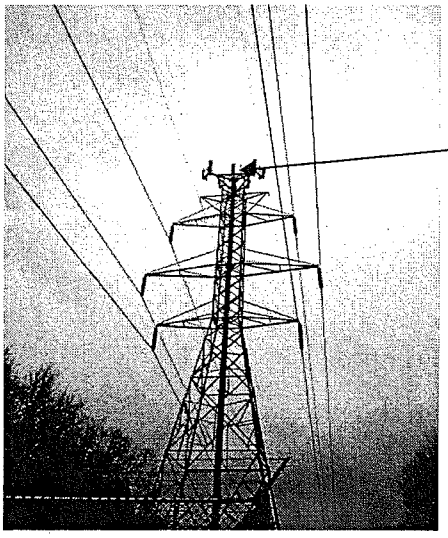


FIGURE 11

FIGURE 12



A "Fort Worth" structure integrates the telecommunication pole and antennas within an existing electrical transmission tower and helps to conceal the use.

FIGURE 13

A 7 foot "radome cap" on the top of an electrical distribution pole conceals the telecommunication antennas.

The equipment box located on the distribution pole or on the ground should be placed and colored to match the pole or screened to blend with its surroundings.

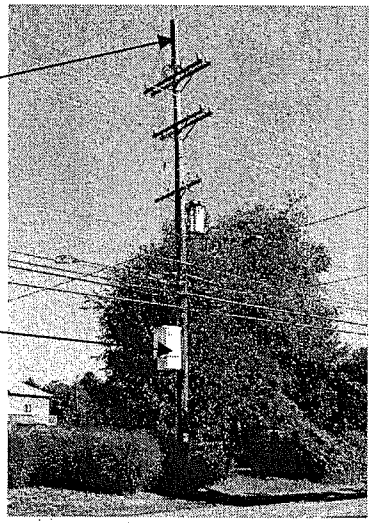
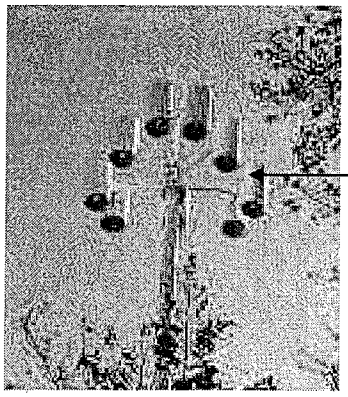


FIGURE 14



Antennas can be of a "candelabra" design and covered with a cylindrical shell to provide a unified, organized appearance.

FIGURE 15

Pending/Received 2232 Applications for Planning Commission

Total Applications: 47

DRAFT

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments
Braddock									
Accepted Applications									
FS-B11-8	9801 Braddock RD Fairfax	Fibertower	Telecommunications	Tower Collocation	Connie Maier	02/01/11	02/07/11	Virginia State Police	Applicant extended deadline to 7/30/11 to correct application.
FS-B11-3	9525 Little River TP Fairfax	Fibertower	Telecommunications	Monopole Collocation	Connie Maier	01/25/11	02/11/11	Woodson High School	Applicant extended to make necessary corrections.
FSA-21-1	5201 Port Royal RD Springfield	AT&T Mobility Corporation	Telecommunications	Building Structure Mounted	Sandi Beaulieu	12/02/10	05/10/11	Right-to-Work Building	Staff report sent to PC on 5/26/11
2232-B08-7	9800 Commonwealth BV Fairfax	T-Mobile Northeast LLC and Commonwealth Swim Club	Telecommunications	Monopole	Anita Capps	01/15/08	09/08/09	Commonwealth Swim Club	Under staff review
Not Accepted Applications									
FSA-B96-13-1	9801 Braddock RD Fairfax	AT&T Mobility Corporation	Telecommunications	Tower	Chris Caperton	06/15/11		Ceraline Drive Wireless Communication Facility	Under staff review
2232-B09-32	8100 Braddock RD Annandale	T-Mobile Northeast LLC	Telecommunications	Monopole	Anita Capps	10/27/09		Dominion Power at Wakefield Park	Revisions Requested; SE required

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Dranesville

Accepted Applications

FSA-D09-201-1	0 Dulles Airport Access RD McLean	AT&T Mobility Corporation	Telecommunications	Monopole	Richard Lambert	04/05/11	05/19/11		Request for Administrative Review sent to PC 5/20/2011. PC Approved request for Administrative Review on 5/30/2011.
FS-D09-208	Great Falls	District of Columbia Water and Sewer Authority	Sewer	Treatment Facility	Chris Caperton	12/10/09	04/09/10	Northern Virginia Regional Park	BOS date 12/2010 ? Checking records

