

MEMORANDUM

MCPB Agenda Item # 9

March 16, 2006

To: Montgomery County Planning Board

From: Terry H. Brooks, Special Program Coordinator
Office of the Director (301-495-4726)

Subject: Application for Site Location Placement of a Wireless
Telecommunications Structure by Verizon Wireless at Northwest
Branch Recreational Park next to the National Capital Trolley Museum

Staff Recommendation: *Approval With Conditions*

Background:

On June 16, 1997, the Montgomery County Planning Board adopted policies and procedures and site location criteria for administratively reviewing and evaluating applications for telecommunication facilities and their associated equipment on park property. The Administrative Procedures for Telecommunications Facilities on Park Property report (See Attachment #1) describes the process.

The purpose of these administrative procedures was to: (a) define a logical administrative process for the Commission to accommodate (as a site of last resort) pursuant to the Telecom Act of 1996 (Section 704(a)) National Wireless Telecommunications Siting Policy), a national congressional mandate requiring state and municipal governments to accommodate the siting and construction of telecommunications facilities across the country; (b) establish a logical and timely application telecommunications facility site location review process for the telecommunications industry; (c) create a policy the Commission could administer that serves to protect the integrity and continued stewardship of the parks system by directing the location of telecommunications facilities in either regional or recreational parks, preferably in maintenance areas; and (d) create a public notification and application review and comment process.

All telecommunications applications must be received and reviewed by the Montgomery County Telecommunications Transmission Facilities Coordinating Group (The Tower Committee). The purpose of the tower committee is to provide all Montgomery County agencies a technical engineering review of the service need for a new facility (See Attachment #2). The Tower Committee also evaluates the telecommunication applicant's ability to accommodate their service needs on other privately owned property before they consider allowing applications for public and/or parkland.

Telecommunications Application Review Process:

All telecommunications applications are subject to review in accordance with the Montgomery County Zoning Ordinance Zoning Text Amendment (ZTA 95028), which regulates the installation of telecommunications facilities on private and public lands.

If a telecommunications facility carrier wishes to construct a new privately owned tower or monopole for the exclusive use of private telecommunications carriers on publicly owned land, a Special Exception Zoning Application must be filed with both the Commission and the Montgomery County Board of Appeals. A separate Special Exception review and public hearing process is used under the zoning regulations to evaluate the utility service need.

The subject application is not a special exception application but is a site location on park property and potential land lease terms application.

If the applicant is successful in: (a) obtaining site location approval from the Planning Board for this application, and (b) is successful in obtaining an approved land lease agreement from the Planning Board, the applicant is then eligible, as a Commission property lessee, to apply for a Special Exception with the Board of Appeals as prescribed by the Montgomery County Zoning Regulations.

Approval by the Board of Appeals of a telecommunications facility application allows the carrier to apply for a building permit with the Montgomery County Department of Permitting Services and for a park construction permit with the M-NCPPC Montgomery County Department of Park and Planning.

Existing Utilities on Park Property

The Montgomery County Park System has many utility facilities and easements. These facilities accommodate the service needs of WSSC, PEPCO, and other private utility providers.

The Montgomery County Parks System contains approximately 32,000 acres, which has several existing telecommunications facilities across the county and include such facilities as: (a) an AT&T 180' monopole in Wheaton Regional Park, Wheaton; this facility is also used by Sprint PCS; (b) two 90' radio towers for WKDL-AM and WACA-AM in Sligo Creek Park, Silver Spring; (c) a NEXTEL 80' ball field light pole at Blair

Senior High School, Silver Spring; (d) an 80' WMET-AM radio tower in Great Seneca Park, Germantown; (e) a 80' WSSC wooden pole in Dewey Local Park (LP); Viers Mill and underground fiber optic cables in Rock Creek Regional Park; Little Falls Stream Valley Park (SVP); Bethesda, Paint Branch SVP; Colesville, Crabbs Branch SVP; Rockville, North Branch SVP; Hawlings River SVP; Brookville, Manor Oaks (LP); Olney, Olney Square Neighborhood Park (NP); Olney; Cashell Road NP, Olney, and Greenwood LP; Olney.

