



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

FROM: Sara Baldwin, Acting Executive Director

DATE: November 9, 2017

Agenda

Committee of the Whole
Wednesday, November 15, 2017 – 6:30 p.m.
Boardroom – Herrity Building
Chairman: William G. Bouie
Vice Chair: Ken Quincy

1. Proposed Telecommunications Sites (with presentation) – Discussion*
2. Park Authority Master Plan Update (with presentation) – Information*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

DISCUSSION (with presentation)

Proposed Telecommunications Sites (Hunter Mill and Springfield Districts)

Location of telecommunications facilities on Park Authority property is guided by Park Policy 105 Telecommunications Sites. The policy provides that the Park Authority shall seek to balance the general public's need for telecommunications services with the Authority's mandate and public trust for the protection of parklands. The Executive Director of the Park Authority, with the endorsement of the Park Authority Board shall consider the placement of telecommunications facilities and related equipment on park property in accordance with the policy.

Park staff routinely receives requests from telecom industry representatives (the applicant) looking to locate telecom facilities such as monopoles on park property. Staff reviews these requests per the policy and shares this information with the Park Authority Board Member in the Supervisory District where the potential park site is located. Staff requests that the applicant submit a formal application with detailed information for review at this point unless a reason for not moving forward with a detailed site evaluation is determined in accordance with the policy.

Staff advised the Park Authority Board in February 2017 that based on changes to telecom regulations at the federal and state levels that the Fairfax County Board of Supervisors adopted an amendment to the Zoning Ordinance, Chapter 112, Article 20, Ordinance Structure, Interpretations and Definitions effective on June 22, 2016, requiring developers of proposed new and expanded telecom facilities to obtain a Special Exemption (SE) per the Zoning Ordinance regardless of location. Applications requesting to locate telecom facilities on park property must obtain 2232 and SE approval from the Planning Commission and the Board of Supervisors prior to staff completing final review of the application and requesting Park Authority Board approval of a License Agreement to locate the telecom facility on park property.

Park Authority staff has received applications for potential location of new monopoles at two park sites.

- Milestone Communications (Milestone) on behalf of Verizon Wireless has submitted an application to install a new monopole at Fred Crabtree Park in the Hunter Mill Supervisory District.
- Mastec Network Solutions (Mastec), on behalf of Cellco Partnership d/b/a Verizon Wireless submitted an application to install a new monopole at Greenbriar Park in the Springfield Supervisory District.

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Staff has reviewed the proposed locations and determined that the sites are feasible in accordance with park policy based on an initial review.

Milestone originally submitted a 2232 application and a SE approval request to the Fairfax County Planning Commission in the fall of 2016 to locate a monopole at Crossfields Elementary School which adjoins Fred Crabtree Park. The Planning Commission indefinitely deferred Milestone's applications for 2232 and SE approval for location of the monopole on school property based on community concerns regards the proposed location and proximity to school facilities. Milestone has since submitted an application to Park Authority staff for location of the proposed monopole on the adjoining Fred Crabtree Park property prior to submitting a 2232 application and SE approval request to the Planning Commission.

Mastec's application to locate a monopole at Greenbriar Park has been reviewed by staff and a public hearing for the SE request has been scheduled with the Board of Supervisors for November 21, 2017.

Staff is prepared to discuss the details of the applications with the Park Authority Board and next steps in the process if the applicants are successful in obtaining 2232 and SE approval from the Planning Commission and the Board of Supervisors. The next steps include:

- Addressing any issues or concerns raised with the application.
- Detailed review of site specific engineering plans included any easements required for utility connections.
- Negotiation of terms to be included in the License Agreement.
- Review of the License Agreement by the County Attorney's Office for legal sufficiency.
- Park Authority Board review and approval of the License Agreement.
- Execution of the License Agreement by the Executive Director.

Staff anticipates to be actively working on the applications throughout the remainder of calendar year 2017 and early 2018.

