

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB
Item #3
10/1/01

MEMORANDUM

DATE: September 26, 2001
TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
FROM: Margaret Kaii-Ziegler (301-495-2183) and Kristin O'Connor *KO'C*
Bethesda-Chevy Chase/North Bethesda Team

REVIEW TYPE: Mandatory Referral
PROJECT NAME: Tilden Middle School Unipole/Lightpole
APPLICANT: Montgomery County Public Schools

CASE NUMBER: MR-01204-MCPS-1
REVIEW BASIS: Article 28, Chapter 7-112 of the Regional District Act

ZONE: R-90
LOCATION: 11211 Old Georgetown Road
MASTER PLAN: North Bethesda/Garrett Park Master Plan

FILING DATE: August 6, 2001

STAFF RECOMMENDATION: APPROVAL with comments:

1. The applicant is bound by all submitted statements and plans (as modified below):
2. Provide Arborvitae planting at 6' on center as screening around the lease area fence.
3. Tighten grading on the southwest side of the compound to minimize disturbance to the critical root zone of the existing trees.
4. Tree preservation and stress reduction measures should be taken prior to construction

Project Description

The Montgomery County School Board proposes a replacement lightpole/unipole for an existing light pole located at Tilden Middle School. The existing 40' lightpole will be replaced with a 75' high pole. Sprint PCS proposes to use the lightpole/unipole for antennas that will be attached at the 70' elevation. The pole is designed to accommodate two sets of antennas. The Telecommunications Transmission Facility Coordinating Group (TTFCG) reviewed and recommended the site location on May 2, 2001.

Site Description

The Tilden Middle School is approximately 27.5 acres in size. The School building is oriented toward Old Georgetown Road with recreation fields located behind the structure. The School is situated on a ridge and the land slopes down to the east. The location for the proposed lightpole/unipole is behind the existing school, next to the parking lot. There are eight existing pine trees over 60' tall located to the east of the pole site that will provide substantial screening. Residential development adjoins the school to the north, east and south.

Community Context

The adjoining communities are oriented away from the school site. Tree buffers along the property line will screen the view of the pole significantly. The staff has notified all homeowners and citizen associations in the vicinity. As of the writing of this staff report no calls or letters of inquiry or concern have been received. A letter of support has been received from the Principal of the school.

ANALYSIS**Master Plan**

The subject site is located in the North Bethesda/Garrett Park Master Plan area. The Master Plan does not directly address the proposed use or site. The staff finds the proposal in keeping with the intent of the Plan for this area.

Development Standards for Zone

The lightpole/unipole location meets the requirements of the Zoning Ordinance for telecommunication facilities. The proposed structure will not endanger the health and safety of workers and residents in the community and will not substantially impair or prove detrimental to neighboring properties.

The lightpole/unipole meets all setback requirements as required by the Zoning Ordinance (one foot setback for every foot in height).

The applicant proposes a board on board fence as screening for the pad site. The staff believes that landscaping should also be included as it would be more aesthetic, especially since the structure will be visible from the school and recreation fields. The staff recommends that arborvitae be planted 6' on center around the pad site.

Traffic

The proposed use will not affect traffic or on-site circulation.

Environmental

The applicant has provided an NRI/FSD and has received a Forest Conservation Exemption. The staff recommends that root pruning, fertilization and watering of trees affected by the grading should be done prior to the start of construction.

Citizen Concerns

There have not been any concerns expressed by the surrounding communities.

