



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

MCPB
Item #
4/26/07

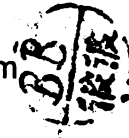
April 11, 2007

MEMORANDUM – MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

William R. Barron, Team Leader, Eastern County Team
Community-Based Planning Division



FROM: Calvin Nelson, Jr., Planner Coordinator, Eastern County Team (301-495-4619) *CN*

SUBJECT: Mandatory Referral No. 07601-MCPS-1: Springbrook High School,
Telecommunications Monopole with Lights, 201 Valley Brook Drive, R-200
Zone, White Oak Master Plan

STAFF RECOMMENDATION: APPROVAL

PROJECT SUMMARY

Montgomery County Public Schools has submitted, under the Mandatory Referral process, an application by T-Mobile Northeast LLC, to replace an existing stadium light pole at Springbrook High School with a telecommunications monopole that would hold lights for the stadium as well as telecommunications antennas belonging to T-Mobile. The existing 91-foot high stadium light pole on the northeast side of the stadium would be replaced by a 99-foot high telecommunications monopole with stadium lights located at their present height.

THE SITE

The Springbrook High School site comprises 27.4 acres and is located approximately 2,000 feet west of New Hampshire Avenue between Valley Brook Drive and Springbrook Drive. The school fronts onto Valley Brook Drive which provides the only vehicular access to the site. Adjacent to the site to the north and east are single-family homes in the R-200 Zone. Single-family homes in the Rural Zone are located to the south. The Northwest Branch Stream Valley Park extends along the west and northwest boundary of the site. There is a 14-foot change in elevation from the stadium field and the nearby parking area up to the rest of the school site. The school was built in 1960, renovated in 1994, and comprises 305,000 square feet. There are about 500 parking spaces on the site, divided into several areas, and all having access from Valley Brook Drive. Springbrook is a signature high school with an emphasis on information technology and has an enrollment of over 1,900 students. A Mandatory Referral for stadium lights for Springbrook High School was recommended for approval by the Planning Board on June 12, 2003.

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PROJECT DESCRIPTION

Springbrook High School's stadium is currently illuminated by four poles with lights mounted at 91 feet. T-Mobile proposes to remove one of the light poles located on the northeast side of the stadium adjacent to the bleachers and replace it with a 99-foot high telecommunications monopole with the existing stadium lighting located at their present height. At the top of the monopole, T-Mobile would install an antenna array. T-Mobile would also install electronic equipment on a 10-foot x 20-foot concrete pad within a 20-foot x 36-foot fenced compound near the proposed monopole. The compound will be enclosed by an 8-foot high chain link fence with privacy slatting.

ANALYSIS

Master Plan

Springbrook High School is located within the area of the White Oak Master Plan, that was adopted and approved in 1997. The Master Plan states that public schools are an essential component of community life and identity, and provide not only educational but recreational services to the community as well.

Development Standards

As noted in the Project Description above, T-Mobile proposes to have its electronic equipment enclosed by an eight-foot high fence with privacy slatting. Sec. 59-A-6.12. of the Zoning Ordinance requires that "if the nearest adjoining property is classified in a residential zone, the equipment building or cabinet must be faced with brick or other suitable material on all sides and landscaped to a height of at least 3 feet." T-Mobile has stated that they will fully comply with this provision of the Zoning Ordinance (see e-mail, Attachment 7).

Environment

This Mandatory Referral has a Forest Conservation Plan exemption (#4-07164E) for modification to an existing developed property. Environmental issues are not significantly affected by the proposed modification. The proposed development will be limited to the replacement of an existing stadium light pole and a nearby equipment compound. There will be no impact to existing wooded areas or to stream systems.

Transportation

This Mandatory Referral will not require any coordination with the Montgomery County Department of Public Works and Transportation or the Maryland State Highway Administration on new or modified access requirements. The proposed change will not generate any vehicular trips on a daily basis.

PUBLIC CONSULTATION

Letters were mailed to civic associations and homeowners in the area, notifying that a meeting would be held on this Mandatory Referral. The meeting took place on March 13, 2007, and T-Mobile representatives addressed questions that one homeowner had. Postcard notices were also sent out to civic associations and homeowners in the area on the proposed Mandatory Referral.

CONCLUSION

Staff recommends approval of this Mandatory Referral.