ENCLOSED DOCUMENTS:

None

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STAFF:

Sara Baldwin, Acting Executive Director

Aimee L. Vosper, Deputy Director/CBD

Cindy Walsh, Acting Deputy Director/COO

Todd Brown, Director, Park Operations & Acting Director, Resource Management
Divisions

David Bowden, Director, Planning & Development Division

Cindy McNeal, Project Coordinator, Real Estate Services



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Fairfax County Park Authority
Telecommunications

Telecommunications

- Telecommunications companies request consideration to place telecommunications facilities on park property to provide cell service
- A primary function of cell service is to support public safety and public communications

Policy 105

Telecommunications Sites



FAIRFAX COUNTY PARK AUTHORITY POLICY MANUAL

Policy 105	Title: Telecommunications Sites
Date Approved: 6/26/2013	Last reviewed: 3/26/2008
Objective: Plan and develop a balanced park system that includes a variety of land, park facilities and amenities to meet the diverse leisure and recreation needs of current and future Fairfax County residents, workforce and visitors.	

Purpose: The Authority considers its responsibilities to the citizens of Fairfax County to be in the nature of public trust, requiring commitment to the preservation and protection of natural, cultural, horticultural and recreational resources located on park lands. The Park Authority shall seek to balance the general public's need for telecommunications services with the Authority's mandate and public trust for the protection of parklands.

Policy Statement: Telecommunications facilities shall not be located on any park land containing deed restrictions or funding restrictions that do not permit such use. Compensation shall be provided to the Park Authority for the placement of the proposed facility. The Director, with the endorsement of the Park Authority Board shall consider the placement of telecommunications facilities and related equipment on park property contingent upon:

1. The proposed telecommunication facility complies with the provisions of the Fairfax County Comprehensive Plan Policy Plan for Parks and Recreation.
2. Consideration has been given to placing telecommunications facilities that minimize impacts to park land utilizing the following methods: evaluation of alternatives to locating new monopoles or towers on park land; co-location on an existing approved monopole; co-locating on existing public utility structures; or designing facilities as light pole replacements on athletic fields as an alternative to new monopole or towers for telecommunication.
3. In accordance with Policies 201 Natural Resources and 203 Cultural Resources, the proposed location does not adversely affect significant natural or cultural resources.
4. The proposed location does not displace and is compatible with existing or planned park facilities;
5. The proposed location and construction on the site does not significantly detract from the character of the park;

Policy 105 Telecommunications Sites (continuation)

6. The proposed facility location does not adversely affect park operations or maintenance;
7. Clear demonstration is given that impacts to adjacent uses and property owners are minimal;
8. The placement of the telecommunications site enhances public communications services and the public good.