Northwest Branch Recreational Park – Existing Conditions

Northwest Branch Recreational Park is a 675-acre, largely unimproved park. Major existing recreational facilities include: an 18-hole, golf course, a 9-hole course Golf Course and club house, and the National Capital Trolley Museum. The National Trolley Museum opened to the public in 1969. The Mission of the Trolley Museum is to preserve and interpret the history of Washington, D.C.'s electric street railways.

The Trolley museum also operates a 1-mile rail trolley line for visitors. The museum is hosted by a non-profit organization, which manages the museum, restores old trolley cars and serves as a curator for the museum. The Trolley Museum is currently working on developing and constructing the relocation of their existing facilities in accordance with the Planning Board's approved redevelopment and expansion plan for their facilities. The museum's facility redevelopment plan consists of developing a historic replica of a trolley museum concession and visitors center, a new trolley car restoration and display garage to house it's expanded collection of old trolley cars, and new parking and service facilities. In the future, the development of a park family picnic/playground area is envisioned to compliment the trolley museum.

Verizon Wireless Application

On May 18, 2005, Verizon Wireless (Verizon) submitted an application pursuant to the Commission's Administrative Procedures for Telecommunications Facilities on Park Property, (See Attachment #3). Verizon requested to construct a 140' artificial "stealth" evergreen tree monopole antenna in Northwest Branch Recreational Park located at 1313 Bonifant Road, Silver Spring next to the new National Capital Trolley Museum Site.

Verizons' telecommunication facility consists of a chain-link fence 45' X 50 ' foot compound area containing a 140' artificial evergreen tree monopole antenna, a one-story 12' X 30' wireless equipment building with an A-frame shingled roof and stone façade designed to match the new Trolley Museum building facades.

The proposed telecommunications facility site location is located immediately adjacent to the Trolley Museum's service area and parking lot. Service access to the proposed telecommunications facility would be provided by way of an existing, one lane gravel access roadway that is slated to be widened into a paved two-lane service roadway as

part of the new Trolley Museum's development plan. The new service roadway will also lead to an entryway to the Trolley Museum's new buildings.

Montgomery County Tower Coordinator Review and Recommendation

On May 17, 2005, Verizon's telecommunication facility application, Application Number 200505-07, was reviewed. On June 1, 2005, Verizon's Telecommunications Application was conditionally approved by the Tower Coordinator after consultation with recommendations received from the Tower Committee. The applicants' proposed height of 140' was reduced and lowered to 120', (See Attachment #4).

M-NCPPC Administrative Procedures for Telecommunications Facilities on Park Property - Staff Evaluation

The Verizon telecommunication facility application location complies with the park type category identified in **Section 7.3** of the administrative procedures, which states:

Section 7 – Park Site Selection Criteria

7.3 Park Types most suitable for telecommunications facility site considerations are: *b. Recreational Parks**

A compatible use location must be found within each park, such as maintenance yards, but not active recreational areas. Exceptions may be made where appropriate design solutions can be demonstrated (i.e. light standards for ballfields).

Staff Comments on Application Compliance:

1. The Verizon Telecommunications Facility is proposed to be located in a recreation park type category.
2. The Verizon telecommunications facility application complies with the park site location by being located adjacent to the service area of the new Trolley Museum facility.
3. The Verizon Telecommunications facility application complies with the park land use and design compatibility guidelines by designing a building façade which is intended to complement the exterior façade of the new Washington National Trolley Museum buildings.

Section 8 – Schedule

8.0 *The review schedule for all The Montgomery County Telecommunications Transmission Facility Coordinating Group (TTF CG) referred telecommunications applications shall, on average, not exceed 45 calendar days.*

*Note: Northwest Branch Recreational Park is not listed in the adopted, 1997 Administrative Procedures for Telecommunications Facilities Act, but is included as a feasible site because of its park type category.

The applicant formally submitted their application on May 18, 2005. Staff subsequently informed by the applicant that they wished to delay their application in order to conduct additional research relative to their desired solution to develop a facility in the park. Verizon subsequently submitted a request for an extension to modify their original application on November 10, 2005, and most recently again, in response to a request by the Stonegate Civic Association on January 25, 2006. (See Attachments #5, #6, and #7).

