



MONTGOMERY COUNTY DEPARTMENT OF PARKS
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

MCPB Date: 11/16/17

Agenda Item # 3

DATE: November 6, 2017

TO: Planning Board

VIA: Michael F. Riley, Director of Parks *MR*
 Miltra Pedoeem, Deputy Director of Administration
 John Nissel, Deputy Director of Operations
 James Poore, Chief, Facilities Management Division *JP*

FROM: Michelle Grace, Assistant Chief, Facilities Management Division *MAG*
 Lynn Lewis, Senior Administrative Specialist, Facilities Management Division

SUBJECT: Three Applications for Private Telecommunications Facility Siting on Montgomery Parks Property as Collocations on Existing Facilities

Staff Recommendation: Approval of the three collocation applications with conditions:

Application	Private Carrier
A	Verizon Wireless
B	T-Mobile Northeast, LLC
C	T-Mobile Northeast, LLC

Background:

On February 27, 2014, the Montgomery County Planning Board adopted the updated policy and administrative procedures titled "Telecommunications Facility Siting on Park Property", which includes procedures and criteria for the review and evaluation of applications from private carriers, (See Attachment #1). The previous policy and procedures were adopted on June 16, 1997 and were outdated.

The purpose of the updated 2014 policy and administrative procedures was to:

- A) Define an administrative process for the Commission to ensure adherence to the Telecommunications Act of 1996, Section 704A, National Wireless Telecommunications Siting Policy (See Attachment #2), which mandates that a state or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services, and shall act on any request for authorization to place, construct, or modify personal wireless facilities on their properties within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.
- B) Establish for the telecommunications industry a consistent process for evaluating an application for a telecommunications facility siting on Park property, while protecting the integrity and continued stewardship of the parks system (e.g., designating either regional or recreational parks as the preferred sites for telecommunications facilities)

- C) Ensure a public notification and comment process for each application for a telecommunications facility siting on Park property.

Effective October 30, 2014, Montgomery County adopted a new zoning code, and Montgomery Parks anticipates that the updated 2014 policy and procedures will be updated again in 2018 to reflect the new code along with the latest zoning text amendments (currently underway) and will revise terminology accordingly. Key changes in the new zoning code include the removal of 'special exception' replaced by 'conditional use' and new standards for the placement of antenna on existing structures.

Telecommunications Facility Application Review Process

All private telecommunications facility applications for siting on Montgomery Parks property undergo preliminary reviews by various Park staff, including the Park Development, Horticultural/Forestry/ and Environmental Education and Park Planning and Stewardship Divisions, and must receive a recommendation from the Montgomery County Telecommunication Facility Coordination Group (**the "Tower Committee" or "TFCG"**) before Park staff will present a recommendation to the Planning Board for site location and lease approvals. Collocations proposed for existing structures on Montgomery Parks property all follow the same practice and procedures with some variation depending on individual site conditions.

The TFCG consists of representatives from Montgomery County's various land owning and land use agencies. The land-owning agencies include the Department of General Services-Office of Real Estate, Montgomery County Public Schools, Maryland-National Park and Planning Commission and Washington Suburban Sanitary Commission. The land use agencies include the Department of Technology Services-Public Safety Radio, Department of Permitting Services, the Office of Management and Budget and the Office of Cable and Broadband Services. One of the primary purposes of the TFCG is to promote appropriate location and collocation of transmission facilities in the County to minimize adverse impact to the community and public facilities.

Before a review by the TFCG, applications for siting of telecommunications facilities in Montgomery County are received and reviewed by the County's Tower Coordinator ("Coordinator"). The Coordinator reviews each application to ensure that it is accurate and complete and meets current zoning requirements. An engineering review is also conducted to ensure design feasibility, correctness of information and promotion of collocation. In addition, the Coordinator maintains a database of existing telecommunication facilities in the County that include the carrier name, location, type of structure and property owner. The database includes a historical record of all applications submitted to TFCG since its inception in 1995, and also contains information on all public sites, buildings of certain heights, public property and other data helpful to telecommunications providers and the public. The Coordinator checks applications for siting of new monopoles against the database to determine whether an alternative site exists that could meet the applicant's needs and have less negative impact on the community. The Coordinator then prepares a recommendation report for the TFCG to consider. The Tower Committee reviews the applications, considers the recommendation report and other relevant information compiled by the Coordinator, and formulates a siting recommendation that goes forward to the proper agency.

If the Planning Board grants approval for the applicant's proposed site location, Park staff will issue the applicant a Letter of Intent to enter into a lease agreement for the applicant's use in seeking approval from the County's Office of Zoning and Hearing, if needed. A lease with Montgomery Parks is offered contingent on the applicant receiving all governmental approvals including building permits from Montgomery County's Department of Permitting Services, a Montgomery Parks construction permit, and, if necessary, a conditional use approval.

Existing Telecommunications Facilities on Park Property

Montgomery Parks has several existing telecommunications facilities (cell/radio towers) on Park property. They include: 1) a cell tower owned by AT&T (three carriers on the tower) in Wheaton Regional Park at the maintenance yard; 2) a cell tower owned by Verizon in Northwest Branch Recreational Park at the National Trolley Museum (two carriers on the tower); 3) a Commission-owned light pole in Blair Local Park (formerly owned and operated by Sprint); 4) a Commission-owned radio tower on Sligo Creek Golf Course with two AM radio station tenants; and 5) a 5-tower array owned by WMET radio in Great Seneca Stream Valley Park (all five with the same WMET tenant).

Three separate Telecommunications Applications for Planning Board Approval – November 16, 2017

Montgomery Parks is presenting three separate applications from carriers for collocations of private telecommunications facilities on Park property. The reason three are submitted at the same time is because all carriers have arrived at the same place in the review process at about the same time, and each are at the point where the community are notified and the Planning Board approval is requested. **See table of three applications:**

Application	Private Carrier	Montgomery County Park	Address
A	Verizon Wireless	Sligo Stream Valley Park (at Sligo Creek Golf Course)	9701 Sligo Creek Pkwy. Silver Spring, MD
B	T-Mobile Northeast, LLC	Wheaton Regional Park (behind Maintenance Yard)	12012 Alpert Ln. Silver Spring, MD
C	T-Mobile Northeast, LLC	Blair Local Park (behind Fire Station on University Blvd.)	51 University Blvd. E Silver Spring, MD

Each application and the details of each application is provided as separate attachments to this memorandum. Details include a copy of the application, TFCG Recommendation, Park information, staff and public comments.

Public Notice and Solicitation of Comments

The Public Affairs and Community Partnerships Division issued a public notice to the community advising of the three pending private telecommunications facility applications requesting to collocate on existing facilities on Park property, and the Planning Board agenda date of November 9, 2017, which has been rescheduled for November 16, 2017. The application information was posted on Montgomery Parks website with an invitation for the public to post comments via the Open Town Hall forum on the website, and also on NextDoor.com, where again the public may post comments. In addition, advisory postcards were sent to residents residing within a half mile radius of each of the proposed collocation tower sites, and signs were posted in the parks near the collocation tower sites (or in areas most appropriate for public notice).

The three application packets with details of the recommendation for approval are attached as:

- Attachment #A 1-2 - Verizon @ Sligo
- Attachment #B 1-2 - T-Mobile @ Wheaton
- Attachment #C 1-2 - T-Mobile @ Blair

Additional attachments:

- Attachment #1 - Telecommunications Facility Siting on Park Property
- Attachment #2 - Telecommunications Act of 1996, Section 704A, National Wireless Telecommunications Siting Policy

ATTACHMENT A

VERIZON WIRELESS APPLICATION FOR TELECOMMUNICATIONS FACILITY SITING ON PARK PROPERTY SLIGO CREEK GOLF COURSE 9701 Sligo Creek Parkway, Silver Spring

On July 17, 2014, Verizon Wireless (“carrier”) filed an application for the siting of private antennas and related equipment on and around an existing facility on Montgomery Parks property. A final revision of the application was submitted on July 6, 2017 (**Attachment # A-1**). The carrier requested to collocate on the existing Commission-owned radio tower site on Sligo Creek Golf Course, an approximately 51-acre property located at 9701 Sligo Creek Pkwy., Silver Spring. The 247 ft. radio tower currently supports two radio transmission providers, Hubbard Radio Washington, DC (WTOP) and AC Acquisitions, LLC (WACA-AM), in a compound area of approximately 2500 sf on Parcel # P706 in Montgomery County. The tower site is in an R-60 zone.

Verizon proposes to locate six (6) antennas, 12 remote radio heads and related ancillary equipment at the 120’ rad center on the radio tower. The carrier will also install a 73sf concrete ground equipment pad and canopy within the existing equipment compound area, and an ice bridge running from their base ground equipment to the tower leg for the extension of antenna cables. In addition, Verizon will run underground fiber from Sligo Creek Parkway via directional boring to their equipment pad, and install a new electric service backboard. The carrier will disturb approximately 200sf (100 sf for equipment pad and 100 sf for hand holes). Verizon Wireless has received a recommendation from Montgomery County’s Tower Committee (**Attachment # A-2**) in support of its application to collocate its telecommunications facility on Park property.

General Public Comments: see pages 8-9 which contain consolidated comments for three applications.