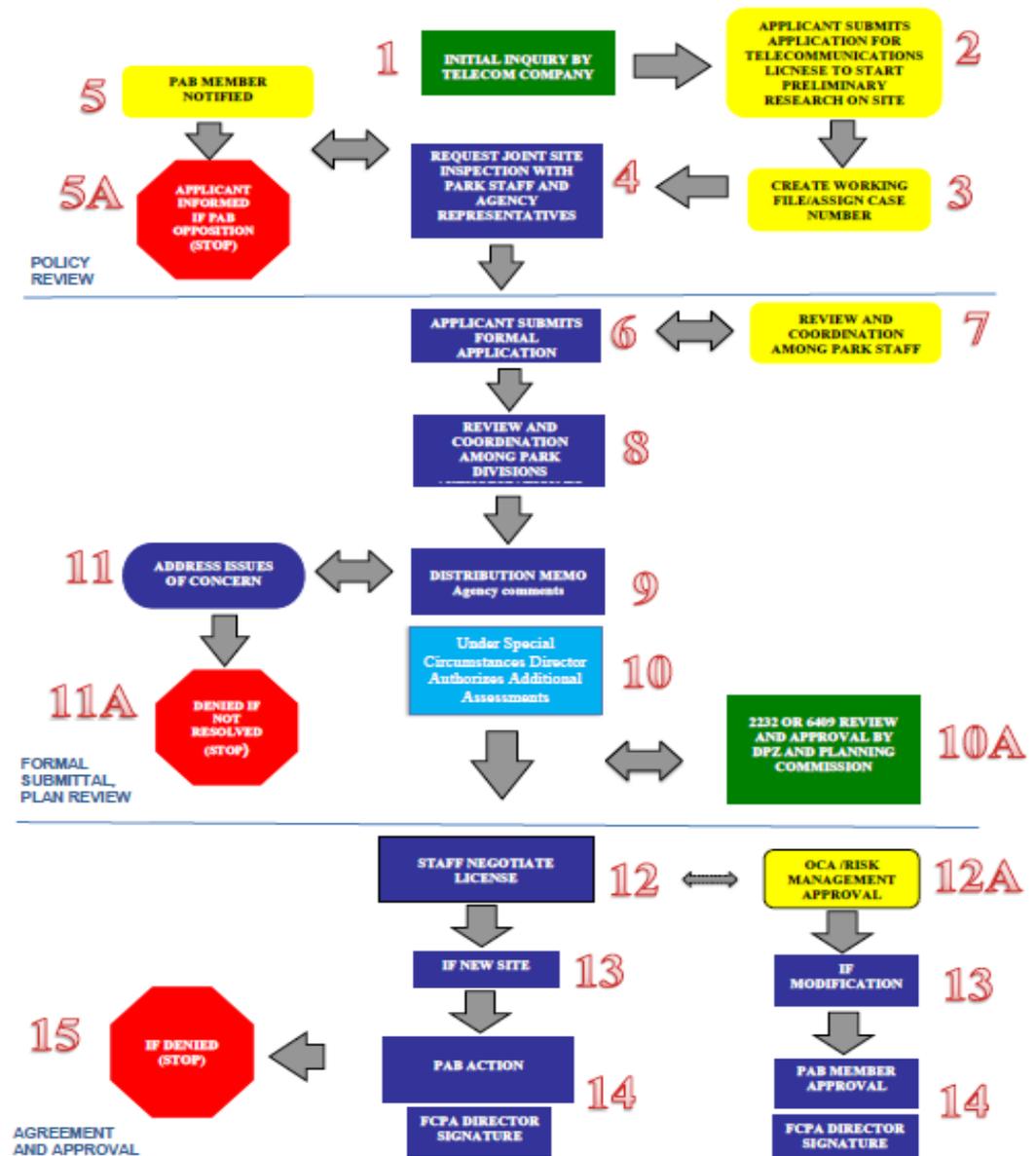
Requests for telecommunications facilities that propose co-location on existing approved monopoles, existing electric transmission lines, or athletic field light pole replacements, and meet all applicable location criteria may be approved by the Director of the Park Authority after consultation with the Board member in whose district the facility will be located.

Supporting Documentation:

1. Section 106, National Historic Preservation Act of 1966, as amended through 2006
<http://www.achp.gov/docs/nhpa%202008-final.pdf>
2. Fairfax County Zoning Ordinance-
<http://www.fairfaxcounty.gov/dpz/zoningordinance/>
3. Fairfax County Comprehensive Plan, Policy Plan-
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
4. Fairfax County Comprehensive Plan, Policy Plan, Public Facilities, Mobile and Land- Based Telecommunication Services.
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/pubfacilities.pdf>