Conclusions

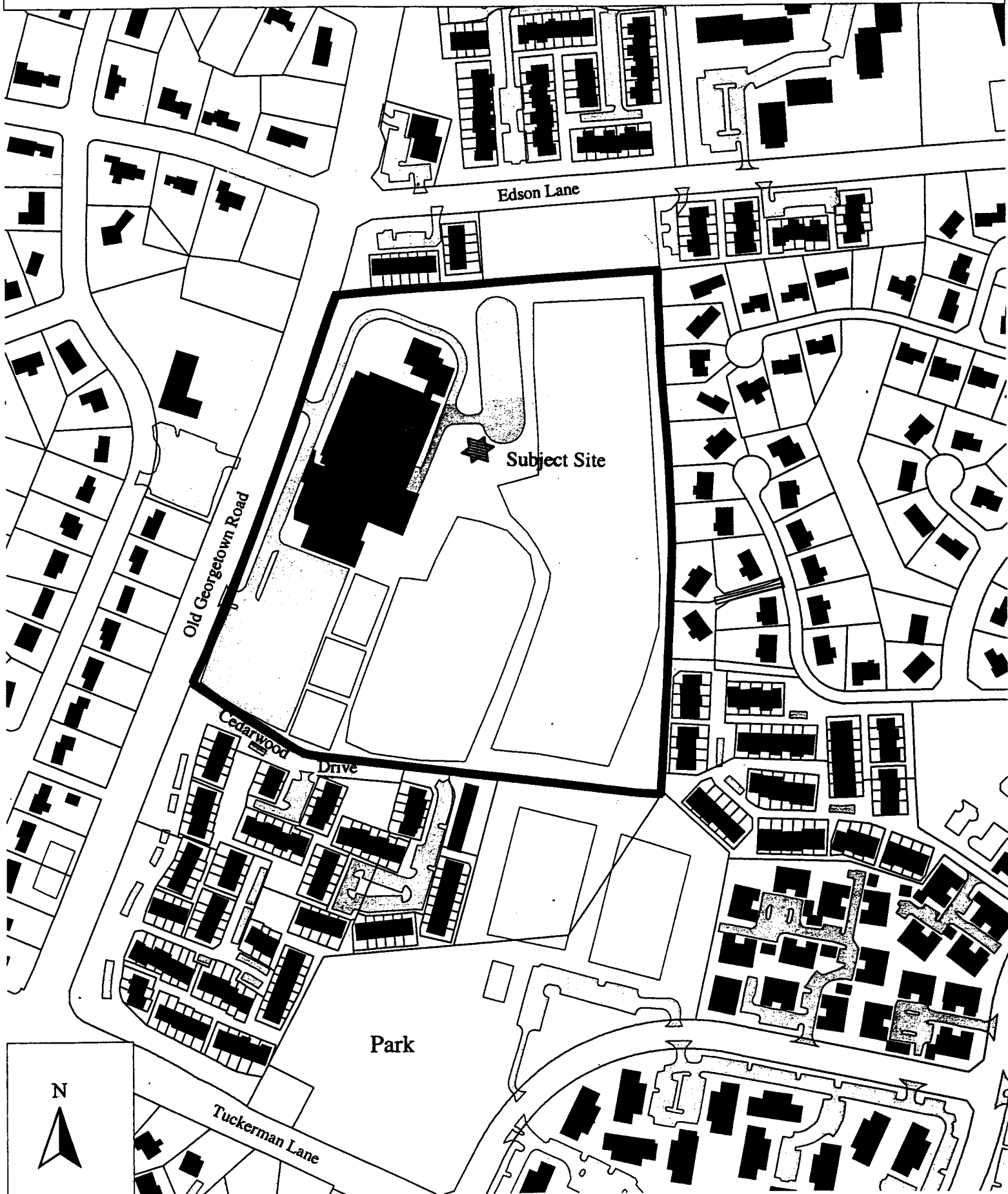
The staff recommends approval of this project with the comment mentioned on the first page of this staff report.

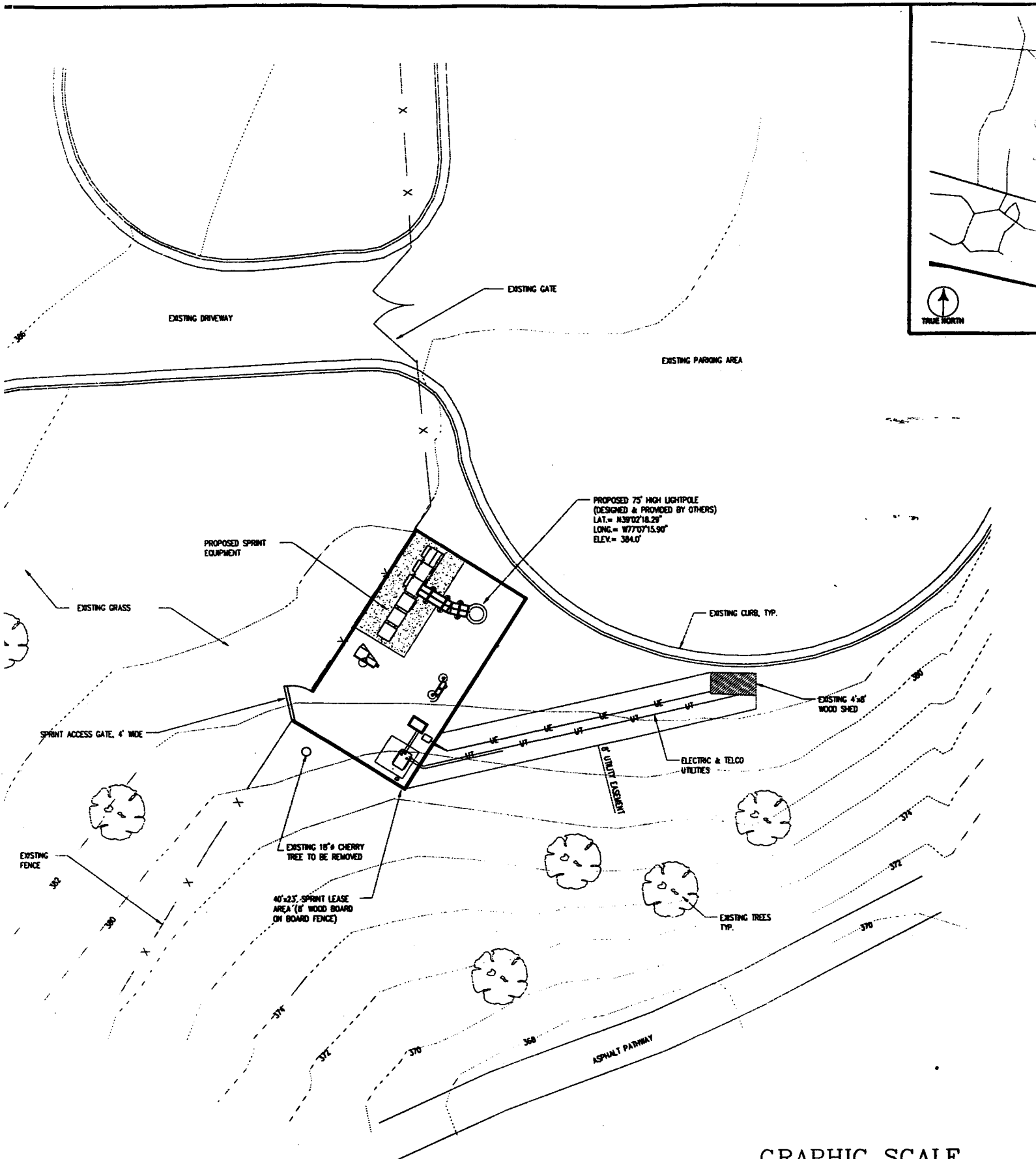
MKZ:ha: g:\kai\mand-ref\staff report MR-01204-MCPS-1.doc