CN:ha: g:\nelson\man.ref.Springbrook HS.s.rpt.4.07

Attachments

1. Springbrook High School – Monopole with Lights, Vicinity Map
2. Overall Site Plan
3. Compound Detail – West Elevation, Concrete Pad Layout
4. Tower Coordinator Recommendation – 8/14/06
5. Coverage Map Without Telecommunications Monopole
6. Coverage Map With Telecommunications Monopole
7. E-Mail from Ed Donohue dated April 10, 2007

ATTACHMENT 1

SPRINGBROOK HIGH SCHOOL - MONOPOLE WITH LIGHTS



Map compiled on April 06, 2007 at 4:37 PM | Site located on base sheet no - 216NE01

NOTICE

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Key Map



N



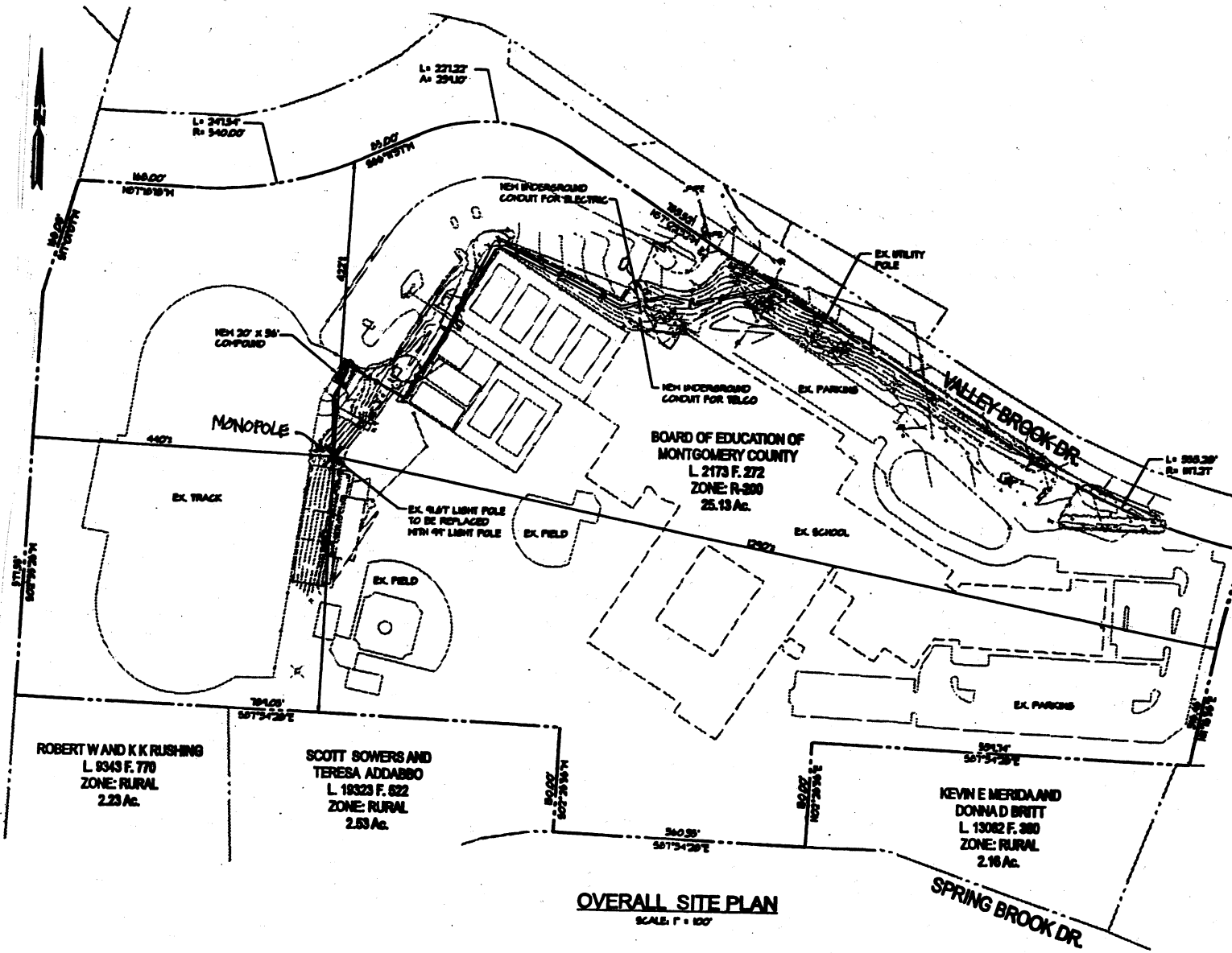
Research & Technology Center 400



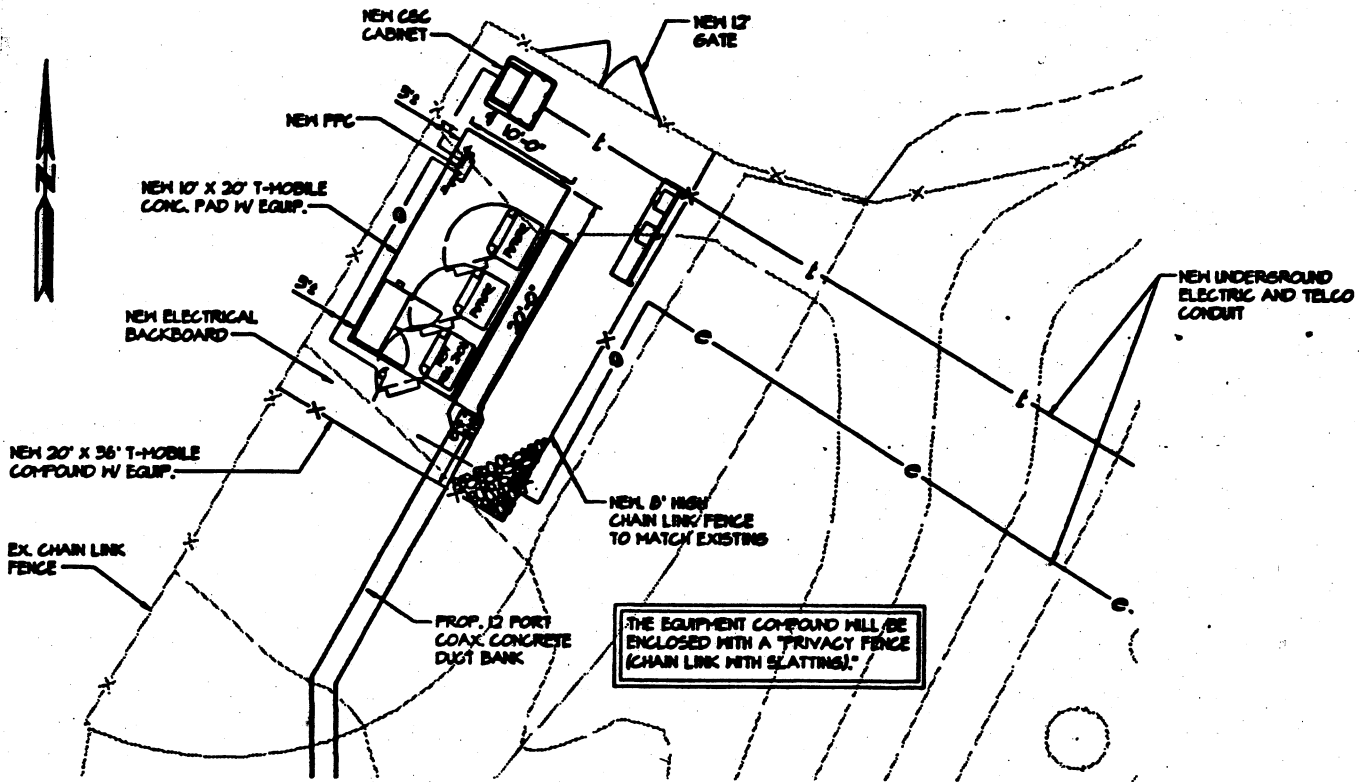
1 inch = 400 feet
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-0760