Flow Chart

TELECOMMUNICATIONS FLOWCHART

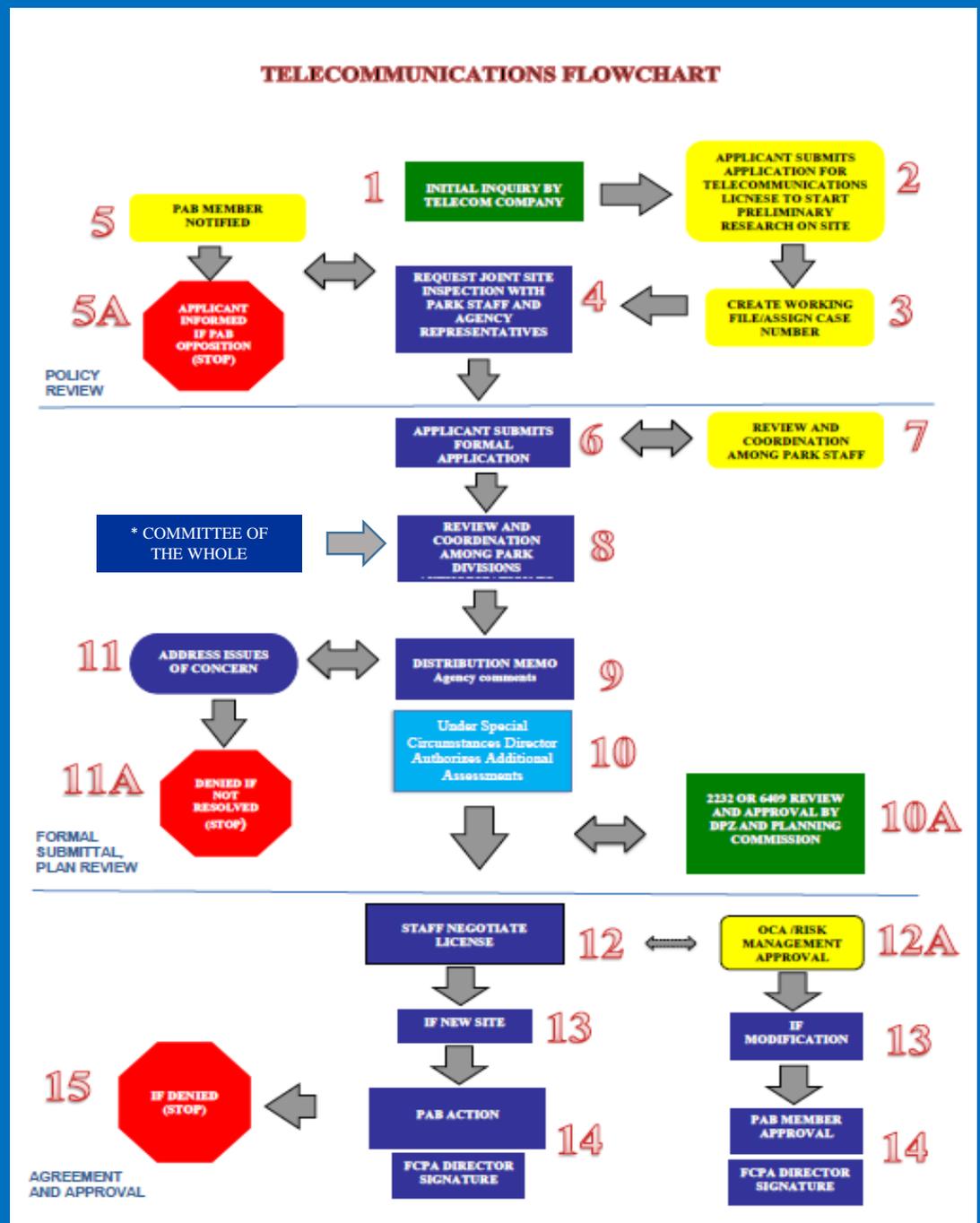


Flow Chart

Recent Regulatory Actions:

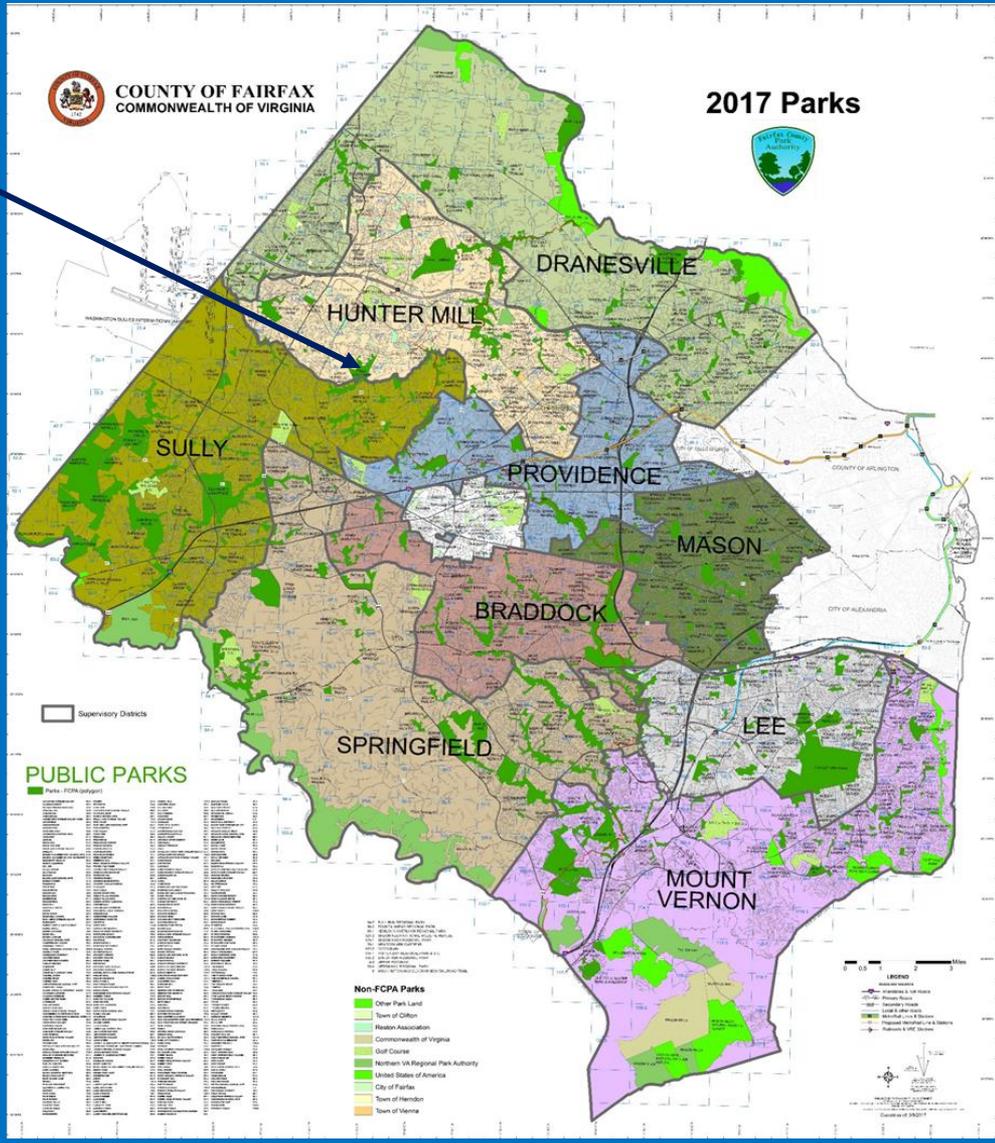
- FCC Adopted Rules
- Virginia General Assembly approved an amendment to Code of Virginia
- BOS Adopted an amendment to the Zoning Ordinance
- DPZ requires Special Exception