Staff Comments:

The site plan and other schematics were preliminarily reviewed and recommended for approval by Park staff, including the Park, Planning and Stewardship and Park Development Divisions, Park management and a Park arborist. Staff review comments have satisfactorily been incorporated in the carrier’s most current plans.

Park staff evaluated Verizon’s application for impacts to the Park and golf course, including environmental constraints, aesthetics, disturbance, and Park users. As the proposed telecom facilities are to locate on existing Park structures and within existing ground equipment compounds and are proposed for the same use, the various impacts to Park property is expected to be minimal.

STAFF RECOMMENDATION:

Staff recommends the Planning Board approve Verizon Wireless’s application to locate its telecommunications facility on the existing radio tower site on Sligo Creek Golf Course with the following conditions:

1. Verizon Wireless execute a tower and ground lease agreement with Montgomery Parks, with the terms of such agreement to be approved by the Commission’s Office of General Counsel, and pays any required fees, rent or other payments due in a timely manner.
2. The carrier complies with all site development requirements identified by Montgomery Parks’ Park Development and Park, Planning and Stewardship Divisions, Park management, park arborist.
3. Verizon Wireless obtain a building permit from Montgomery County Department of Permitting Services, a park construction permit from Montgomery Parks, Park Development Division, and any other necessary governmental approvals prior to the commencement of any construction activity for their telecommunications facility on Park property.

ATTACHMENT B

T-Mobile Northeast, LLC
APPLICATION FOR TELECOMMUNICATIONS FACILITY SITING ON PARK PROPERTY
WHEATON REGIONAL PARK
(Maintenance Yard)
12012 Alpert Ln., Silver Spring

On February 8, 2017, T-Mobile Northeast, LLC (“T-Mobile” or “carrier”) filed an application for the siting of private antennas and related equipment on and around an existing facility on Montgomery Parks property. A final revision of the application was submitted on July 20, 2017 (**Attachment # B-1**). The carrier requested to collocate on the existing AT&T owned cell tower site in Wheaton Regional Park (behind the maintenance yard), an approximately 31-acre parcel located at 12012 Alpert Ln., Silver Spring. The existing 180 ft. cell tower currently supports three telecommunications providers (AT&T, Sprint and Verizon) in a ground compound area of approximately 1800 sf on Parcel # P100 in Montgomery County. The tower site is in an R-90 zone.

T-Mobile proposes to collocate eight (8) antennas and related ancillary equipment at the 135’ rad center on the radio tower. The carrier will also install a 77 sf ground equipment pad in the existing equipment compound area, and a 26 LF ice bridge running from their base ground equipment to the tower. In addition, T-Mobile will run 68 LF of underground electrical cabling within the compound, and will disturb approximately 196 sf for this project.

T-Mobile has received a recommendation from Montgomery County’s Tower Committee (**Attachment # B-2**) in support of its application to collocate on the existing facility on Park property.

General Public Comments: see pages 8-9 which contain consolidated comments for three applications.

Staff Comments:

The attached application was preliminarily reviewed and recommended for approval by Park staff, including the Park, Planning and Stewardship and Park Development Divisions, Park management and a Park arborist. Staff review comments have been incorporated in the most recent carrier’s plans. Park staff evaluated T-Mobile’s application for impacts to the Park, including environmental constraints, aesthetics, disturbance, and Park users. As the proposed telecom facilities are to locate on existing Park structures and within existing ground equipment compounds and are proposed for the same use, the various impacts to Park property is expected to be minimal.

STAFF RECOMMENDATION:

Staff recommends the Planning Board approve T-Mobile’s application to locate its telecommunications facility on the existing cell tower site in Wheaton Regional Park with the following conditions:

1. T-Mobile Northeast, LLC execute a ground lease agreement with Montgomery Parks, with the terms of such agreement to be approved by the Commission’s Office of General Counsel, and pays any required fees, rent or other payments due in a timely manner.
2. The carrier complies with all site development requirements identified by Montgomery Parks’ Park Development and Park, Planning and Stewardship Divisions, Park management, park arborist.
3. T-Mobile obtain a building permit from Montgomery County Department of Permitting Services, a park construction permit from Montgomery Parks, Park Development Division, and any other necessary governmental approvals prior to the commencement of any construction activity for their telecommunications facility on Park property.

ATTACHMENT C

**T-Mobile Northeast, LLC
APPLICATION FOR TELECOMMUNICATIONS FACILITY SITING ON PARK PROPERTY
BLAIR LOCAL PARK
(Behind Baseball Field)
51 University Blvd E., Silver Spring**

On August 16, 2016, T-Mobile Northeast, LLC (“T-Mobile” or “carrier”) filed an application for the siting of private antennas and related equipment on and around an existing light pole on Montgomery Parks property. A final revision of the application was submitted on June 16, 2017 (**Attachment # B-1**). The carrier requested to collocate on the existing Commission owned light pole in Blair Local Park (behind the baseball field), an approximately 11.8-acre property located at 51 University Blvd E, Silver Spring.

The 128 ft. light pole currently does not support any telecommunications facilities. However, during the period June 1999 through April 2015, the pole was constructed and operated by Sprint Nextel, to hold the athletic field lights and provide for its telecommunications facility on an 800 sf area of leased ground space adjacent to the light pole. The light pole is situated on Parcel # P430 in Montgomery County in an R-90 zone.

T-Mobile proposes to collocate six (6) antennas, a microwave dish and related ancillary equipment as a 124’ rad center on the light pole, and to construct a 10’ x 20’ equipment pad adjacent to the light pole. The carrier will shield its equipment compound from the baseball field by screening a portion of the existing chain link fence located along the perimeter of the baseball field. T-Mobile will also install electrical and telephone utilities within an existing 10 ft. wide utility easement (approx. 4,342 sf) on the property. Whether the utility conduits still exist has yet to be verified by the carrier. An ice bridge running from the ground equipment pad to the tower will also be constructed. T-Mobile will disturb approximately 2300 sf for this project. T-Mobile has received a recommendation from Montgomery County’s Tower Committee (**Attachment # B-2**) in support of its application to collocate its telecommunications facility on Park property.

General Public Comments: see pages 8-9 which contain consolidated comments for three applications.

Staff Comments:

The attached site plan and other schematics were preliminarily reviewed and approved by Park staff, including the Park, Planning and Stewardship and Park Development Divisions, Park management and a Park arborist. Park staff evaluated T-Mobile’s application for impacts to the Park, including environmental constraints, aesthetics, disturbance, and Park users. As the proposed telecommunications facility is to locate on an existing Park light pole previously used as a cell tower support structure, and within close proximity to the area previously used for related ground equipment, the aesthetic impact to the park is expected to be minimal. However, the following staff comments must be satisfied prior to the issuance of a Park construction permit or Lease for this project:

1. **Screening:** T-Mobile will add a wind screen to extend from the end of the current windscreen past the proposed installation. Parks will provide product details.
2. **Installation of a 2” conduit within the 10’ easement:** The existing utility easement has many trees within and directly adjacent. Parks will work with the applicant during final construction documents to determine the appropriate construction methods and practices required to protect the existing trees. This will include some use of trenchless methods, including “stitch boring.” Where cut and cover methodology

is used, root pruning by a Maryland Licensed Tree Expert may be required. Tree limbs will need to be removed by a Maryland Licensed Tree Expert if they are within the clearance needed for vehicles.

3. Property line and easement location: The M-NCPPC GIS property lines differ significantly from the ones shown on the carrier's plan. The applicant shall provide a boundary survey by a Maryland licensed surveyor to confirm property and easement locations.
4. Proximity of fenced compound to the drainage swale: The current configuration places an equipment compound fence within the drainage swale limits, which is not acceptable because it will impede drainage and result in increased maintenance. The applicant shall adjust their proposed work to allow the free flow of water in the swale. This could include shifting the compound directly adjacent to the ballfield outfield fence. If the equipment compound utilizes the outfield fence, mitigation such as installation of a wind screen to obscure the compound contents may be requested by parks. The applicant will be requested to provide calculations that demonstrate adequate swale capacity at non-erosive velocities.
5. If T-Mobile should decide to add a generator to their equipment compound, they will have to re-submit their application and plans to Montgomery Parks for approval. Additional approvals will be likely, such as from the Department of Permitting Services.

STAFF RECOMMENDATION:

Staff recommends the Planning Board approve T-Mobile's application to locate its telecommunications facility on the existing light in Blair Local Park with the following conditions:

1. T-Mobile Northeast, LLC execute a ground lease agreement with Montgomery Parks, with the terms of such agreement to be approved by the Commission's Office of General Counsel, and pays any required fees, rent or other payments due in a timely manner.
2. The carrier complies with all site development comments/requirements identified by Montgomery Parks' Park Development and Park, Planning and Stewardship Divisions, Park management, park arborist.
3. T-Mobile must obtain a building permit from Montgomery County Department of Permitting Services, any other required governmental approvals, and a park construction permit from Montgomery Parks prior to the commencement of any construction activity for their telecommunications facility on Park property.

Public Comments via Montgomery Parks.org/town hall

As of 11/6/17: 0 Statements have been posted relative to the Sligo Creek Golf course location, and 4 Statements have been posted otherwise.