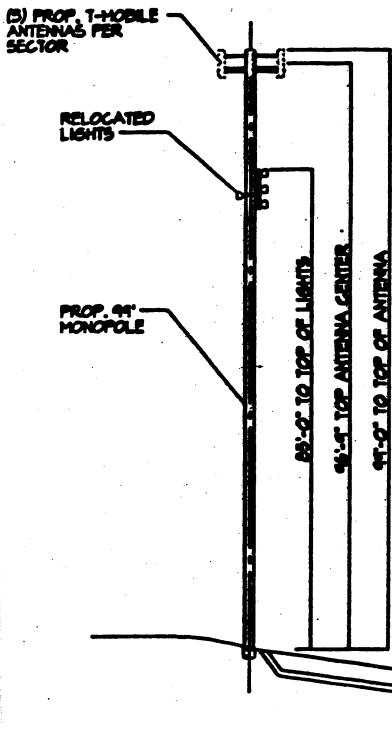
ATTACHMENT 2



ATTACHMENT 3

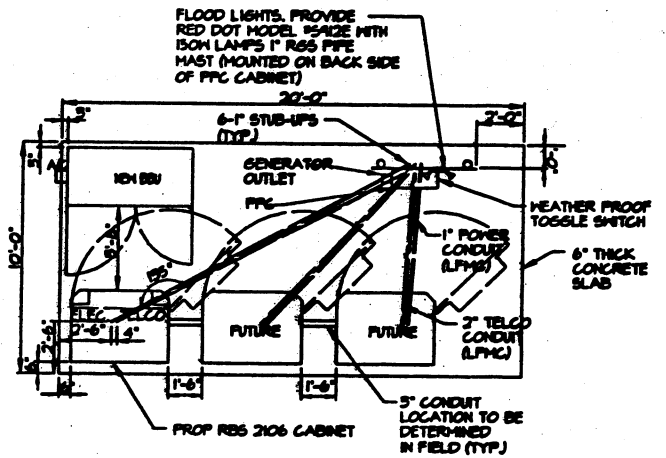


COMPOUND DETAIL
SCALE: 1" = 10'



THIS SECTION IS INTENDED AS A SCHEMATIC DETAIL ONLY AND NOT AS AN ACTUAL SECTION.

WEST ELEVATION
SCALE: 1" = 30'



CONCRETE PAD LAYOUT
NOT TO SCALE

ATTACHMENT 4



MONTGOMERY COUNTY, MARYLAND TOWER COORDINATOR RECOMMENDATION

APPLICATION NUMBER: 200608-21

DATE: 14 August 2006

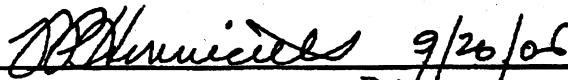
Application Information:	
Applicant:	T-Mobile and Montgomery County Public Schools (MCPS).
Description:	Replace an existing 91' high stadium light with a 97' monopole, attach nine 53" panel antennas at the 97' level and reattach the lights at the 80' level.
Site Location:	Springbrook High school 201 Valley Brook Drive, Silver Spring
Property Owner:	Montgomery County Public Schools
Classification in accordance with Zoning Ordinance: R-200	
Private Property: <input checked="" type="checkbox"/>	By right: <input type="checkbox"/>
Public Property: <input type="checkbox"/>	Mandatory Referral: <input checked="" type="checkbox"/>
	Minor Modification <input type="checkbox"/>
	Special Exception: <input checked="" type="checkbox"/>
	Special Exception Modification: <input type="checkbox"/>
<p>Impact on land-owning agency: Since this monopole replaces an existing stadium light which is just seven feet shorter than the proposed monopole, it appears that the impact at the site will be minimal. According to Mary Pat Wilson, the TFCG's MCPS representative, the equipment area has been located on the ground at athletic field level to minimize any obstruction of views from the bleachers next to the monopole of activities on the field.</p>	
Existing or future public safety telecommunications facilities and plans: N/A	
<p>Co-location options: We asked T-Mobile about colocating on a proposed Nextel not far from the high school at the White Oak Middle School. T-Mobile reports that since that site was recommended by the TFCG eighteen months ago and it still has not been constructed, it appears unlikely that it will be. Additionally, Ms. Wilson also mentioned that Nextel has expressed interest in attaching to the T-Mobile monopole at the high school, further indicating that they no longer are interested in the middle school site.</p> <p>T-Mobile reports that there are no other existing tall structures in the vicinity of this site to which they could attach their antennas and meet their coverage objective for this area. Based on our site visit and search of the TFCG database, we agree.</p> <p>There were two another T-Mobile applications for a new monopole on M-NCP&P property near the high school, but T-Mobile reports that they have been unable to reach lease terms with the Planning Commission.</p>	
<p>Implications to surrounding area: The school property abuts the Northwest Branch Park to the west of the site. The area around the athletic field is heavily wooded with tall trees on three sides of the field. The school is on a large parcel of land that has tall trees on three sides. Given the proximity of the site on the property, it appears that visual impact of the monopole on the immediate surrounding community will be minimal.</p>	
Attachments: Application and site visit photos	
Comments: The applicant reports that this site is needed to provide service along New Hampshire Avenue and the surrounding residential areas. Based on our review of the RF	

maps submitted with the application, it appears that there is a need to improve signal levels in the area to meet their target coverage objective for this site, especially to the west and southwest of the site. It appears that the antennas as proposed could provide the desired service improvements in those directions. Service to the north and east of the site appear to be already covered by antennas from adjacent existing sites as well. The applicant also submitted RF contour maps illustrating the calculated coverage with antennas at several lower elevations. Based on our review of those maps, the area covered at the target signal level becomes smaller with each successive reduction in antenna elevation. It appears that for this site, this is especially significant for the areas to the west where there is not already existing service at the target signal levels. Therefore, we conclude that for those reasons, and that the new monopole is just slightly taller than the existing light pole, the antenna height as proposed is appropriate.