Public Outreach & Participation:

Administrative Procedures Guideline:

- 8.1 *Upon receipt of telecommunications application, Commission staff shall notify the affected community(ies) and conduct a public information meeting within 3 weeks after receipt of an application.*

The Applicants application was reviewed at a public meeting hosted by the Department on Wednesday, January 18, 2006, at the Stonegate Elementary School located at 14700 Notley Road, Colesville. (See Attachment #8 Public Meeting Notice and #9 Sign-in Sheet)

The President of the Stonegate Citizens Association requested an additional meeting with the community at their March 1, 2006 meeting. On March 1, 2006, the Stonegate Citizens Association hosted a meeting and discussed the subject application. Staff also attended the meeting in order to inform the community about the Commission's administrative procedures process and to notify the public about the Commission's public hearing on the subject application.

General Public Comments:

Community residents raised the following questions / issues:

- a) What was the decision-making process used by Verizon to select the Northwest Branch Park site?
- b) What alternative sites were considered and why did they not work?
- c) What assurances does the community have that another tower-like facility would not be built by Verizon or another telecommunication carrier in the park?
- d) What guarantees can Verizon give that assures the community they will, in fact, have reliable wireless service?
- e) What guarantee does the community have that Verizon will, in fact, construct a monopole artificial evergreen tree?
- f) What would be Verizon's facility development time-frame, if they received site location approval from the Planning Board? and
- g) What would the Planning Board do if the community was totally opposed to Verizon's application?

Staff believes Verizon Wireless will address each of these questions (just like they did at the citizens association meeting) in their presentation before the Planning Board.

Generally, the community asked questions; staff did not observe, at the time of writing this report, any strong support or opposition to the subject application. Staff anticipates the Planning Board will receive comments from the Stonegate Citizens Association prior to the public hearing.

Citizen comments received to date are in Attachment #10

Other Staff Comments:

Park Development Division Comments - (See Attachment #11)

Park Planning Unit Comments - (See Attachment #12)

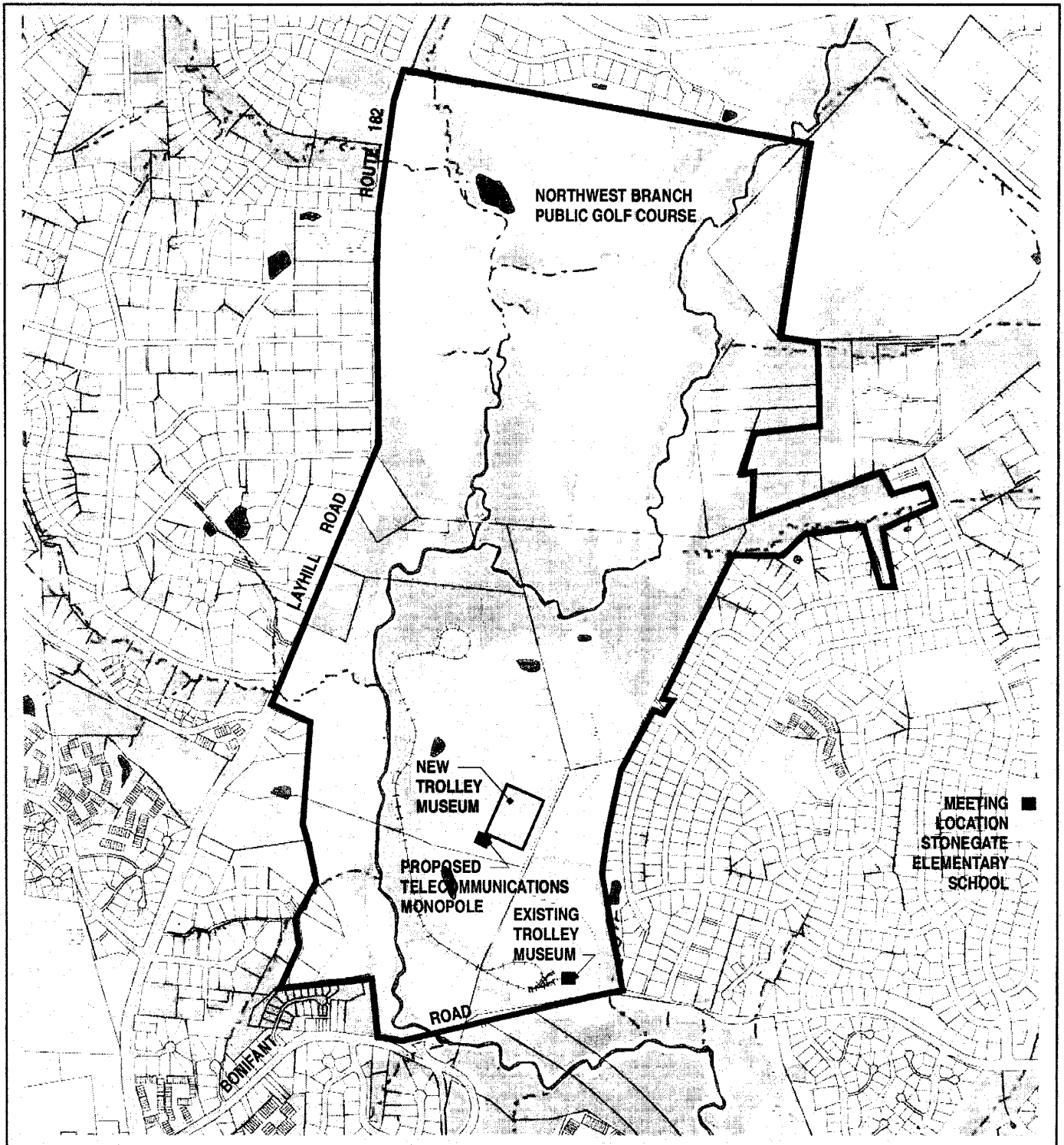
Northern Region Park Management Division Comments - (See Attachment #13)