Name not shown inside Kemp Mill/4 Corners

October 29, 2017, 3:09 PM

"Since the three applicants will colocate on existing tower sites for the same use, the impact on the three Parks will be minimal." I knew this was coming down the pike when the monopole was put up in Wheaton Regional Park. That big chunk of ugliness should never have been erected. The county didn't care then and why would it care now. The fact that more equipment would bring about more danger to the people who live nearby won't matter either. Back when the pole went up AT&T claimed there was no danger. Why would the company who wanted to use the park for it's equipment agree that it is dangerous with prolonged exposure? The AT&T representative's answer to my argument back then was this: "We'll just have to agree to disagree." Why do you even ask for people's opinions, when you know full well you're going to put more ugly on the existing ugly anyway? As I learned years ago, there is nothing I can say or do that will stop you from putting me, my family and my neighbors in danger. This is especially true when the communications companies pay you a lot more than we do with our taxes.

Jared Hautamaki inside Kensington/Wheaton

October 24, 2017, 11:14 AM

Cable and wireless companies have not followed through on their commitments to improve wireless and cable access and improve their networks under federal law, and state and local franchise commitments. I would oppose any improvements until all contractual obligations are complete under existing agreements before allowing them to make additional improvements.

Patrick Dunn inside Olney

October 20, 2017, 12:48 PM

Per the comment from Park staff: "Since the three applicants will colocate on existing tower sites for the same use, the impact on the three Parks will be minimal.", I support this proposal.

Name not shown inside Olney

October 18, 2017, 10:30 AM

What are the names of the companies that are the three applicants?

Open Town Hall is not a certified voting system or ballot box. As with any public comment process, participation in Open Town Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

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Public Comments via Montgomery Parks.org/town hall

Sue P.,

10/24/17

I have concerns about this process! Under the Regulations that govern TFCG reviews, per COMCOR 02.58E.01.03.a., Land-owning Agency means any government agency which owns or controls any land on which a telecommunications transmission facility is located or proposed to be located. Per COMCOR 02.58E.01.05.b, the land-owning agency must:

1. Review the site application in accordance with the agency's siting standards and policy.
2. Receive and evaluate public input as part of the agency's decision process.
3. Submit input concerning the application at the scheduled Group meeting via, its Group designee.

The Parks Department notice states that "The Montgomery County Transmission Facilities Group (TFCG), which reviews all telecommunications facilities and antenna sitings requests, has approved the applications." By seeking public input now, after the TFCG reviews, rather than before the reviews when the TFCG could have considered public concerns, demonstrates that the Planning Board is cheating the public and violating County Regulations. It further demonstrates that the TFCG violated the Regulations, too, by conducting the reviews of these facilities without the required public input from the Land-owning Agency.

These are not isolated cases. The TFCG routinely violates these regulations when conducting reviews. And through the proposed ZTA concerning small cell towers and antennas, the TFCG and land-owning agencies are now poised for far greater authority to green-light cell towers without public input. I encourage requiring our County agencies to follow the regulations that require public input, and to make those regulations much stronger, too!

MONTGOMERY PARKS



M-NCPPC
Property Management Office*Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855
301-495-2520

Application for Telecommunications Facility Lease Agreement

Non-Refundable Fee: \$1,500.00

Carrier Name: Verizon Wireless Date: July 6, 2017

Applicant Name: Michael Lautar

Company: Mastec, Inc. on behalf of Verizon Wireless

Address: 9115 Guilford Rd. Suite 400. Columbia, MD 21046

Telephone: Office: [REDACTED] Cell: [REDACTED] E-mail: [REDACTED]

I hereby certify that I have read and understand the M-NCPPC-MONTGOMERY PARKS Administrative Procedures and Policy for Telecommunications Facilities, and that the information and the statements submitted in this application and package are true, complete, and accurate, and are made in good faith, and that the individual signing below has authority to act on behalf of the owner of the proposed facilities. Payment of a non-refundable \$1,500.00 Fee is required with this application, payable to M-NCPPC.

Applicant signature: Michael Lautar Date: July 6 2017

Park Name: Sligo Creek Golf Course

Specific Zone of Property: R-60 Acres: 31.92 Planning Area: 2

Classification (from Parks Inventory): SVU

Site address: 9701 Sligo Creek Parkway, Silver Spring, MD 20910

Support structure owner: MNCPPC - Montgomery Parks

Equipment owner: MNCPPC

Facility latitude/longitude (Decimal Degrees): [REDACTED]

Frequencies to be used: TX: [REDACTED] RX: [REDACTED] Max. ERP: [REDACTED]

[REDACTED]

Proposed facility installation (complete the information requested and provide a detailed description of the proposed installation): **SEE BELOW DESCRIPTION FOR INSTALL REQUIREMENTS**

1. Up to _____' [monopole] [lightpole/monopole] [monopole/flagpole] [monopole/treepole] [lattice tower] [antenna support structure] ("Antenna Support Structure") and related communications equipment (the "Communications Facility") and 6 (#) Antennas.
2. ___' x ___' Shelter to house BTS equipment (see description below)
3. X Ice Bridge from shelter to Antenna Support Structure
4. X Electric and telephone service
5. _____ Other _____

The proposed install will be located on an existing 240' Lattice Tower at the Sligo Creek Golf Course. VzW proposes to locate 6 antenna (configuration will be 2 antenna per sector) and 12 Remote Radio Heads at the 120' rad center on the tower. VzW will locate a 10'6" X 7'0" X 9'3" concrete pad and canopy to locate base equipment to support the antenna. There will be an ice bridge running between the base station equipment and the tower for the coax line run. VzW will provide their own power and fiber for this install (details on utilities located on the drawings).

Attachments Required:

Detailed site information: A printout of the aerial imagery and property information from the M-NCPPC's www.mcatlas.com website showing the property where the proposed installation is physically located.

1. A legible vicinity map showing the property and surrounding major roadways.
2. Attach 11" x 17" size design and site plans that show an elevation drawing of the structure and an overhead view of the structure on the property and detailed drawings of the equipment area and structures. Drawings should include the location of proposed buildings, their size and the total compound size, and include equipment cabinets, or shelters, distances from the structure to property lines and to the nearest off-site dwelling, and lot size (clearly identify existing versus proposed facilities). Identify all proposed easements needed for cabling from off-site property, and show the underground cabling routing for power and communications. Show the proposed backup generator system location, type and fuel (no underground tanks are permitted, and preference is for natural gas). Include proposed reforestation or new planting locations. Include removals of existing, and installations of new pavement, or gravel. Show the proposed line of disturbance. Drawings should include a measurable scale. Show the ZONING for all adjacent properties.

3. State what measures are included to screen the site and minimize the visual impact of the proposed structure, including any disguise options such as a flag/tree/light pole design, low-profile antenna attachment consideration, concealed/painted antennas, or other such designs and, if not used, why they were not used. Provide balloon tests and/or photo simulation reports (electronic copies are also required for use in M-NCPPC reports and presentations) when performed. Equipment areas must show how the equipment area is screened with 100% opacity screening. Plastic slats are not acceptable.
4. A copy of a current structural analysis report which considered existing and proposed facilities (for adding facilities to an existing support structure).
5. Will this site be submitted for FAA review and approval? (If FAA review has already been completed please attach a copy of approval). TBD - existing structure may not be needed if not increasing height.

Submit three copies of this application and required attachments to:

Park Property Manager
M-NCPPC
Property Management Office-Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855

For any questions contact:
e-mail - Michelle.Grace@montgomeryparks.org
(phone) 301-495-2520
(Fax) 301-947-4528



DEPARTMENT OF TECHNOLOGY SERVICES

Isiah Leggett
County Executive

Harash (Sonny) Segal
Chief Information Officer

MEMORANDUM

December 12, 2016

TO: Distribution

FROM: Margie Williams, Tower Chairperson
Transmission Facility Coordinating Group (TFCG)

SUBJECT: TFCG Notice of Action

Montgomery County TFCG has **Recommended** the following applications at its December 7th meeting:

- **Application number: 201612-03** **Type: Minor Modification** **Received: 31 October 2016**
Applicant: T-Mobile
Site Name/Location: Daly Elementary School / 20301 Brandermill Drive, Germantown
Zoning Standard: R-90, Limited Use **Property Owner: Board of Education**
Description: Add three 93"-high panel antennas at the 90' level on a 100'-high monopole.
Tower Coordinator Recommendation: Conditioned on written approval from MCPS that they approve of the attachment at the time of permitting.
- **Application number: 201612-06** **Type: Minor Modification** **Received: 10 November 2016**
Applicant: T-Mobile
Site Name/Location: Rockville Measuring Station/ 15030 Frederick Road, Rockville
Zoning Standard: IL, Limited Use **Property Owner: CNS Microwave Inc.**
Description: Add three 57"-high panel antennas at 165' level on a 188'-high lattice tower.
Tower Coordinator Recommendation: Recommended
- **Application number: 201612-07** **Type: Minor Modification** **Received: 14 November 2016**
Applicant: T-Mobile
Site Name/Location: Oakview Recreation Assn. / 1101 Corliss St, Silver Spring
Zoning Standard: R-90, Limited Use **Property Owner: Oakview Recreation Corp.**
Description: Add an emergency power generator and propane tank within the existing equipment area.
Tower Coordinator Recommendation: Recommended