One equipment cabinet and space for two additional future T-Mobile cabinets will be placed in a 10' x 20' area level with the athletic field approximately 200' from the base of the monopole. Cables connecting the two will be placed in conduit underground. The equipment area will be enclosed by a chain link fence to match the existing fence that separates the field from the bleachers.

Based on our site visit and the drawings submitted with the application, it appears that the location of the monopole meets setback and distance requirements from the nearest residence.

The applicant reports that the monopole is designed to accommodate antennas for a total of three carriers.

Tower Coordinator Recommendation:	Recommended: <input type="checkbox"/>
	Recommended with conditions: <input checked="" type="checkbox"/>
	Not recommended: <input type="checkbox"/>
Conditions: Since our understanding from the County is at the present time that a special exception may be needed for this siting, our recommendation is conditioned on approval of a special exception by the Board of Appeals. Or, alternatively, approval through the Mandatory Referral process if that is deemed appropriate by the County or the Planning Commission for this application.	
	
Signature	Date

Minutes of TFCG Meeting
Held October 4, 2006
Page 7 of 8

Motion: Jane Lawton moved the application be recommended with the condition that if the site location should change, T-Mobile must submit a revised application to be reviewed by the TFCG. Carleton Gilbert seconded the motion and it was unanimously approved.

Action Item: Clearwire application to attach antennas at the 200' level on a 230' lattice tower at Montgomery College located at 20200 Observation Drive in Germantown (Application #200609-12).

Carol Watson summarized the application and noted that this application was also conditioned on Clearwire resolving any interference between their antennas and the County's 800 MHz services at this site.

Helen Xu noted that since the Clearwire services operate at 2.6 GHz, she did not believe that there would be any potential for interference and that the condition should be removed.

Motion: Carlton Gilbert moved the application be recommended without conditions. Helen Xu seconded the motion and it was unanimously approved.

Action Item: Clearwire application to attach antennas at the 145' level atop a 131' Chateau Apartments building located at 9727 Mt. Pisgah Road in Silver Spring (Application #200609-17).

Carol Watson summarized the application and noted it was also conditioned on Clearwire resolving any interference between their antennas and the County's 800 MHz services at this site.

Helen Xu reiterated that she did not expect any interference from Clearwire with the County's antennas since they operated at very different frequencies; therefore, the condition should be removed.

Motion: David Niblock moved the application be recommended without conditions. Carlton Gilbert seconded the motion and it was unanimously approved.



Action Item: T-Mobile and Montgomery County Public Schools application to replace an existing 91' stadium light with a new 97' monopole and attach antennas at the 97' level and reattach the lights at the 80' level at Springbrook High School located at 201 Valley Brook Drive in Silver Spring (Application #200608-21).

Bob Hunnicutt summarized the application and noted that since the question of whether this application would require a Special Exception and/or a Mandatory Referral had not be resolved, he had checked both boxes on the Tower Coordinator's Recommendation form. He understood that attorney's for the Public Schools and the M-NCPPC were reviewing the issues raised at previous TFCG meetings, but they had not yet reached a determination.

Mr. Hunnicutt noted that at this site, T-Mobile proposed to replace a light pole with a monopole approximately 10' taller than the existing structure. He said that the applicant stated the

Minutes of TFCG Meeting
Held October 4, 2006
Page 8 of 8

monopole would be designed to accommodate antennas from up to two additional carriers. However, he added the equipment area was presently designed to accommodate only T-Mobile's equipment. He stated that based on his discussions with Mary Pat Wilson from the Public Schools, the equipment area had been placed strategically to the right of the bleachers so that it would not block the view of the playing field next to the monopole. He said T-Mobile's plans did not show where other future equipment shelters could be placed but noted that would be up to the public school staff and subsequent applicants to determine if and where other equipment could be placed. He said it appeared this application met all set-back requirements and the requirement for minimum distance to the nearest residences. He stated that the property is screened on three sides by wooded parkland and that the location of the monopole on the school property resulted in a wide buffer area between the monopole and the nearby residential homes. He said he did not believe that the visual impact of this facility would be significant.