Staff Recommendation:

Staff recommends the Planning Board approve Verizons' site location application for Northwest Branch Recreational Park with the following conditions:

- A. Verizon Wireless execute an approved ground lease with the Commission;***
- B. Verizon Wireless comply with the site development requirements identified by M-NCPPC's Park Development Division and obtain a park construction permit from Department of Permitting Services and Park Development Division prior to construction of their proposed facility;***
- C. All Verizon Wireless ground lease fees be placed in a special revenue fund specifically for Northwest Branch Recreational Park. The proceeds from the special revenue fund shall be dedicated to augment or cover the costs of future recreational park planning, facility planning, capital project development and/or on-going park maintenance.***

NORTHWEST BRANCH R.P.



Proposed Site of Verizon Wireless Telecommunications Facility



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

NOT TO SCALE



ADMINISTRATIVE PROCEDURES FOR TELECOMMUNICATIONS FACILITIES

ON



PARK PROPERTY

Maryland National Capital Park and Planning Commission
Park Planning & Development Division
June 1997

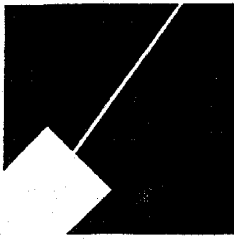
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APPLICATION FORM

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

9500 Brunett Avenue
Silver Spring, Maryland 20901

July 11, 1997

Dear Citizen and Telecommunications Facility Applicant:

This document contains the policies and procedures adopted by the Montgomery County Park Commission governing the review and consideration of requests received by the Telecommunications Industry to place communications towers on park property.

These administrative review procedures were created to provide both the general public and the Telecommunications Industry with a fair and equitable process to evaluate all applications requesting the use of park property.

These procedures were also developed to provide policy guidance to both the general public and the telecommunications industry on how the Park Commission views the use of tower facilities in various park types within the Park System.

All applicants and general public inquiries about telecommunications facilities on park property should be directed to:

Herb DeHoff, Construction Inspection Supervisor, Park Planning & Development Division:
(301) 495-2558

Sincerely,

A handwritten signature in black ink, appearing to read "Terry H. Brooks".

Terry H. Brooks, Chief
Park Planning & Development Division

Application Procedure

General

A Technical Review of all proposed construction projects on Park Property or on property managed by the MNCPPC must be issued prior to the issuance of a final Construction Permit. A **Construction Permit must be issued prior to commencement of any work on Park Property.** The Technical Review conducted by the Park Planning and Development Division of the MNCPPC is separate from reviews conducted by the Environmental Planning section of the MNCPPC.