- **Application number:** 201612-08 **Type:** Co-location **Received:** 14 November 2016
Applicant: T-Mobile **Revised:** 29 November 2016
Site Name/Location: Village Square Apartments / 12011 Viers Mill Rd, Wheaton
Zoning Standard: R-30, Limited use **Property Owner:** Louis Grossberg
Description: Add three 96"-high panel antennas at the 50' level inside a stealth cylinder on an existing apartment building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201701-02 **Type:** Minor Modification **Received:** 28 November 2016
Applicant: T-Mobile
Site Name/Location: PEPCO #195-S / 4751 Sandy Spring Road, Burtonsville
Zoning Standard: R-200 – Limited Use **Property Owner:** PEPCO
Description: Replace three antennas with three 73"-high panel antennas and add three RRUs at the 149' level on a 150'-high PEPCO transmission line tower.
Tower Coordinator Recommendation: Recommended.
- **Application number:** 201701-03 **Type:** Minor Modification **Received:** 28 November 2016
Applicant: T-Mobile
Site Name/Location: Park Montgomery Apartments / 8860 Piney Branch Road, Silver Spring
Zoning Standard: R-H – Limited Use **Property Owner:** Park Montgomery, LP
Description: Add three remote radio units (RRU) behind three existing antennas at the 141' level atop a 133'-high apartment building.
Tower Coordinator Recommendation: Recommended.
- **Application number:** 201611-126 **Type:** New Tower **Received:** 3 October 2016
Applicant: Verizon Wireless **Revised:** 29 November 2016
Site Name/Location: Extra Space Parklawn / 12030 Parklawn Drive, Rockville
Zoning Standard: IL-1.10,H-50 - Limited Use **Property Owner:** ESS Prisa, LLC
Description: Construct a 100'-high monopole and attach twelve 96"-high panel antennas at the 100' level.
Tower Coordinator Recommendation: Recommended

Montgomery County TFCG has **Tabled** the following applications at its December 7th meeting:

- **Application number:** 201609-37 **Type:** Colocation **Received (date):** 15 August 2016
Applicant: WSSC
Site Name/Location: Damascus Tower/ 26149 Ridge Road, Gaithersburg
Zoning Standard: I-1, Limited Use **Property Owner:** Montgomery County
Description: Attach one 29"-high omni-directional antenna at the 240' level on a 252'-high lattice tower.
Tower Coordinator Recommendation: Conditioned on the applicant providing written approval from Montgomery County that they approve of the attachment at the time of permitting.

Notice of Action
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- **Application number:** 201612-05 **Type:** Co-location **Received:** 7 November 2016
Applicant: Verizon Wireless **Revised:** 23 November 2016
Site Name/Location: Sligo Creek Radio Tower / 9701 Sligo Creek Parkway
Zoning Standard: R-60 – Limited Use **Property Owner:** M-NCPPC
Description: Attach twelve 72'-high panel antennas at the 120' level on a 247'-high lattice broadcast radio tower.
Tower Coordinator Recommendation: Conditioned on the applicant providing written approval from M-NCPPC that they approve of the attachment at time of permitting.

MONTGOMERY PARKS



M-NCPPC
Property Management Office*Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855
301-495-2520

Application for Telecommunications Facility Lease Agreement

Non-Refundable Fee: \$1,500.00

Carrier Name: T-Mobile Northeast, LLC Date: 7/20/2017

Applicant Name: Diane Quigley on behalf of T-Mobile Northeast, LLC

Company: Network Building & Consulting, LLC

Address: 6095 Marshalee Drive, Elkridge, MD 21075

Telephone: Office: [REDACTED] Cell: [REDACTED] E-mail: [REDACTED]

I hereby certify that I have read and understand the M-NCPPC-MONTGOMERY PARKS Administrative Procedures and Policy for Telecommunications Facilities, and that the information and the statements submitted in this application and package are true, complete, and accurate, and are made in good faith, and that the individual signing below has authority to act on behalf of the owner of the proposed facilities. Payment of a non-refundable \$1,500.00 Fee is required with this application, payable to M-NCPPC.

Applicant signature: Diane Quigley - on Behalf of T-Mobile Northeast, LLC Date: 7/20/2017

Park Name: Wheaton Regional Park (Maintenance Yard)

Specific Zone of Property: R-90 Acres: 31 +/- Planning Area: 32

Classification (from Parks Inventory): Parks

Site address: 12012 Alpert Lane, Silver Spring, MD 20902

Support structure owner: AT&T [Managed by CCATT (Crown Castle)]

Equipment owner: T-Mobile Northeast, LLC

Facility latitude/longitude (Decimal Degrees): [REDACTED]

Frequencies to be used: TX: [REDACTED] RX: [REDACTED] Max. ERP: [REDACTED]

3. State what measures are included to screen the site and minimize the visual impact of the proposed structure, including any disguise options such as a flag/tree/light pole design, low-profile antenna attachment consideration, concealed/painted antennas, or other such designs and, if not used, why they were not used. Provide balloon tests and/or photo simulation reports (electronic copies are also required for use in M-NCPPC reports and presentations) when performed. Equipment areas must show how the equipment area is screened with 100% opacity screening. Plastic slats are not acceptable. (Co-Location)
4. A copy of a current structural analysis report which considered existing and proposed facilities (for adding facilities to an existing support structure).
5. Will this site be submitted for FAA review and approval? (If FAA review has already been completed please attach a copy of approval). Attached

Submit three copies of this application and required attachments to:

Park Property Manager
M-NCPPC
Property Management Office-Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855

For any questions contact:
e-mail - Michelle.Grace@montgomeryparks.org
(phone) 301-495-2520
(Fax) 301-947-4528

ATTACHMENT B-2



DEPARTMENT OF TECHNOLOGY SERVICES

Isiah Leggett
County Executive

Harash (Sonny) Segal
Chief Information Officer

MEMORANDUM

April 6, 2017

TO: Distribution

FROM: Margie Williams, Tower Chairperson
Transmission Facility Coordinating Group (TFCG)

SUBJECT: TFCG Notice of Action

Montgomery County TFCG has **Recommended** the following applications at its April 5, 2017 meeting:

- ***Application number:*** 201704-01 ***Type:*** Minor Modification ***Received (date):*** 02/09/2017
Applicant: AT&T
Site Name/Location: Wessling, 6931 Arlington Road, Bethesda
Zoning Standard: R20 ***Property Owner:*** Bradley Arlington LLC
Description: Replace three 96"-high antennas, one at 75' and two at 64' and add three Remote Radio Heads (RRH) to a 56.5' commercial and office building.
Tower Coordinator Recommendation: Recommended
- ***Application number:*** 201704-02 ***Type:*** Minor Modification ***Received (date):*** 02/09/2017
Applicant: AT&T
Site Name/Location: Promenade, 5225 Pooks Hill Road, Bethesda
Zoning Standard: R30 ***Property Owner:*** Promenade Towers Mutual Housing Corp
Description: Replace three 96"-high antennas at a RAD center elevation of 209' and add three Remote Radio Heads (RRH) to a multi residential 194' building.
Tower Coordinator Recommendation: Recommended
- ***Application number:*** 201704-05 ***Type:*** Minor Modification ***Received (date):*** 02/13/2017
Applicant: T Mobile
Site Name/Location: Renaissance Plaza Apartment, 1400 Castle Boulevard, Silver Spring
Zoning Standard: RH ***Property Owner:*** Renaissance Plaza Castle LLC
Description: Replace two antennas, one 93"-high and one 56"-high at 120' on the roof of an apartment building.
Tower Coordinator Recommendation: Recommended

Office of Cable and Communication Services

100 Maryland Avenue, Suite 250, Rockville, Maryland 20850
240-773-2288 (CATV) FAX 240-777-3770

- **Application number:** 201704-06 **Type:** Minor Modification **Received (date):** 02/13/2017
Applicant: T Mobile
Site Name/Location: Rock Creek Terrace Apartments. 12630 Viers Mill Road, Rockville
Zoning Standard: RH **Property Owner:** Rock Creek Terrace Limited Partnership
Description: Replace two antennas, one 48"-high and one 56"-high at 177' on the roof of an apartment building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201704-08 **Type:** Minor Modification **Received (date):** 02/13/2017
Applicant: T Mobile
Site Name/Location: White Oak Tower Apartments. 11700 Old Columbia Pike, Silver Spring
Zoning Standard: R10 **Property Owner:** Old Columbia Pike Limited Partnership
Description: Attach one 56" high antenna at 210' and one hybrid cable to an apartment building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201704-09 **Type:** Minor Modification **Received (date):** 02/16/2017
Applicant: T Mobile
Site Name/Location: Pepco 37-N. 18917 Bucklodge Road, Boyds
Zoning Standard: AR **Property Owner:** Potomac Electric Power Company
Description: Attach three new 93"-high antennas at 145' and one (ODE) cabinet to a PEPCO tower.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201704-10 **Type:** Minor Modification **Received (date):** 02/15/2017
Applicant: AT&T
Site Name/Location: Renaissance Plaza Apartments. 14000 Castle Boulevard, Silver Spring
Zoning Standard: R10 **Property Owner:** Renaissance Plaza Condo
Description: Replace three 96" antennas at 106' and install three Remote Radio Heads (RRH) on the roof of a 100' apartment building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201705-05 **Type:** Minor Modification **Received (date):** 03/20/2017
Applicant: Montgomery County Radio Communications Services
Site Name/Location: NRC Building. 11555 Rockville Pike Rockville
Zoning Standard: CR3 **Property Owner:** US Government
Description: Replace four 21'-high antennas, attach one new 20'-high antenna at 290' and attach two dish antennas, one 6' and one 4' at 272' and 273' on an office building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201705-06 **Type:** Minor Modification **Received (date):** 03/20/2017
Applicant: Montgomery County Radio Communications Services
Site Name/Location: Pepco Substation #118. 17101 Germantown Road, Germantown
Zoning Standard: AR **Property Owner:** Pepco
Description: Replace six antennas, four 21'-high and two 20'-high at 360', 325' and 208' and attach two 6' dish antennas at 117' and 243'on a 360' tower.
Tower Coordinator Recommendation: Recommended