Attachments:

- Vicinity Map
- Site Plan
- Lightpole/Unipole Elevation
- Existing Coverage Map
- Proposed Coverage Map
- Minutes from the TTFCG meeting

Tilden Middle School Unipole Mandatory Referral Vicinity Map





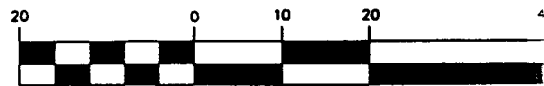
SITE PLAN
SCALE: 1"=10'-0"



NOTES:

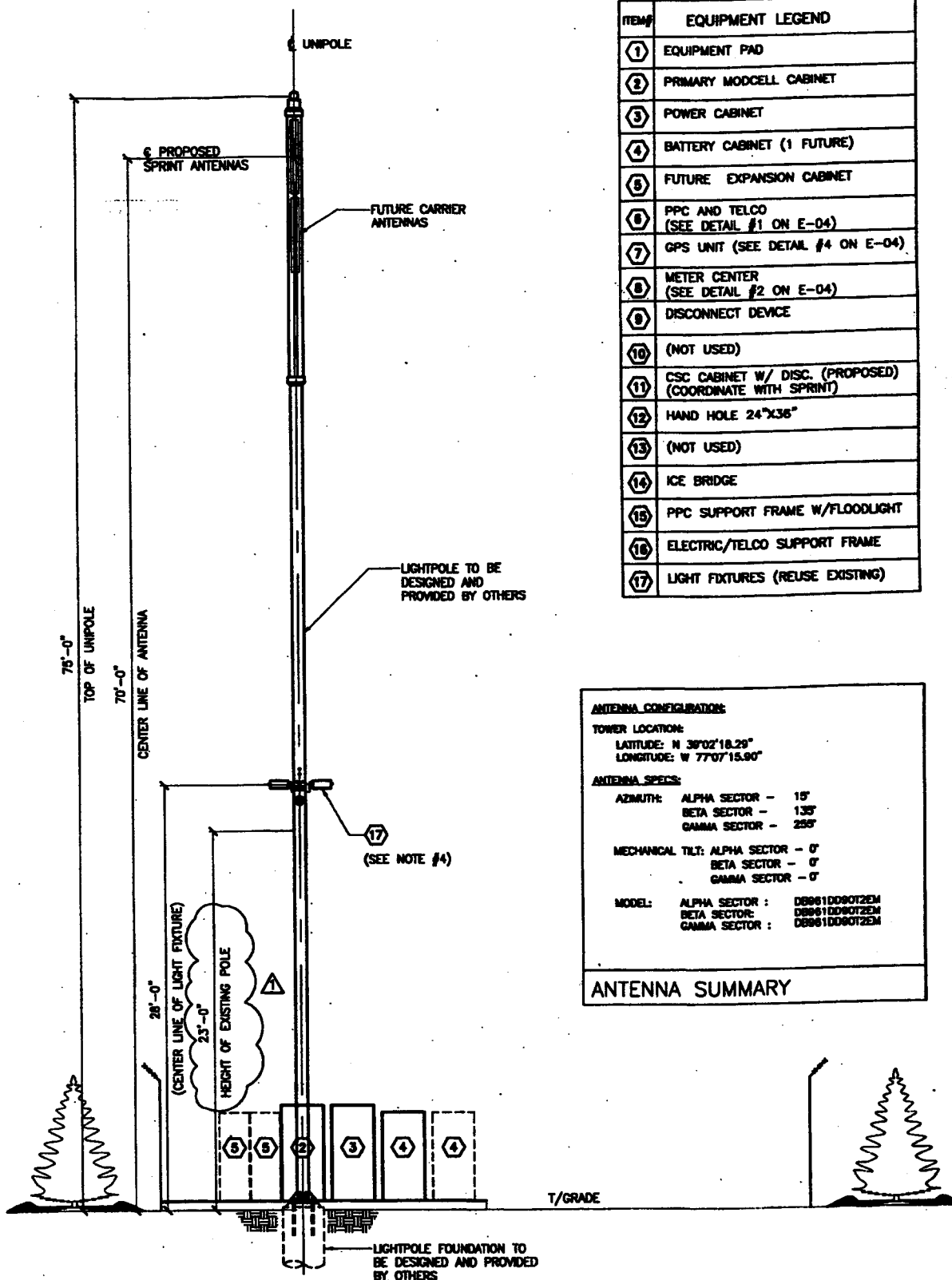
1. THE AMOUNT OF CUT/FILL MATERIAL IS BELOW 100 CUBIC YARDS.
2. THE DISTURBED AREA IS LESS THAN 5,000 SQUARE FEET.

GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.



LIGHTPOLE ELEVATION

NOT TO SCALE

PLANET V2.8
Metapath Software International Inc
Fri Jul 27 17:18:50 2001
w/ 23XC511G

Centre Long: 77 07'12.5"W Lat: 39 02'19.2"N

Scale: 1:35000

— Connecting_Road
--- Neighborhood_Road
- - - Primary_Road
- - - Secondary_Road
--- County Boundaries

Coverage

Rural (In Town) Level: -103dBm

Rural (On Hwy) Level: -98dBm

Suburban Level: -94dBm

Urban Level: -89dBm

Dense urban Level: -85dBm

Proposed Coverage



Location of site



Existing Coverage

PLANET V2.8
Metapath Software International Inc
Fri Jul 27 17:15:40 2001
w/o 23XC5116

Centre Long: 77 07'12.5"W Lat: 39 02'19.2"N
Scale: 1:35000

--- Connecting_Road
--- Neighborhood_Road
--- Primary_Road
--- Secondary_Road
--- County Boundaries

Coverage
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Location of site



Excerpt from TTFCG minutes of May 2, 2001

Action Item: Sprint PCS application to replace an existing 40' lightpole with a 75' unipole, placing antennas at the 70' level, at Tilden Middle School located at 11211 Old Georgetown Road in Rockville (Application #200104-18).

Julie Modlin summarized the application. Mr. Hunnicutt distributed specification sheets Sprint had provided on the "unipole" design proposed for this site. He stated Sprint had advised him that the unipole would be capable of accommodating another set of antennas similar to Sprint's. He explained that the unipole was designed for two sets of antennas concealed behind RF friendly material. He added that even though the unipole added 30' to the height of the existing lightpole, he believed this was an excellent siting and did not think there would be objections from the community because the pole was far removed from nearby residential areas, there was a line of trees between the property line and the nearest residences, and it was behind the school building itself.

Jim Michal noted that this siting was much less objectionable than the utility lines along Old Georgetown Road. Pat Hanehan added that the school had been involved in the selection of the pole placement. He added that they were pleased that Sprint was so cooperative in providing a sidewalk to meet the school's evacuation plan needs as well, and commended Sprint's efforts in helping out the school. Mr. Van Aller asked if the Board of Education had approved this siting. Mr. Hanehan explained that only the school had been involved with Sprint in developing this proposal. He noted that once the TTFCG recommended this application, the formal MCPS process would begin. The application would be submitted to the Superintendent, who would review it and forward it to the Park and Planning Commission for Mandatory Referral and to the Principal of the School for review. He stated that when recommendations came back from those two entities, then the Superintendent would make a decision on the application. He stated this was the same process used in siting the monopole at Sherwood High School.

Motion: Willem Van Aller moved the application be recommended. Tracey Williams seconded the motion and it was approved with Pat Hanehan abstaining.