Technical Review

Three (3) copies of the proposed plans must be submitted to Engineering Supervisor Michael Riley, P.E. Upon receipt of these plans a staff person will be assigned to oversee the review of the application. This staff person will serve as the Applicant's contact at the Department of Park and Planning. Once the review has been conducted and all pertinent issues resolved, the Applicant will be asked to submit the original reproducible plans to this office for approval. These plans must include a copy of the approval stamp (shown on right).

Construction

Applicant must send four (4) copies of the **Permit** approved, signed plans to Herb De Hoff, Inspection Supervisor, for preparation of a Construction Permit. This is the final permit necessary to begin construction. **A fee will be required for this permit and must be paid prior to commencement of construction.**

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION,
DEPARTMENT OF PARK AND PLANNING

M-NCPPC RECORD FILE NO. _____

DATE APPROVED _____

ENGINEERING SUPERVISOR

**THIS IS NOT A PERMIT TO
BEGIN CONSTRUCTION**

This approval is for Technical Review only. For permit information, contact Herb De Hoff, Inspection Supervisor at (301) 495-2558.

KB

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TELECOMMUNICATIONS

Application for Technical Review / Construction Permit

Owner / Applicant _____ Principal Contact _____

Address _____

Telephone Number/Fax _____

Engineer _____

Address _____

Telephone Number/Fax _____

Subdivision/Property Name _____

Lot(s)/Block(s) _____ or Parcel(s) _____ Liber _____ Folio _____

Preliminary Plan # _____ Env. Planning Reviewer (Tel #) _____

SM File # _____ DPS Reviewer (Tel. #) _____

Affected Park _____

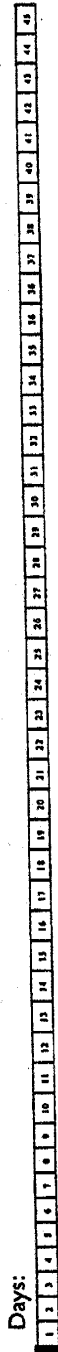
Description of work proposed _____

Disturbed area on Park land (sq.ft. / ac.) _____ Watershed (Class) _____

Anticipated Natural Resources Impacts _____

Anticipated construction date _____ Contractor (if known) _____

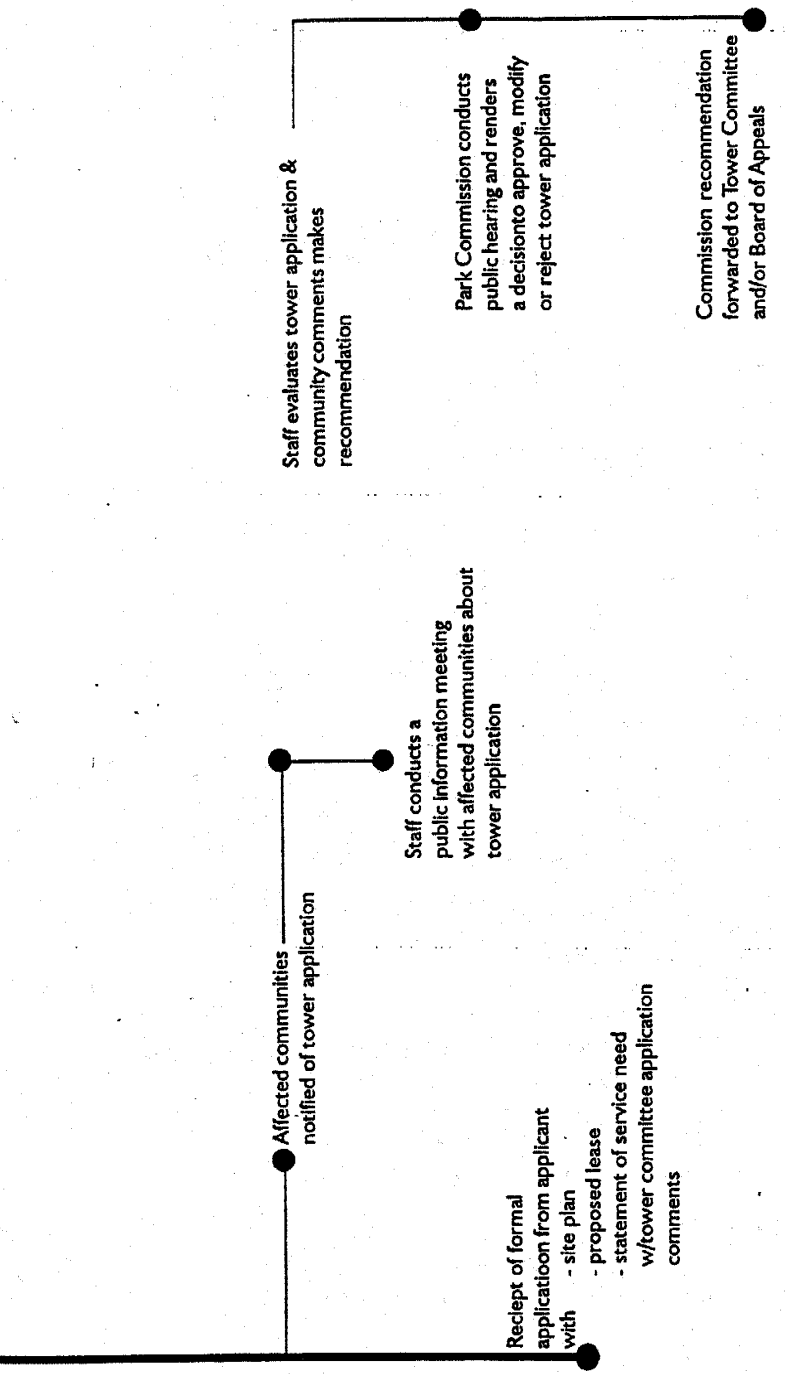
TELECOMMUNICATIONS APPLICATION REVIEW SCHEDULE



PRE-APPLICATION REVIEW

TASKS:

1. Applicant meets with Montgomery County tower comm. to evaluate co-location opportunities
2. Applicant meets w/ M-NCPPC Staff -Site evaluation/compliance park type criteria