- **Application number:** 201705-07 **Type:** Minor Modification **Received (date):** 03/20/2017
Applicant: Montgomery County Radio Communications Services
Site Name/Location: Shady Grove Tower. 8620 Pleasant Road, Gaithersburg
Zoning Standard: GR **Property Owner:** WSSC
Description: Replace six antennas, four 21'-high and two 20'-high at 248', 225' and 200' and two 6' dish antennas at 131' and 162' to a 250' tower.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201702-02 **Type:** New Tower **Received (date):** 12/19/2016
Revised: 2/22/2017
Applicant: American Tower/T-Mobile
Site Name/Location: 25733 Woodfield Road, Damascus
Zoning Standard: RNC – Conditional Use **Property Owner:** James H. Warfield
Description: Construct a 150'-high monopole and attach six panel antennas, three 93"-high and three 57"-high, at the 147' level.
Tower Coordinator Recommendation: Recommended, conditioned on approval from the Maryland Historical Trust and the Historic Preservation Section at the MNCPPC and approval by the Hearing Examiner as a Conditional Use to permit the monopole.
- **Application number:** 201702-10 **Type:** New Tower **Received (date):** 01/03/2017
Revised: 2/15/2017
Applicant: WSSC
Site Name/Location: Rock Creek Tower. 700 East Gude Drive Rockville
Zoning Standard: IH **Property Owner:** WSSC
Description: Construct a 140'-high lattice tower and attach two 6'-wide dish antennas at the 137' level.
Tower Coordinator Recommendation: Recommended, conditioned on approval through the Montgomery County Planning Department Mandatory Referral process.
- **Application number:** 201705-02 **Type:** New/Temporary **Received (date):** 03/17/2017
Applicant: Verizon Wireless
Site Name/Location: 15000 Johns Hopkins Drive, Rockville, MD 20850
Zoning Standard: Limited Use **Property Owner:** Lau Enterprises, LLC
Description: Proposed temporary 122' monopole in anticipation of decommissioning of current site at County Fire Safety Training Facility (10025 Darnestown Road). Pole will have no below ground foundations and have nine (9) antennas at the 118' height, three (3) are 94"-high and six are 75"-high
Tower Coordinator Recommendation: Recommended with Conditions that applicant report to TFCG on a quarterly basis, beginning August 1st, 2017 on the progress toward a permanent site.

- **Application number:** 201609-12 **Type:** Colocation **Received (date):** 7/29/2016
Revised: 9/9/2016
Revised: 2/16/2017

Applicant: Technology MD, Network Company LLC

Site Name/Location: Mobilitie@9MDB000847. Crystal Rock Drive/Century Boulevard, Germantown

Zoning Standard: CR **Property Owner:** Montgomery County ROW

Description: Attach two antennas, one 29"-high and one 14" high and one RRH to an existing 26' light pole.

Tower Coordinator Recommendation: Recommended with condition that applicant present its lease agreement with the pole owner (Allegheny Power/First Energy) to DPS at the time of permit application.

- **Application number:** 201702-11 **Type:** Colocation **Received (date):** 01/03/2017
Revised: 3/6/2017

Applicant: SiriusXM

Site Name/Location: Chateau Apartments 9727 Mount Pisgah Road, Silver Spring

Zoning Standard: RH **Property Owner:** Hillzo Limited Partnership

Description: Attach three antennas, one 2' high panel, two dish antennas, one 71" wide and one 26" wide antenna at the 149', 141', and 149' levels atop a 134' high apartment building.

Tower Coordinator Recommendation: Recommended

- **Application number:** 201704-03 **Type:** Colocation **Received (date):** 02/10/2017
Revised: 3/13/2017

Applicant: T Mobile

Site Name/Location: 12520 Prosperity Drive, Silver Spring, MD 20904

Zoning Standard: CR **Property Owner:** PBS Meadows, LLC

Description: Attach nine (9) antennas, eight (8) panel antennas, four (4) 56"-high and four 93"-high at 47', four (4) new RRUs, and one dish antenna atop a 40'-high office building.

Tower Coordinator Recommendation: Recommended

- **Application number:** 201704-12 **Type:** Colocation **Received (date):** 02/24/2017
Applicant: T Mobile

Site Name/Location: 842710-7WAN527D. 12012 Alpert Lane, Silver Spring, MD

Zoning Standard: R90 **Property Owner:** MNCPPC

Description: Attach nine antennas, eight panel antennas, four 5' high and four 8' high, and one 26" dish at the 135' level on 180'-high monopole.

Tower Coordinator Recommendation: Recommended with Condition that the applicant receive approval from MNCPPC.

- **Application number:** 201704-13 **Type:** Colocation **Received (date):** 03/01/2017
Applicant: T Mobile
Site Name/Location: Boy Scouts of America
9190 Rockville Pike, Bethesda (aka 4900 West Cedar Lane)
Zoning Standard: R60 **Property Owner:** National Capital Area Council, Boy Scouts of America
Description: Install seven antennas, six panel antennas, three 8'-high and three 5' high, and one 2' wide dish antenna at the 66' level atop an 36'-high office building.
Tower Coordinator Recommendation: Recommended on a Conditional Use or Variance approval from OZAH or the Board of Appeals for building height requirement.

- **Application number:** 201705-08 **Type:** Colocation **Received (date):** 03/20/2017
Revised: 3/30/2017
Applicant: Montgomery County Radio Communications Services
Site Name/Location: Crown Castle, 5208 River Road
Zoning Standard: IM-2.5 **Property Owner:** Crown Castle.
Description: Attach six antennas, two 20'-high, two 21'-high, two 18'-high at 225', 270' and 340' and attach two 6' dish antennas at 327' and 332' to a 740' tower.
Tower Coordinator Recommendation: Recommended

MONTGOMERY PARKS



M-NCPPC
Property Management Office*Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855
301-495-2520

Application for Telecommunications Facility Lease Agreement

Non-Refundable Fee: \$1,500.00

Carrier Name: T-Mobile Northeast LLC Date: July 28, 2016 (revised 06/16/17)

Applicant Name: CeeCee Middlebrooks on behalf of T-Mobile Northeast LLC

Company: Advantage Engineers

Address: 7070 Samuel Morse Drive, Ste 150, Columbia, MD 21046

Telephone: Office: _____ Cell: [REDACTED] E-mail: [REDACTED]

I hereby certify that I have read and understand the M-NCPPC-MONTGOMERY PARKS Administrative Procedures and Policy for Telecommunications Facilities, and that the information and the statements submitted in this application and package are true, complete, and accurate, and are made in good faith, and that the individual signing below has authority to act on behalf of the owner of the proposed facilities. Payment of a non-refundable \$1,500.00 Fee is required with this application, payable to M-NCPPC.

Applicant signature: *Cee Cee Middlebrooks* Date: July 28, 2016 (revised 5/12/2017)

Park Name: Blair Local Park

Specific Zone of Property: R-60 Acres: 11.8 Planning Area: _____

Classification (from Parks Inventory): Local Park

Site address: 51 University Blvd E., Silver Spring, MD 20901

Support structure owner: MNCPPC

Equipment owner: MNCPPC

Facility latitude/longitude (Decimal Degrees): [REDACTED]

Frequencies to be used: TX: [REDACTED] RX: [REDACTED] Max. ERP: [REDACTED]

Proposed facility installation (complete the information requested and provide a detailed description of the proposed installation):

1. Up to _____' [monopole] [lightpole/monopole] [monopole/flagpole] [monopole/treepole] [lattice tower] [antenna support structure] ("Antenna Support Structure") and related communications equipment (the "Communications Facility") and 6 (#) Antennas.
2. 10' x 20' ^{area for equipment cabinets} Shelter to house BTS equipment
3. X Ice Bridge from ^{equipment 6102 T-Mobile equipment cabinet} shelter to Antenna Support Structure
4. X Electric and telephone service
5. _____ Other _____

T-Mobile will be collocating 6 antennas, MW and ancillary equipment on the existing communication facility located on the Commission property outside of the field near Blair High School. T-Mobile will be leasing a 10'x20' area near the base of the existing structure for the placement of their equipment. T-Mobile will be placing a 8' wooden fence around the compound. T-Mobile will not be using a shelter.

Attachments Required:

Detailed site information: A printout of the aerial imagery and property information from the M-NCPPC's www.mcatlas.com website showing the property where the proposed installation is physically located.