Not Accepted Applications

2232A-D99-13-1	1089 Liberty Meeting CT Herndon	AT&T Mobility Corporation	Telecommunications	Other Structure Mounted	Sandi Beaulieu	05/24/11		Church United Methodist	Under staff review; copy of app sent to commissioner on 6/9/11
2232-D11-5	Dolley Madison & Kirby Rd McLean	T-Mobile Northeast LLC	Telecommunications	Electrical Pole Collocation	Anita Capps	03/31/11			Revisions requested
2232-D10-18	Great Falls	NewPath Networks LLC/New Cingular Wireless PCS LLC	Telecommunications	Other Structure Mounted	Anita Capps	08/26/10		Dominion Power	Revisions requested
2232-D09-33	9950 Colvin Run RD Great Falls	AT & T Wireless	Telecommunications	Monopole	Anita Capps	11/20/09		Sewer Pump Station	Revisions Requested, SE required

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Hunter Mill

Accepted Applications

2232A-H00-39-1	11400 South Lakes DR Reston	T-Mobile Northeast LLC	Telecommunications	Monopole Collocation	Richard Lambert	04/06/11	04/26/11	South Lakes High School	Request for Administrative Review sent to PC 6/3/2011.

Not Accepted Applications

FS-H09-106	2610 Reston PK Herndon	Cox	Telecommunications	Tower	Sandi Beaulieu	07/31/09			Application on hold per applicant request. SEA required. Staff requested withdrawal on 6/3/11.

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments
Lee									
Accepted Applications									
FSA-L07-69-1	5801 Franconia RD Alexandria	Verizon Wireless	Telecommunications	Monopole Collocation	Sandi Beaulieu	03/28/11	04/18/11	Edison HS	Staff report sent to the PC on 5/26/11
FS-L10-60	5176 S. Van Dorn ST Alexandria	New Cingular Wireless, PCS,LLC d.b.a. AT&T Mobility	Telecommunications	Building Structure Mounted	Connie Maier	09/22/10	10/05/10	Comfort Inn	Applicant extended to 10/31/11 because of SE scheduled for 9/11.
2232-L08-2	7101 Sheridonna LA Hayfield	T-Mobile	Telecommunications	Monopole	John Bell	01/02/08	04/20/09		Concurrent with Special Exception SE 2009-LE-007 (accepted 4-2-09)
Not Accepted Applications									
FS-L11-11	6601 Telegraph RD Alexandria	Fibertower	Telecommunications	Monopole Collocation	Sandi Beaulieu	02/01/11		Lee District Park	Incomplete application. Revisions requested.
FS-L11-13	7111 Fullerton RD Springfield	Fibertower	Telecommunications	Tower Collocation	Sandi Beaulieu	02/01/11			Incomplete application; revisions requested.

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Mason

Accepted Applications

2232-M11-2	6851 Industrial RD , Springfield	WMATA	Transportation	Bus Garage Facility	Bernard Suchicital	01/20/11	01/28/11		Staff report at PC
2232-M08-26	6011 Crater PL Alexandria	New Cingular Wireless PCS, LLC	Telecommunications	Monopole	Anita Capps	11/10/08	01/04/10	Parklawn Recreation Association	Revisions requested, SE required
2232-M07-12	5837 Columbia Pl Baileys Crossroads	Columbia Crossroads LP	Human And Social Services	General Community Center	John Bell	06/06/07	06/11/07	East County Human Services Center	This application was submitted by Columbia Crossroads as an unsolicited Public-Private Educational Facilities and Infrastructure Act (PPEA) proposal, and will be evaluated by Ffx County for consideration for development. Also requires Rezoning. Scheduled at BOS on 1/3/12. 2232 inactive.

Not Accepted Applications

2232-M11-6	6315 Bren Mar DR Alexandria	T-Mobile Northeast LLC, and Norfolk Southern Railway	Telecommunications	Monopole	Anita Capps	04/26/11		Norfolk Southern Railway	Revisions requested; SE required

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Multiple Districts

Accepted Applications

2232-MD10-14	Vale, Fox Mill, and Miller Heights RD Oakton	NewPath Networks LLC/New Cingular Wireless PCS LLC	Telecommunications	Electrical Pole Collocation	John Bell	04/16/10	09/27/10	Penderbrook	Deferred to 9/30/11, however application may be split into two separate 2232's and ot to go to the Pc before the end of 2011.

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Mount Vernon

Accepted Applications

FSA-V01-68-2	8101 Lorton RD Lorton	AT&T Mobility Corporation	Telecommunications	Monopole Collocation	Connie Maier	05/24/11	06/03/11	FCPS Admin Office	Under staff review
2232-V10-8	8428 Fort Hunt RD Alexandria	Verizon Wireless, T-Mobile and Milestone	Telecommunications	Monopole	Chris Caperton	03/05/10	03/18/10	Sandburg Intermediate School	On hold per applicant request
2232-V08-18	5614 Old Mill RD Alexandria	T-Mobile	Telecommunications	Monopole	Anita Capps	03/10/08	05/11/09	St. James Episcopal Church	Under staff review; Applicant investigating alternative site