Regulatory Actions, Park Infrastructure, Community Input



Hunter Mill District

Property Location



Fred Crabtree Park

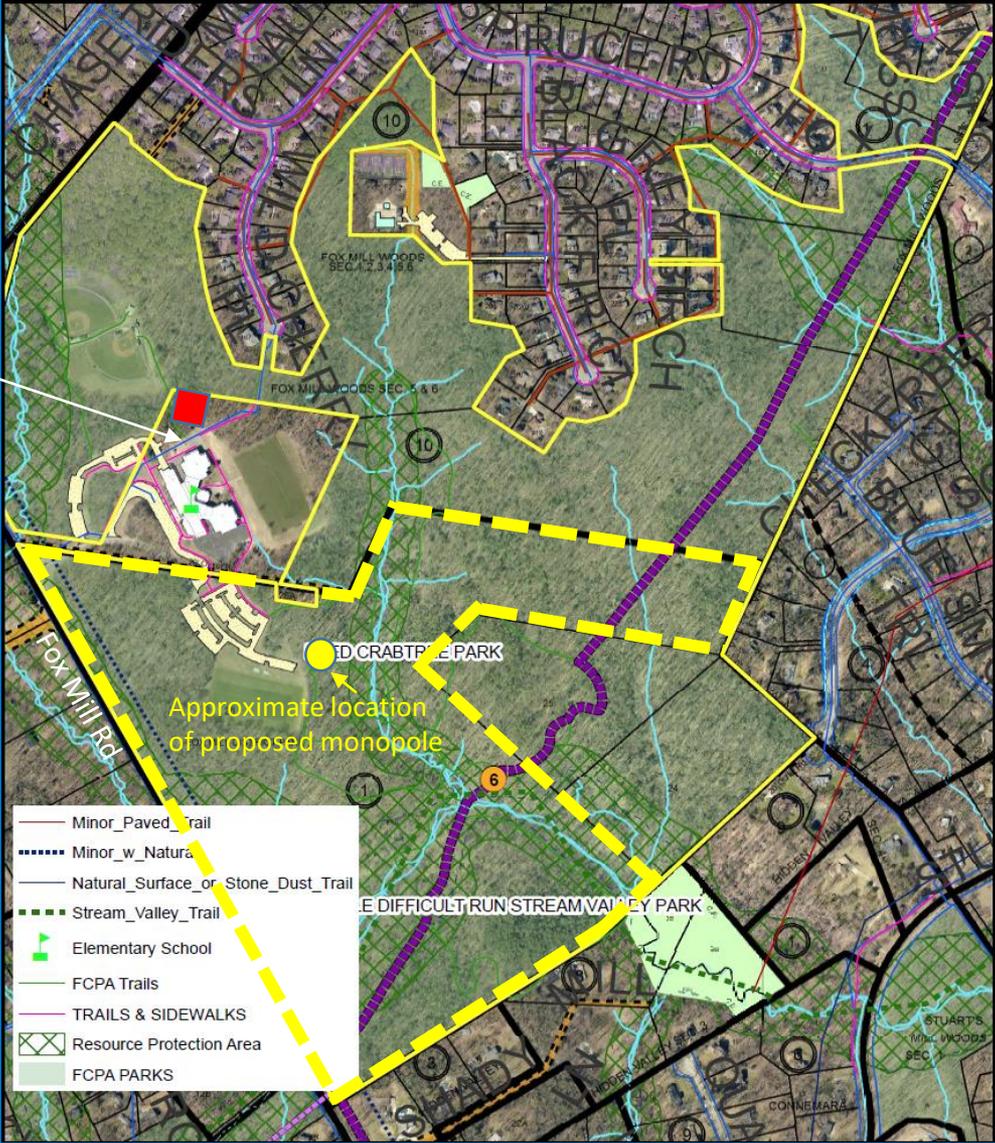
FCPA Fred Crabtree Park is 209 acres

FCPS Crossfield ES is 14 acres

■ Original Proposed Location of Monopole on FCPS Property

--- Parcel 26 (portion of Fred Crabtree Park, 85 acres)