Carol Watson summarized her review of the RF issues related to site. She noted that the applicant had provided RF contour maps that showed expected coverage at lower elevations. She said that based on her review of those maps, it appeared that the 90' height would be necessary to provide T-Mobile's desired coverage.

Jim Michael noted that he was involved with the first public school light pole replacement and wondered why there was an issue regarding whether this site needed a Special Exception. Ms. Lawton and Mr. Hunnicutt referred Mr. Michael to the minutes from past meetings that discussed that issue.

Steven Weber added that T-Mobile would agree to file for a Special Exception if it was determined that one was required. The group discussed whether to table the application pending resolution of the legal issues, but ultimately decided to recommend the application as conditioned by the Tower Coordinator.

Motion: David Niblock moved the application recommended on the condition that the monopole obtain approval by Mandatory Referral and, if required, by Special Exception. Jennifer Bryant seconded the motion and it was approved with three voting in favor of (Mr. Niblock, Ms. Bryant, and Ms. Xu) and two abstaining (Ms. Lawton and Mr. Gilbert).

Mike Budde asked for guidance from the TFCG as to whether carriers should continue to consider light pole replacements as an alternative to a new monopole. Ms. Lawton stated she believed that light pole replacements are a valid alternative to construction of a new monopole in the community and that carriers should continue to consider that option, and as appropriate, they would be recommended by the TFCG just as today's application had been recommended.

Discussion Item – Next Meeting: The next meeting of the TFCG is scheduled for Wednesday, November 1, 2006 at 2 p.m. in the second floor conference room #225 of the COB.



Existing coverage without WAN488

2006-11-30 16:28:41

- Interstates_MD
- Primary_Highways_MD
- Secondary_Highways_MD
- Streets_MD

Best Server

DoNotUse

- -70.0 <=x dBm 70 In Build Commercial
- -76.0 <=x <-70.0 dBm -76 In Build Residential
- -84.0 <=x <-76.0 dBm -84 In Vehicle
- -92.0 <=x <-84.0 dBm -92 Street

UL

- -70.0 <=x dBm 70 In Build Commercial
- -76.0 <=x <-70.0 dBm -76 In Build Residential
- -84.0 <=x <-76.0 dBm -84 In Vehicle
- -92.0 <=x <-84.0 dBm -92 Street

'Selection' filter

Cell Site



ID

Cell (GSM)



Top Right: -76.028511 38.104844

Bottom Left: -77.082779 38.023194

Scale Ratio: 1:35000





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Coverage with WAN488 at 99'

2006-11-30 16:33:11

- Interstates_MD
- Primary_Highways_MD
- Secondary_Highways_MD
- Streets_MD

Best Server

DoNotUse

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- -76.0 <=x <-70.0 dBm -76 In Build Residential
- -84.0 <=x <-76.0 dBm -84 In Vehicle
- -92.0 <=x <-84.0 dBm -92 Street

UL

- -70.0 <=x dBm 70 In Build Commercial
- -76.0 <=x <-70.0 dBm -76 In Build Residential
- -84.0 <=x <-76.0 dBm -84 In Vehicle
- -92.0 <=x <-84.0 dBm -92 Street

'Selection' filter

Cell Site



ID

Cell (GSM)



Top Right: -78.00000 38.10000
Bottom Left: -77.00000 38.00000
Scale Ratio: 1:20000
0 0.250 0.500 0.750 1.000 Miles



ATTACHMENT 7

Nelson, Calvin

From: Ed Donohue [ed.donohue@donohueblue.com]
Sent: Tuesday, April 10, 2007 4:14 PM
To: Nelson, Calvin
Subject: T Mobile Mandatory Referral
Importance: High

Calvin

This e mail will confirm that the T Mobile facilities, proposed for installation at Springbrook High School and undergoing mandatory referral by M-NCP&PC will comply with Section 59-A-6.12 c of the Montgomery County Code, which requires that the equipment cabinets "must be faced with brick or other suitable material on all sides and landscaped to a height of at least 3 feet."

Please confirm receipt of this e mail. Also, if there are any questions or need for additional information, please do not hesitate to contact me.

Thank you.

Ed Donohue

4/10/2007