3. Applicant may contact adjacent community representatives for informal comment and review.



M-NCPPC - DEPARTMENT OF PARK AND PLANNING

ADMINISTRATIVE PROCEDURE

TITLE: Review Process - Proposals for Telecommunications Facilities
on Park Owned Property

PARK COMMISSION POLICY

APPROVAL DATE: June 16, 1997

Section 1 - Purpose

- 1.0 To establish policies, procedures and criteria for the review of proposals to install or erect private telecommunications facilities or equipment on property owned, leased or managed by Montgomery County Maryland-National Capital Park and Planning Commission (M-NCPPC).

Section 2 - Applicability

- 2.0 This procedure will apply to the leasing, permitting or use of property owned, leased or managed by Montgomery County M-NCPPC for the installation of private telecommunications equipment on existing facilities.

Section 3- Definitions

- 3.0 User Agency - An agency in occupancy, possession, or in control of a facility or parcel of property.
- 3.1 DIST - The Montgomery County Department of Information Systems and Telecommunications.
- 3.2 DFS - The Montgomery County Division of Facilities and Services, Department of Public Works and Transportation.
- 3.3 TTFCG - The Montgomery County Telecommunications Transmission Facility Coordinating Group.
- 3.4 OMB - The Montgomery County Office of Management and Budget.
- 3.5 County Property - As used herein, any real property, improved or unimproved, that is owned, leased, managed or under the control of Montgomery County Maryland-National Capital Park and Planning Commission.

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

3.7 **Regional Parks**

Regional parks are large, typically over 200 acres, and contain a wide range of recreation opportunities and facilities, while reserving 2/3 of the park for conservation related purposes.

3.8 **Recreational Parks**

Recreational parks are large parks that serve a variety of county-wide recreation needs, but preserve less natural area than regional parks.

Recreational parks provide multiple athletic facilities for individual and team sport participation including athletic fields, tennis and basketball courts, picnic/playground areas, and in some cases, swimming pools.