1. A legible vicinity map showing the property and surrounding major roadways.
2. Attach 11" x 17" size design and site plans that show an elevation drawing of the structure and an overhead view of the structure on the property and detailed drawings of the equipment area and structures. Drawings should include the location of proposed buildings, their size and the total compound size, and include equipment cabinets, or shelters, distances from the structure to property lines and to the nearest off-site dwelling, and lot size (clearly identify existing versus proposed facilities). Identify all proposed easements needed for cabling from off-site property, and show the underground cabling routing for power and communications. Show the proposed backup generator system location, type and fuel (no underground tanks are permitted, and preference is for natural gas). Include proposed reforestation or new planting locations. Include removals of existing, and installations of new pavement, or gravel. Show the proposed line of disturbance. Drawings should include a measurable scale. Show the ZONING for all adjacent properties.

3. State what measures are included to screen the site and minimize the visual impact of the proposed structure, including any disguise options such as a flag/tree/light pole design, low-profile antenna attachment consideration, concealed/painted antennas, or other such designs and, if not used, why they were not used. Provide balloon tests and/or photo simulation reports (electronic copies are also required for use in M-NCPPC reports and presentations) when performed. Equipment areas must show how the equipment area is screened with 100% opacity screening. Plastic slats are not acceptable.
4. A copy of a current structural analysis report which considered existing and proposed facilities (for adding facilities to an existing support structure).
5. Will this site be submitted for FAA review and approval? (If FAA review has already been completed please attach a copy of approval). No, T-Mobile is not extending overall height of the structure. FAA not necessary

Submit three copies of this application and required attachments to:

Park Property Manager
M-NCPPC
Property Management Office-Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855

For any questions contact:
e-mail - Michelle.Grace@montgomeryparks.org
(phone) 301-495-2520
(Fax) 301-947-4528



DEPARTMENT OF TECHNOLOGY SERVICES

Isiah Leggett
County Executive

Harash (Sonny) Segal
Chief Information Officer

MEMORANDUM

October 5, 2016

TO: Distribution

FROM: Margie Williams, Tower Chairperson
Transmission Facility Coordinating Group (TFCG)

SUBJECT: TFCG Notice of Action

Montgomery County TFCG has **Recommended** the following applications at its October 5th meeting:

- **Application number:** 201609-34 **Type:** Minor Modification **Received:** 11 August 2016
Applicant: AT&T
Site Name/Location: Pyle Property / 211 Ednor Road, Silver Spring
Zoning Standard: RE-2, Limited Use **Property Owner:** Helen Pyle
Description: Replace three antennas with three 96"-high panel antennas, and add three RRHs at the 153' level on a 162'-high monopole.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-01 **Type:** Minor Modification **Received:** 25 August 2016
Applicant: AT&T
Site Name/Location: Benmar Property / 23000 Whites Ferry Road, Dickerson
Zoning Standard: AR, Limited Use **Property Owner:** Montgomery Mule LLC
Description: Replace three antennas with three 96"-high panel antennas, and add three RRHs at the 227' level on a 230'-high self-support tower.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-02 **Type:** Minor Modification **Received:** 25 August 2016
Applicant: AT&T
Site Name/Location: Shumaker Property / 16700 Barnesville Road, Barnesville
Zoning Standard: RDT, Limited Use **Property Owner:** Kenneth Shumaker
Description: Replace three antennas with three 96"-high panel antennas, and add three RRHs at the 455' level on a 480'-high tower.
Tower Coordinator Recommendation: Recommended

- **Application number:** 201610-03 **Type:** Minor Modification **Received:** 25 August 2016
Applicant: AT&T
Site Name/Location: Classic Residence / 8100 Connecticut Avenue, Chevy Chase
Zoning Standard: R-10, Limited Use **Property Owner:** SNH CCMD Properties, LLC
Description: Replace three antennas with three 96"-high panel antennas, and add six RRHs at the 141', 149', and 152' levels on a 172'-high condominium.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-05 **Type:** Minor Modification **Received:** 01 September 2016
Applicant: American Tower Corp.
Site Name/Location: Hights Branch Tower / 6300 Damascus Road, Gaithersburg
Zoning Standard: AR, Limited Use **Property Owner:** Douglas E. & Robin L. Lechluder
Description: Install a new backup power generator in the extended equipment compound on the ground adjacent to the tower.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-59 **Type:** Minor Modification **Received:** 07 September 2016
Applicant: Verizon Wireless
Site Name/Location: WDCA Tower / 5202 River Road, Bethesda
Zoning Standard: H-5.0, Limited Use **Property Owner:** Pinnacle Towers, Inc.
Description: Replace twelve panel antennas, six 96"-high and six 72"-high, at the 126' level on a 745'-high tower.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-60 **Type:** Minor Modification **Received:** 09 September 2016
Applicant: AT&T
Site Name/Location: Pavilion Apartments / 5901 Montrose Road, Rockville
Zoning Standard: C-1.5, Limited Use **Property Owner:** Monterey North Bethesda LLC
Description: Replace three antennas with three 72"-high panel antennas, and add six RRHs at the 158' level on a 132'-high apartment building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-61 **Type:** Minor Modification **Received:** 09 September 2016
Applicant: AT&T
Site Name/Location: World Building Tower / 8121 Georgia Avenue, Silver Spring
Zoning Standard: CBD-2, Limited Use **Property Owner:** The World Building
Description: Replace three antennas with six panel antennas, three 96"-high and three 72"-high, and add nine RRHs at the 148' level on a tower atop a 117'-high office building.
Tower Coordinator Recommendation: Recommended

- **Application number:** 201610-62 **Type:** Minor Modification **Received:** 02 September 2016
Applicant: AT&T
Site Name/Location: Summit Hills Apartments / 8484 16th Street, Silver Spring
Zoning Standard: R-10, Limited Use **Property Owner:** Southern Management Corp.
Description: Replace three antennas with three 96"-high panel antennas, and add six RRHs at the 110', 111', and 116' levels atop a 90'-high apartment building.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-65 **Type:** Minor Modification **Received:** 02 September 2016
Applicant: AT&T
Site Name/Location: Public Storage Prosperity / 12355 Prosperity Drive, Silver Spring
Zoning Standard: I-1, Limited Use **Property Owner:** Public Storage P&D LP
Description: Add three 96"-high panel antennas and six RRHs at the 116' level on a 140'-high monopole.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-66 **Type:** Minor Modification **Received:** 01 September 2016
Applicant: American Tower Corp.
Site Name/Location: Weitzer Property / 14705 Sugarland Road, Poolesville
Zoning Standard: RDT, Limited Use **Property Owner:** David Weitzer
Description: Install a new backup power generator in the existing equipment compound on the ground adjacent to the monopole.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-67 **Type:** Minor Modification **Received:** 01 September 2016
Applicant: American Tower Corp.
Site Name/Location: Gymkhana Club / 14100 River Road, Potomac
Zoning Standard: RE-2, Limited Use **Property Owner:** River Road Development Inc.
Description: Install a new backup power generator in the existing equipment compound on the ground adjacent to the monopole.
Tower Coordinator Recommendation: Recommended
- **Application number:** 201610-57 **Type:** Colocation **Received:** 09 September 2016
Applicant: T-Mobile
Site Name/Location: Blair High School / 51 University Boulevard East, Silver Spring
Zoning Standard: R-60, Limited Use **Property Owner:** M-NCPPC
Description: Attach up to six panel antennas, three 57"-high and three 93"-high, and one 2'-wide dish antenna at the 124' level on a 128'-high monopole.
Tower Coordinator Recommendation: Conditioned on the applicant providing written approval from M-NCPPC that they approve of the attachment at the time of permitting.

- ***Application number:*** 201610-63 ***Type:*** Colocation ***Received:*** 14 September 2016

Applicant: AT&T

Site Name/Location: Shady Grove Medical Center / 9850 Key West Avenue, Rockville

Zoning Standard: CR-1.0, C-0.5, R-1.0, H-1.5, Limited Use ***Property Owner:*** HSRE-Capmed Shady Grove Medical Village LLC

Description: Attach nine panel antennas, three 73"-high, three 72"-high, and three 55"-high, at the 59' level atop a 54'-high office building.

Tower Coordinator Recommendation: Recommended

- ***Application number:*** 201610-64 ***Type:*** Colocation ***Received:*** 09 September 2016

Applicant: T-Mobile

Site Name/Location: White Flint Professional Building / 11119 Rockville Pike, Kensington

Zoning Standard: EOF-3.0 H-100, Limited Use ***Property Owner:*** Rockville Pike Partnership

Description: Attach six panel antennas, three 57"-high and three 93"-high, and one 2'-wide dish antenna at the 70' level atop a 62'-high office building.

Tower Coordinator Recommendation: Recommended



MONTGOMERY PARKS

M-NCPPC — DEPARTMENT OF PARKS ADMINISTRATIVE PROCEDURE

TITLE: Review Process — Telecommunications Facility Siting on Park Property (formerly titled Administrative Procedures for Telecommunications Facilities on Park Property)

PARK COMMISSION POLICY

APPROVAL DATE: June 16, 1997, updated February 27, 2014

Section 1 — Purpose

To establish policies, procedures, and criteria for the review of applications for installing or erecting private telecommunications facilities or equipment on property owned, leased, or managed by the Maryland National Capital Park and Planning Commission, Department of Parks, Montgomery County.