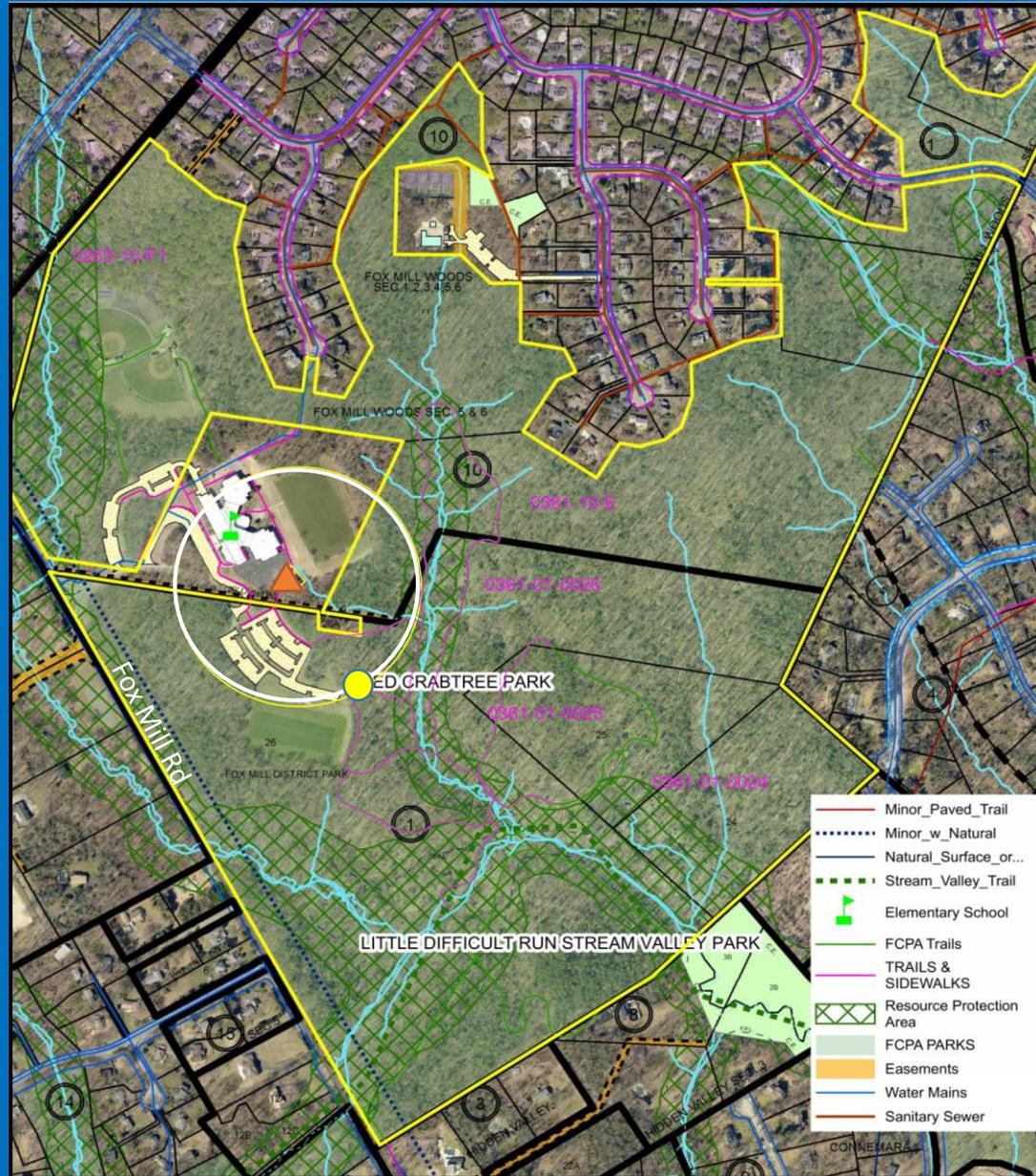
All acreages are approximate



Fred Crabtree Park

▲ Approximate location of Crossfield ES playground

○ 500' radius around playground



Fred Crabtree Park

Anticipated Next Steps

- *2232 and SE Review / Recommendation by Planning Commission*
- *BOS Approval including SE Public Hearing*
- *FCPA Staff Review*
- *Address any issues or concerns raised by Staff*
- *Review Engineering Plans, Easements, Utility Connections*
- *License Agreement Negotiations and Legal Review*
- *Park Authority Board Review / Approval of License Agreement
for Execution by Executive Director*

Greenbriar Park

FCPA Greenbriar Park is 36 acres



Parcel 10
(portion of Greenbriar Park, 12 acres)



All acreages are approximate

Greenbriar Park

Anticipated Next Steps

- *Planning Commission Recommendation of SE on 11/2/17*
- *BOS SE Public Hearing Scheduled for 11/21/17*
- *FCPA Staff Review*
- *Address any issues or concerns raised by Staff*
- *Review Engineering Plans, Easements, Utility Connections*
- *License Agreement Negotiations and Legal Review*
- *Park Authority Board Review / Approval of License Agreement for Execution by Executive Director*

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INFORMATION (with presentation)

Park Authority Master Plan Update

The purpose of this update to the board is two-fold: (1) to provide an overview of revisions made to the Parks and Recreation System Master Plan (master plan) based on input received during the public comment period, and (2) to present a Preliminary-Final version of the master plan for review in advance of approval by the board at the December 13, 2017, board meeting.

The draft master plan was released to the public and a formal notice was issued on August 6, 2017, to solicit input from the community. During the public comment period, staff took steps to ensure the public was aware of the plan and the opportunity to provide comments. This engagement effort included a series of information releases, blog articles, and social media posts. In addition, direct email notifications were provided to key stakeholders including the Board of Supervisors, leadership of other county agencies, Friends groups, and the Athletic Council, as well as others. Informational presentations were also given to partners including the Mount Vernon Council of Citizens' Associations Environment and Recreation Committee and the Fairfax County Office of Community Revitalization. A public input meeting was held on September 12, 2017, to provide an additional opportunity for the public to comment on the draft plan.

The public comment period closed on September 22, 2017. Approximately 50 comments were received through the project website, emailed to Parkmail and at public meetings. These included comments from The Partnership for a Healthier Fairfax, the Audubon Society of Northern Virginia, and Mount Vernon Council of Citizens' Associations Environment and Recreation Committee. The public comments reinforced the importance and relevance of the master plan goals. Community members also expressed interest in the implementation steps and opportunities for involvement in the strategic planning process.

ENCLOSED DOCUMENTS:

None.

STAFF:

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Aimee L. Vosper, Deputy Director/CBD

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Janet Burns, Fiscal Administrator

Andrea Dorlester, Manager, Planning Branch

Samantha Hudson, Senior Planner