3.9 **Stream Valley Parks**

Stream Valley parks form the foundation of the county park system and include approximately 11,550 acres that serve as greenways extending northward through the county. There are 29 stream valley parks located throughout the county providing natural areas within close proximity to most residents for hiking, fishing, picnicking and enjoying nature.

3.10 **Conservation Area Parks**

Conservation parks are large natural areas acquired to preserve specific natural archaeological, or historical features. Conservation parks may include exemplary natural communities, self-sustaining populations of rare, threatened, or endangered plant and animal species, or unique archaeological and historical resources. Given the sensitive nature of the resources in conservation parks, development is very limited. Only passive recreational activities such as hiking, fishing, horseback riding, primitive camping, and limited picnicking are encouraged. There are seven conservation parks in the county, they total over 3,100 acres.

3.11 **Special Parks**

Special parks possess features of historic, cultural, agricultural, or other special significance.

3.12 Urban Parks

Urban parks are small open spaces that provide green buffers 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.

3.13 Neighborhood Parks

Neighborhood parks are designed to serve the informal recreation needs of nearby residents. Playgrounds, tennis and basketball courts, sitting and informal recreation areas are generally found at neighborhood parks.

3.14 Local Parks

Local parks provide essential programmed and unprogrammed recreation facilities such as ballfields for area residents.

3.15 Neighborhood Conservation Areas

Neighborhood conservation areas are small, undeveloped parkland areas adjacent to residential areas that are generally received through dedication during the subdivision process. These parks generally include small streams, stormwater management facilities, regenerating forests and woodlots. Neighborhood conservation parks 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.

3.16 Application - As used herein, an application or proposal for the use of M-NCPPC property for private telecommunications facilities.

Section 4 - Policy

4.0 It is the policy of Montgomery County, Maryland, in general, and M-NCPPC in particular, to support the mission of the Telecommunications Transmission Facility Coordinating Group, in the identification of appropriate public sites for location of private telecommunications facilities, the co-location of those facilities where feasible, and minimization of the adverse impact to citizens and telecommunications providers.

4.1 The use and availability of park sites for cellular communications facilities is predicated upon the Commission's adopted park type classification system found in the adopted Park, Recreation & Open Space Master Plan (PROS Plan) as amended.

- 4.2 Decisions on the use of M-NCPPC property for private telecommunications use will be made in a fair and equitable manner that is open to public scrutiny.
- 4.3 All telecommunications facility requests will be reviewed as utility applications and will not be subject to the M-NCPPC Public/Private Development Guidelines application review requirements adopted in March, 1996.
- 4.4 Review and comment from the general public and other County agencies, as appropriate, on proposals received for such use will be invited by the M-NCPPC and the Telecommunications Transmission Facility Coordinating Group as set forth in this procedure.
- 4.5 Proposals that respond to or directly support the telecommunication needs of the Montgomery County Government and the M-NCPPC or other public agencies will be granted priority over proposals for primarily or entirely private use.
- 4.6 Leasing of M-NCPPC property for the installation of private telecommunications facilities will be accomplished in accordance with existing State and County law and regulation, as appropriate, including Article 28A, Section 5-110 of the Annotated Code of Maryland, and applicable M-NCPPC Regulation which sets forth the process for leasing M-NCPPC property for periods exceeding 5 years.
- 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 M-NCPPC will not enter into any agreement for the use of Park property until and unless the proposal for such use has been reviewed by the TTFCCG, to ensure that all co-location options and overall feasibility of the proposal have been evaluated by the TTFCCG, in accordance with the provisions of Executive Regulation 14-96. [See 5.1 for details].
- 4.9 All proposals and subsequent lease agreements entered into by the M-NCPPC for the use of park property will require the tenant to fully comply with all provisions of the law with respect to the tenant's intended use of the facility, including adherence to and completion of the: special exception process, mandatory referral process, building permit, and any other approval, certification or permit that may be required by law or regulation.
- 4.10 Existing or future telecommunications facility applications reviewed pursuant to these procedures, which require only co-location on an established facility, will not be subject to additional M-NCPPC approval, but shall be subject to the lease requirements contained in these procedures.