Section 2 — Applicability

This procedure will apply to the leasing, licensing, permitting, granting of an easement or right-of-entry, or other use of property owned, leased or managed by Montgomery Parks for the installation of private telecommunication equipment.

Section 3 — Definitions

“**Application**” means an application for the use of Montgomery Parks property for private telecommunications facilities.

“**Conservation Area Parks**” means the area parks containing large natural areas acquired to preserve specific natural, archaeological, or historical features, which may include exemplary natural communities, self-sustaining populations of rare, threatened, or endangered plant and animal species, or unique archaeological and historical resources, where development is very limited due to the sensitive nature of the resources contained therein And where only passive recreational activities such as hiking, horseback riding, primitive camping, and limited picnicking are encouraged within.

“**County**” means Montgomery County, Maryland.

“**Director of Parks**” means the director of parks of Montgomery Parks of his/her designee.

“**Local Parks**” means the local parks that provide essential programmed and non-programmed recreation facilities such as ball fields for area residents.

“**MCPB**” means the five-member Montgomery County Planning Board, part of M-NCPPC.

“**M-NCPPC**” means The Maryland-National Capital Park and Planning Commission.

“**M-NCPPC Property**” means any real property, improved or unimproved, that is owned, leased, managed, or otherwise under the control of M-NCPPC or the Montgomery Parks.

“**Montgomery Parks**” means M-NCPPC’s Montgomery County Department of Parks.

“**Neighborhood Conservation Areas**” means the small, undeveloped parkland areas adjacent to residential areas that are generally received through dedication during the subdivision process, which parks generally include small streams, storm water management facilities, regenerating forests, and woodlots, and provide important habitat for urban wildlife, corridors for the movement of plants and animals, open space, visual relief from the built environment, and watershed protection.

“**Neighborhood Parks**” means the parks that are designed to serve the informal recreation needs of nearby residents, which will typically include general neighborhood park facilities like playgrounds, tennis and basketball courts, sitting, and informal recreation.

“**PROS**” means the Montgomery County Park, Recreation and Open Space Master Plan, the adopted policy guide for the development, acquisition, and use of parks within the County.

“**Recreational Parks**” means the large parks that preserve less natural area than Regional Parks but serve a variety of county-wide recreation needs, including providing multiple athletic facilities for individual and team sport participation (e.g., athletic fields, tennis and basketball courts, picnic and playground areas, and/or swimming pools).

“**Regional Parks**” means the large parks with typical acreage over 200 acres that contain a wide range of recreation opportunities and facilities, while reserving two-thirds of the parklands for conservation-related purposes.

“**Special Parks**” means the parks that possess features of historic, cultural, agricultural, or other special significance.

“**Stream Valley Parks**” means the park system that includes stream valley parks located throughout the county providing natural areas within close proximity to most residents for hiking, fishing, picnicking and enjoying nature.

“**TFCG**” means the Montgomery County Transmissions Facility Coordinating Group.

“**Urban Parks**” means those parks with small open spaces that provide green buffers or civic green centers in highly urbanized areas, and generally include some recreation facilities such as landscaped sitting areas, walkways, play equipment and, in some cases, various types of paved courts.

“User Agency” means an agency in occupancy, possession, or control of a facility or parcel of property.

Section 4 — Policy

- 4.1 It is the policy of the County in general, and Montgomery Parks in particular, to support the mission of TFCG in the identification of appropriate public sites for location of private telecommunications facilities, the collocation of those facilities where feasible, and minimization of the adverse impact to citizens and telecommunications providers. TFCG records and recommendations are considered as part of the review of Montgomery Parks applications for use of park property for any telecommunication purposes.
- 4.2 The use and availability of park sites for private telecommunications facilities is predicated upon the M-NCPPC adopted park type classification system found in the PROS Plan, as amended.
- 4.3 Decisions on the use of the Montgomery Parks property for private telecommunications use will be made in a consistent, reasonable, timely, and non-discriminating public process.
- 4.4 Review and comment on new facility applications will be solicited from the public, and other agencies.
- 4.5 Applications that respond to or directly support the telecommunications needs of the Montgomery County Government, Montgomery Parks, or other public agencies will be treated as priority over applications for primarily or entirely private use.
- 4.6 Leasing of Montgomery Parks property for the installation of private telecommunications facilities will be accomplished in accordance with existing State and County law and regulation, as appropriate, including Land Use Article, Title 17, Section 17-204 of the Annotated Code of Maryland, as amended, and applicable M-NCPPC Regulation which sets forth the process for leasing M-NCPPC property.
- 4.7 Every effort will be made to ameliorate and/or avoid adverse environmental impacts associated with the siting of these facilities on park property.
- 4.8 Montgomery Parks will not enter into any agreement for the use of its park property until and unless the application for such use has been reviewed by the TFCG, to ensure that all collocation options and overall feasibility of the proposal have been evaluated by the TFCG, in accordance with the provisions of Executive Regulation 14-96. [See 5.2 for details].
- 4.9 All lease agreements for the use of park property for private telecommunications purposes will not be executed by the M-NCPPC until and unless applicant has fully complied with all provisions of the County Code, COMCOR, Zoning Ordinance, special

exception approval process, building permit, and any other approval, certification or permit that may be required by law or regulation.

- 4.10 Montgomery Parks may consider exceptions to which park site classification may be considered as appropriate, if there is
- a) an overarching public communications need that cannot be accommodated at any other site; or
 - b) sufficient compatible site characteristics such as being adjacent to a private industrial use; or
 - c) the presence of an existing utility immediately adjacent to the proposed site.

Section 5 – Responsibilities and Authority

- 5.1 The Director of Parks is responsible for the overall coordination of the review and approval process for private telecommunications facilities on Montgomery Parks owned and managed property, and will:
- a) Coordinate Montgomery Parks and County agency input to review of applications.
 - b) Negotiate terms and conditions of leases with prospective tenants.
 - c) Prepare and process licensing and easement agreements for the use of the Montgomery Parks property.
 - d) Provide oversight and management of facilities that are under lease to telecommunications tenants.
- 5.2 The TFCG will identify existing or potential government telecommunications needs that may be considered in connection with applications received by the County or the TFCG, and will provide technical assistance to the Montgomery Parks in the evaluation of applications.
- 5.3 The TFCG will provide advice and recommendations to the Montgomery Parks on
- a) feasibility and overall merit of applications received,
 - b) collocation opportunities; and
 - c) TFCG’s recommendation on each application.
- 5.4 The MCPB will review and approve all applications for wireless communications facilities site locations, and use of Montgomery Parks owned property for telecommunications facilities.

Section 6 — Procedures

- 6.1 The Director of Parks will receive and consider all applications for the use of the Montgomery Parks property for private telecommunications installation.

- 6.2 The Director of Parks will provide preliminary feedback upon request from any applicant seeking to use the Montgomery Parks property for telecommunications purposes.
- 6.3 Montgomery Parks shall respond to site location requests by conducting a site visit to determine initial feasibility of the proposed site location. Feedback on the site location request consists of preliminary locations for structures and identifying potential conflicts with park master plans or existing facilities or equipment. Upon completion of a site visit, the applicant must then complete the application for a telecommunications facility lease agreement, which includes a non-refundable fee.
- 6.4 The Director of Parks may adopt other ancillary documents to this Policy, including any illustrative flow chart of the lease application approval process and lease application form for installing private telecommunications facilities on the Montgomery Parks property.

Section 7 – Park Site Selection Criteria

- 7.1 The decision by the Montgomery Parks will be guided by the site selection criteria considering the availability of park property for the subject use made on a hierarchal system based upon the PROS classification of each park type within the system.
- 7.2 All applications will be evaluated on a case-by-case basis and park site compatibility will be evaluated on its own individual merits, taking into consideration that no two park sites are exactly alike.
- 7.3 Park types suitable for telecommunication facility site considerations are:
 - a) Regional Parks: Black Hill, Cabin John, Wheaton, Rock Creek, Fairland, Little Bennett, and South Germantown. A compatible use location must be found within each park, such as maintenance yards, but not in active recreational areas. Exceptions may be made where appropriate design solutions can be demonstrated (e.g., light standards for ball fields).
 - b) Recreational Parks: Olney Manor, Martin Luther King, Jr., Ovid Hazen Wells, Fairland, and South Germantown. A compatible use location must be found within each park, such as maintenance yards, but not in active recreational areas. Exceptions may be made where appropriate design solutions can be demonstrated (e.g., light standards for ball fields).
- 7.4 Within the Regional and Recreational Parks listed in Sections 7.2 and 7.3, the telecommunications facilities are not permitted in or on the following areas:
 - a) Steep slopes;
 - b) Stream valleys and their associated buffer areas;
 - c) Natural resource and wetland areas;
 - d) Heavily forested areas with mature tree canopy areas;;
 - e) Designated wildlife habitat sanctuaries;