Not Accepted Applications

FS-M11-24	8751 Richmond HY Alexandria	Fibertower	Telecommunications	Building Structure Mounted	Connie Maier	06/13/11		Best Western Hotel	
2232-V11-10	7509 Fort Hunt RD Alexandria	AT&T Mobility Corporation	Telecommunications	Telephone Switching Facility	Richard Lambert	06/01/11			Application incomplete; revisions requested 6/14/2011.
FS-V11-23	2709 Popkins LA Alexandria	Sprint	Telecommunications	Monopole Collocation	Sandi Beaulieu	05/12/11		Bryant Alternative School	
2232A-L00-17-1	7956 Twist LA Springfield	Kenneth S. Harris	Telecommunications	Monopole	Anita Capps	04/25/11		Fullerton Industrial Park	Application incomplete; Revisions Requested; SE required
2232-V10-5	9915 Richmond HY Lorton	T-Mobile	Telecommunications	Monopole	Anita Capps	02/12/10		Public Storage	Revisions requested; SE required
2232-V09-25	9398 Richmond HY Lorton	T-Mobile Northeast LLC	Telecommunications	Monopole	Anita Capps	06/30/09		McDonald's Restaurant	Revisions requested; SE required

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Providence

Accepted Applications

FS-P11-15	3111 Fairview Park DR Falls Church	Fibertower	Telecommunications	Building Structure Mounted	Connie Maier	02/08/11	05/20/11	Marriott rooftop	Under staff review
FSA-P99-28-1	8201 Greensboro DR McLean	AT&T Mobility Corporation	Telecommunications	Building Structure Mounted	Sandi Beaulieu	10/26/10	05/12/11		Under staff review; application sent to commissioner on 5/16/11.

Not Accepted Applications

FSA-P00-81-1	11250 Waples Mill RD Fairfax	AT&T Mobility Corporation	Telecommunications	Monopole	Chris Caperton	06/15/11		NRA Building	Under staff review
FSA-P96-57-1	1766 Chain Bridge RD McLean	Sprint	Telecommunications	Other Structure Mounted	Chris Caperton	06/10/11			Under staff review

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Springfield

Accepted Applications

2232-S10-19	7000 Cottontail CT Springfield	T-Mobile	Telecommunications	Monopole	Anita Capps	09/02/10	10/01/10	Cottontail Swim and Racquet Club	Under staff review; Applicant deferred SE and extend 2232 review
2232-S10-20	8600 Bridle Wood CT Springfield	T-Mobile	Telecommunications	Monopole	Anita Capps	09/02/10	10/01/10	Orange Hunt Swim Club	Applicant deferred SE; Extended 2232 review.
FS-S10-53	7008 Elkton DR Springfield	Clearwire	Telecommunications	Monopole Collocation	Connie Maier	08/17/10	08/20/10	Village West, Inc.	Extended application to correspond with SEA.

Not Accepted Applications

FSA-S00-94-1	9509 Old Burke Lake RD Burke	AT&T Mobility Corporation	Telecommunications	Monopole Collocation	Richard Lambert	05/18/11			Under ZAD Review, application sent as FYI to commissioner on 5/28/2011.
2232-S11-7	6501 Colchester RD Fairfax Station	T-Mobile Northeast LLC, Norfolk Southern Railway	Telecommunications	Monopole	Anita Capps	04/26/11		Norfolk Southern Railway	Revisions requested; SE required
2232-S09-30	9800 Old Keene Mill RD Burke	T-Mobile Northeast LLC	Telecommunications	Monopole	Pam Nee	10/30/09		Calvary Christian Church	Concurrent with Special Exception SE (not yet accepted). 2232 application received 10-30-09; assigned to dsj 11-20-09; preliminary 2232 comments sent to applicant 1-6-10; revised 2232 application received 6-30-10; 2232 not yet accepted, pending SE acceptance to start 2232 review.

2232 456 #	Address	Applicant	Facility Category	Facility Type	Assigned To	Rcvd Date	Acptd Date	Place Name	Comments

Sully

Not Accepted Applications

2232-Y11-9	Vale, Fox Mill and Miller Heights RD	NewPath Networks LLC/New Cingular Wireless PCS LLC	Telecommunications	Electrical Pole Collocation	John Bell	05/25/11		Penderbrook	Applicant needed 2232 #; re-enter received date upon receipt and change all appropriate info (tax map, address, description, etc.)
FS-Y11-21	14708 Mount Olive RD Centreville	Sprint	Telecommunications	Tower Collocation	Sandi Beaulieu	04/21/11		Dominion Virginia Power	Incomplete application; revisions requested multiple times.
FS-Y10-71	2750 Towerview DR Herndon	LightSquared	Telecommunications	Monopole Collocation	Connie Maier	12/03/10		Monopole/RF Associates LC	Applicant making revisions.
2232-Y10-23	3143 West Ox RD Herndon	T-Mobile Northeast LLC	Telecommunications	Monopole	Bernard Suchicital	11/30/10		Burke Garden Center	Application incomplete