- 4.11 **Exceptions** - Exceptions to which park site classification may be considered by M-NCPPC 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

- 5.0 The Director of Parks or his/her designee will be responsible for the overall coordination of the review and approval process for private telecommunications facilities on M-NCPPC owned and managed property, and will:
- a. Coordinate County input to the TTFCCG as applications are received and reviewed.
 - b. Negotiate terms and conditions of leases with prospective tenants.
 - c. Coordinate as necessary with the TTFCCG, and other County agencies as appropriate with respect to proposals for the use of park property.
 - d. Prepare and process lease of permit agreements for the use of M-NCPPC property.
 - e. Conduct ongoing management of facilities that are under lease to telecommunications tenants.
- 5.1 The TTFCCG will identify existing or potential government telecommunications needs that could be considered in connection with applications received by the County or the TTFCCG, and will provide technical assistance to the M-NCPPC in the evaluation of proposals.
- 5.2 For purposes of this Administrative Procedure, the TTFCCG will review all proposals for the private telecommunications use of M-NCPPC property before any leases or permit agreements are entered into by the M-NCPPC. The TTFCCG will provide advice and recommendations to the M-NCPPC on:
- a. Feasibility and overall merit of proposals received;
 - b. Co-location opportunities; and
 - c. The Group's recommendation on each application.

- 5.3 The Parks Commission will review and approve all proposals for the use of M-NCPPC owned property for telecommunication facilities.

Section 6 - Procedures

- 6.0 The Director of Parks will receive and consider all proposals for the use of M-NCPPC property for telecommunications installation.
- 6.1 The Director of Parks or his/her designee will consult upon request with any applicant seeking to use M-NCPPC property for telecommunications purposes. This consultation may be used to evaluate initial feasibility of the proposal, discuss economic factors and general lease terms, determine preliminary locations for structures and identify and attempt to resolve potential conflicts with park master plans or existing facilities or equipment.
- 6.2 All the applicants will be required to submit an application to the TTFCG, in the form and content required by the TTFCG.
- 6.3 M-NCPPC staff will participate in the TTFCG's discussion on each proposal, contributing any information gathered during its initial and ongoing review of the proposal, offering its recommendations to the group, and participating in the group's vote in each instance.
- 6.4 Following discussions as appropriate with the applicant, the M-NCPPC will conduct either a mandatory review or Special Exception Hearing and coordinate with the TTFCG and will render a written decision to proceed or to decline on each proposal received.

Section 7 - Park Site Selection Criteria

- 7.0 The decision by the Commission will be guided by the following site selection criteria:

The availability of park property for the subject use shall be made on a hierarchal system based upon the PROS classification of each park type within the system.

- 7.1 All applications will be evaluated on a case-by-case basis. Due to the fact that no two park sites are exactly alike, parksite compatibility will be evaluated on its own individual merits.
- 7.2 a. Within each of these park types, there are areas where these facilities are not permitted: (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 and (g) cultural significance.

- b. The selection of parks that are 15 acres or less will not be encouraged 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 ballfield 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.

7.3 Park types most 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 (i.e., light standards for ballfields).
- 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 (i.e. light standards for ballfields).

7.4 Park types less desirable for telecommunication facility sites are:

- a. Special Parks: Woodlawn, Rockwood, and Agricultural History Farm Park;
- b. Conservation Oriented Parks: Stream Valley Parks & Conservation Parks;
- c. Urban Parks;
- d. Neighborhood Parks;
- e. Neighborhood Conservation Areas; and
- f. Local Parks.

Section 8 - Schedule

- 8.0 The review schedule for all TTFCG referred telecommunications applications shall, on average, not exceed 45 calender days.
- 8.1 Upon receipt of a telecommunications application, Commission staff shall notify the affected community(ies) and conduct a public information meeting within 3 weeks after receipt of an application.

- 8.2 Park Operations staff shall review the subject application(s), coordinate staff, public and applicant input and forward a staff report reflecting all applicable site review criteria contained in these procedures and report their findings and recommendation to the Park Commission within 30-45 days.

Section 9 - Appendices

- 9.0 Appendix D - M-NCPPC - Montgomery County Department of Park's inventory of all facilities and parkland owned, leased and/or maintained be listed by park type.

Section 10 - Forms

- 10.0 Form 1 - TTFCCG application form for telecommunications facility proposals.

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