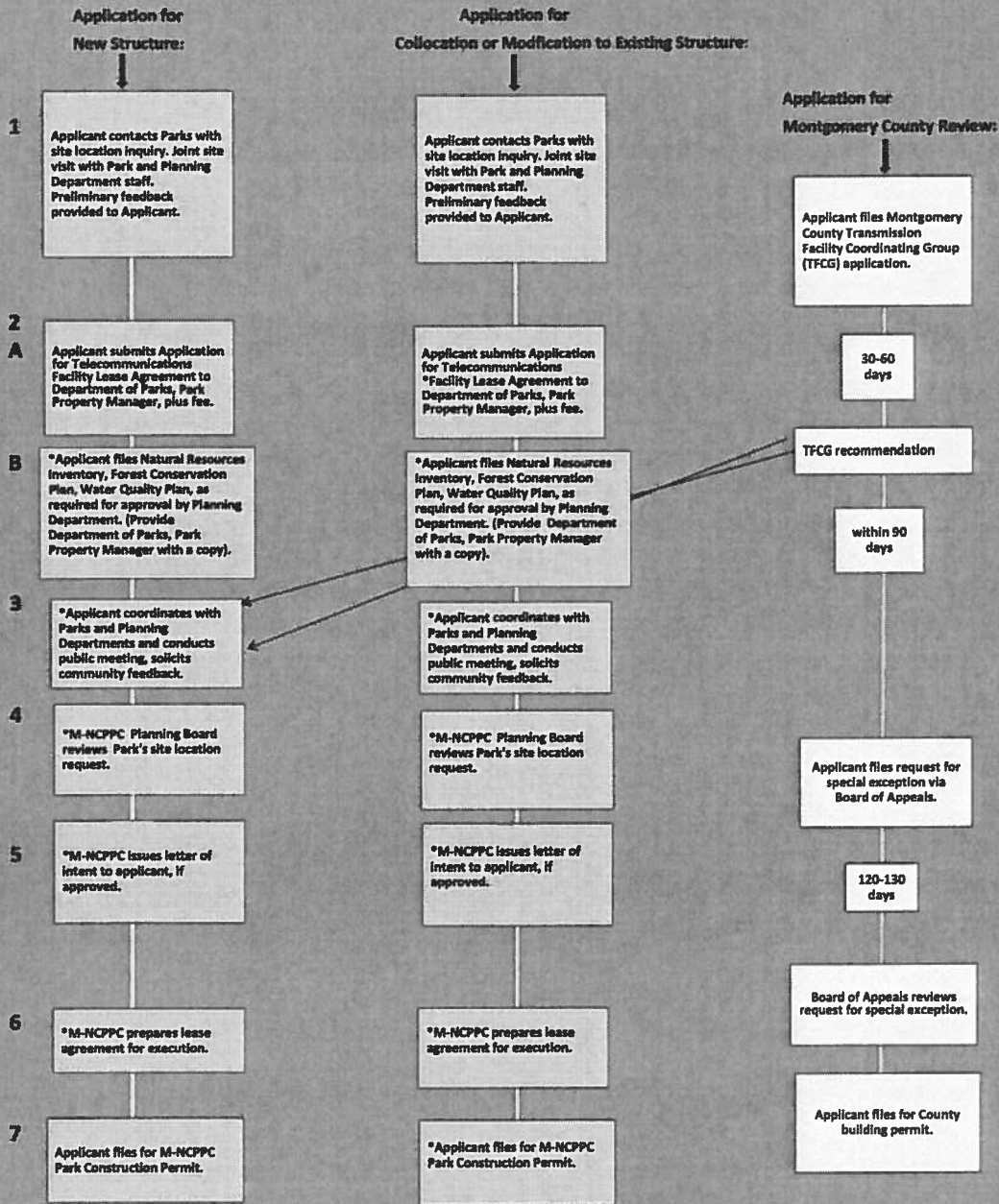
- f) Sites of historical significance; and
- g) Sites of cultural significance.

7.5 The selection of parks with 15 acres or less of acreage will not be encouraged for telecommunications facility use, unless a design solution has been identified which will serve to minimize and/or mitigate the impact of the proposed facility on the surrounding community. Examples of such solutions may include, but not be limited to: designing a ball field light standard to be used as a monopole, and siting a monopole in such a fashion that its visibility is minimized to the majority of the surrounding communities.

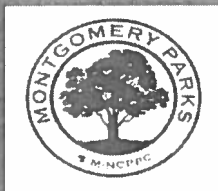
7.6 The following park types shall not be considered for use for telecommunication facility sites:

- a) Special Parks: Woodlawn, Rockwood, and Agricultural History Farm Park;
- b) Conservation-oriented parks (i.e., stream valley parks and conservation parks);
- c) Urban parks;
- d) Neighborhood parks;
- e) Neighborhood conservation areas; and
- f) Local parks.

**M-NCPPC-MONTGOMERY PARKS TELECOMMUNICATIONS FACILITY LEASE AGREEMENT
FLOW CHART**

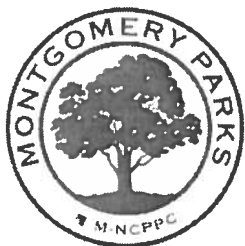


*Varies based on scope of each application.



M-NCPPC
Property Management Office*Facilities Management Division
16642 Crabbs Branch Way
Rockville, MD 20855
301-495-2520

MONTGOMERY PARKS



M-NCPPC
Property Management Office*Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855
301-495-2520

Application for Telecommunications Facility Lease Agreement

Non-Refundable Fee: \$1,500.00

Carrier Name: _____ Date: _____

Applicant Name: _____

Company: _____

Address: _____

Telephone: Office: _____ Cell: _____ E-mail: _____

I hereby certify that I have read and understand the M-NCPPC-MONTGOMERY PARKS Administrative Procedures and Policy for Telecommunications Facilities, and that the information and the statements submitted in this application and package are true, complete, and accurate, and are made in good faith, and that the individual signing below has authority to act on behalf of the owner of the proposed facilities. Payment of a non-refundable \$1,500.00 Fee is required with this application, payable to M-NCPPC.

Applicant signature: _____ Date: _____

Park Name: _____

Specific Zone of Property: _____ Acres: _____ Planning Area: _____

Classification (from Parks Inventory): _____

Site address: _____

Support structure owner: _____

Equipment owner: _____

Facility latitude/longitude (Decimal Degrees): _____

Frequencies to be used: TX: _____ RX: _____ Max. ERP: _____

Proposed facility installation (complete the information requested and provide a detailed description of the proposed installation):

1. Up to _____' [monopole] [lightpole/monopole] [monopole/flagpole] [monopole/treepole] [lattice tower] [antenna support structure] ("Antenna Support Structure") and related communications equipment (the "Communications Facility") and _____ (#) Antennas.
2. ____' x ____' Shelter to house BTS equipment
3. _____ Ice Bridge from shelter to Antenna Support Structure
4. _____ Electric and telephone service
5. _____ Other _____

Attachments Required:

Detailed site information: A printout of the aerial imagery and property information from the M-NCPPC's www.mcatlas.com website showing the property where the proposed installation is physically located.

1. A legible vicinity map showing the property and surrounding major roadways.
2. Attach 11" x 17" size design and site plans that show an elevation drawing of the structure and an overhead view of the structure on the property and detailed drawings of the equipment area and structures. Drawings should include the location of proposed buildings, their size and the total compound size, and include equipment cabinets, or shelters, distances from the structure to property lines and to the nearest off-site dwelling, and lot size (clearly identify existing versus proposed facilities). Identify all proposed easements needed for cabling from off-site property, and show the underground cabling routing for power and communications. Show the proposed backup generator system location, type and fuel (no underground tanks are permitted, and preference is for natural gas). Include proposed reforestation or new planting locations. Include removals of existing, and installations of new pavement, or gravel. Show the proposed line of disturbance. Drawings should include a measurable scale. Show the ZONING for all adjacent properties.

3. State what measures are included to screen the site and minimize the visual impact of the proposed structure, including any disguise options such as a flag/tree/light pole design, low-profile antenna attachment consideration, concealed/painted antennas, or other such designs and, if not used, why they were not used. Provide balloon tests and/or photo simulation reports (electronic copies are also required for use in M-NCPPC reports and presentations) when performed. Equipment areas must show how the equipment area is screened with 100% opacity screening. Plastic slats are not acceptable.

4. A copy of a current structural analysis report which considered existing and proposed facilities (for adding facilities to an existing support structure).

5. Will this site be submitted for FAA review and approval? (If FAA review has already been completed please attach a copy of approval). _____

Submit three copies of this application and required attachments to:

Park Property Manager
M-NCPPC
Property Management Office-Facilities Management Division
16641 Crabbs Branch Way
Rockville, MD 20855

For any questions contact:
e-mail - Michelle.Grace@montgomeryparks.org
(phone) 301-495-2520
(Fax) 301-947-4528

ATTACHMENT # 2

Telecommunications Act of 1996 - Section 704

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY- Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

` (7) PRESERVATION OF LOCAL ZONING AUTHORITY-

` (A) GENERAL AUTHORITY- Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

` (B) LIMITATIONS-

` (i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

` (I) shall not unreasonably discriminate among providers of functionally equivalent services; and

` (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

` (ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

` (iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

` (iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

` (v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

` (C) DEFINITIONS- For purposes of this paragraph--

` (i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

`(ii) the term `personal wireless service facilities' means facilities for the provision of personal wireless services; and

`(iii) the term `unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).'.

(b) RADIO FREQUENCY EMISSIONS- Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93-62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY- Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

SEC. 705. MOBILE SERVICES DIRECT ACCESS TO LONG DISTANCE CARRIERS.