



MONTGOMERY COUNTY, MARYLAND
TOWER COORDINATOR
RECOMMENDATION

APPLICATION NUMBER: 200505-07

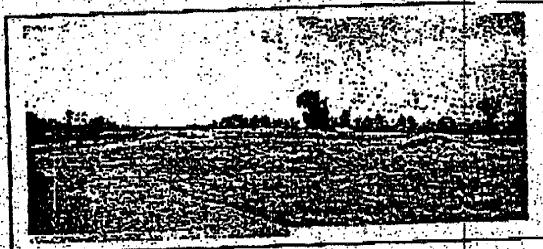
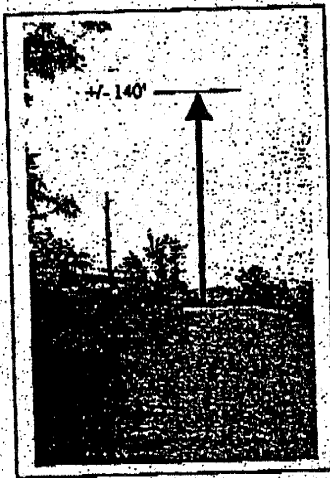
DATE: 17 May 2005

Application Information:		
Applicant:	Verizon Wireless	
Description:	Construct a new 140' monopole and attach 12 panel antennas (six 48" high and six 71" high) at the 138' level.	
Site Location:	Trolley Museum 1313 Bonifant Road, Colesville	
Property Owner:	Maryland National Capital Park and Planning Commission	
Classification in accordance with Zoning Ordinance: RE-2		
Private Property:	<input type="checkbox"/>	By right: <input type="checkbox"/>
Public Property:	<input checked="" type="checkbox"/>	Mandatory Referral: <input type="checkbox"/>
		Special Exception: <input checked="" type="checkbox"/>
		Special Exception Modification: <input type="checkbox"/>
Impact on land-owning agency: The monopole will be on M-NCPPC property adjacent to the site to be used for a new Trolley Museum, related buildings and parking. The monopole and equipment compound are shown on the plans to be alongside the proposed parking area where it does not appear it will present any conflict with the museum visitors, but it will be plainly visible to park patrons.		
Existing or future public safety telecommunications facilities and plans: None		
Co-location options: Verizon states in its application that they considered two other nearby existing facilities: a monopole at the Argyle Country Club, and a rooftop site at the intersection of Layhill Road and Bonifant Road. Verizon reports that they ruled out use of those sites because neither provided the coverage they desired along Bonifant Road. Verizon submitted RF propagation contour maps supporting that conclusion. Based on our review of the RF maps, we agree with their conclusion.		
Implications to surrounding area: Based on our review of the site plans and our site visit, the monopole is shown on the plans to be approximately 900' from the nearest homes in a large single-family community to the east of the site. Based on our site visit and the photo simulations submitted by the carrier, some residents in that community will be able to see the top of the monopole, as will passers-by along the section of Bonifant Road that passes by the site. Tall trees on the park property screen the view from some directions. The applicant proposes to disguise the monopole as a tree in an attempt to minimize its visual impact. The tree design adds approximately five feet to the overall height of the structure.		
The 12' x 30' equipment shelter is designed to match the exterior of the new museum building. The plans show the 50' x 45' equipment compound to be enclosed by a wrought iron fence. The applicant reports that the equipment area is presently only configured for Verizon's equipment because the lease has not been completed. The structure is designed to accommodate at least two additional carriers' antennas.		

In the event that the Inter-County Connector highway is constructed, the site plan shows this monopole to be setback approximately 150' from the right-of-way, and will be plainly visible to passers-by along the new road.

Verizon provided photo simulations of the site as viewed from select locations in the adjacent neighborhoods. Based on our comparison of the photo simulations to the actual photos of the "balloon test" photos, it appears that the simulations are a reasonably depiction of the height of the proposed monopole.

The photo below on the left taken during our site visit illustrates the height and location of the monopole. The photo on the upper right is of the landscape to the north of the site. The photo on the lower right is looking from the site to the east from the closest single-family residences.



Attachments: Application

Comments: Verizon submitted RF propagation contour maps showing its existing coverage around the site and with antennas at the proposed 138' level. Based on our review of the maps it appears that there is a need for antennas to meet Verizon's desired coverage objective for this area, and that the monopole with antennas at the 138' level meets that objective. We also asked for maps showing the expected coverage with antennas at the 120' level, and drive test results at that height. Based on our review of the drive test results for antennas at the 138' and the 120' level, there does not appear to be a significant difference in the coverage between the two. To minimize the visual impact of the facility, it appears that the height of the monopole could be lowered to at least approximately the 120' level.

In response to our questions, Verizon reported that the monopole is capable of accommodating antennas from at least two additional carriers. Based on our review of the plans submitted by the all carriers showing their planned facilities, it appears that there are no other carriers presently interested in siting antennas in this vicinity.

Tower Coordinator Recommendation:	Recommended: <input type="checkbox"/>
	Recommended with conditions: <input checked="" type="checkbox"/>
	Not recommended: <input type="checkbox"/>
Conditions: This recommendation is conditioned on lowering the height of the monopole to at least the 120' level, and the carrier obtaining a Special Exception from the Board of Appeals.	
<i>[Handwritten Signature]</i>	<i>6/1/05</i>
Signature	Date

LAW OFFICES OF M. GREGG DIAMOND, P.C.

ATTORNEY AT LAW
FOURTH FLOOR
4416 EAST WEST HIGHWAY
BETHESDA, MARYLAND 20814-4568
Fax: (301) 634-3182

M. GREGG DIAMOND
PRACTICING IN MARYLAND AND
THE DISTRICT OF COLUMBIA

WRITER'S DIRECT DIAL NUMBER
(301) 634-3181
EMAIL "mgdiamond@mgd-law.com"

November 10, 2005

Mr. Terry H. Brooks, Jr.
Special Program Coordinator
Office of the Director
Department of Park & Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Application for Technical Review/Construction Permit Submitted by Verizon Wireless for the Placement of a Wireless Telecommunications Structure and Related Equipment Building in Northwest Branch Park Unit 6, adjacent to the site of the new, relocated National Capital Trolley Museum, 1313 Bonifant Road, Colesville, Maryland

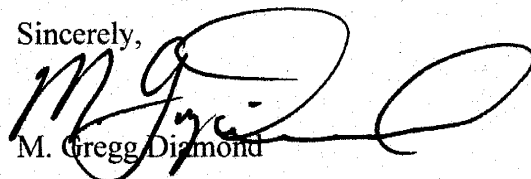
Dear Mr. Brooks:

I represent Washington D.C. SMSA Limited Partnership d/b/a Verizon Wireless, with regard to the above referenced application. As you will recall, Verizon Wireless filed the above referenced application by hand delivery to the Engineering Supervisor on August 22, 2005. Thereafter, I engaged you and Christopher Malone in discussions regarding process. As a result, it was determined in late September 2005 that the applicant should proceed with a community meeting, followed by a hearing before the Planning Board.

Although the Administrative Procedures for Telecommunications Facilities call for a community meeting within three (3) weeks after receipt of an application, Verizon Wireless needed more time to prepare its presentation. Informally, we requested that you put the application on hold pending further notice that we were prepared to proceed with the application. At this time, Verizon Wireless is requesting that the application be removed from its hold status, and that we should proceed as if the application had been filed on this date. We understand that you will be providing notice to the community and scheduling a community meeting for December 6, 2005.

If you have any questions about this letter, please give me a call.

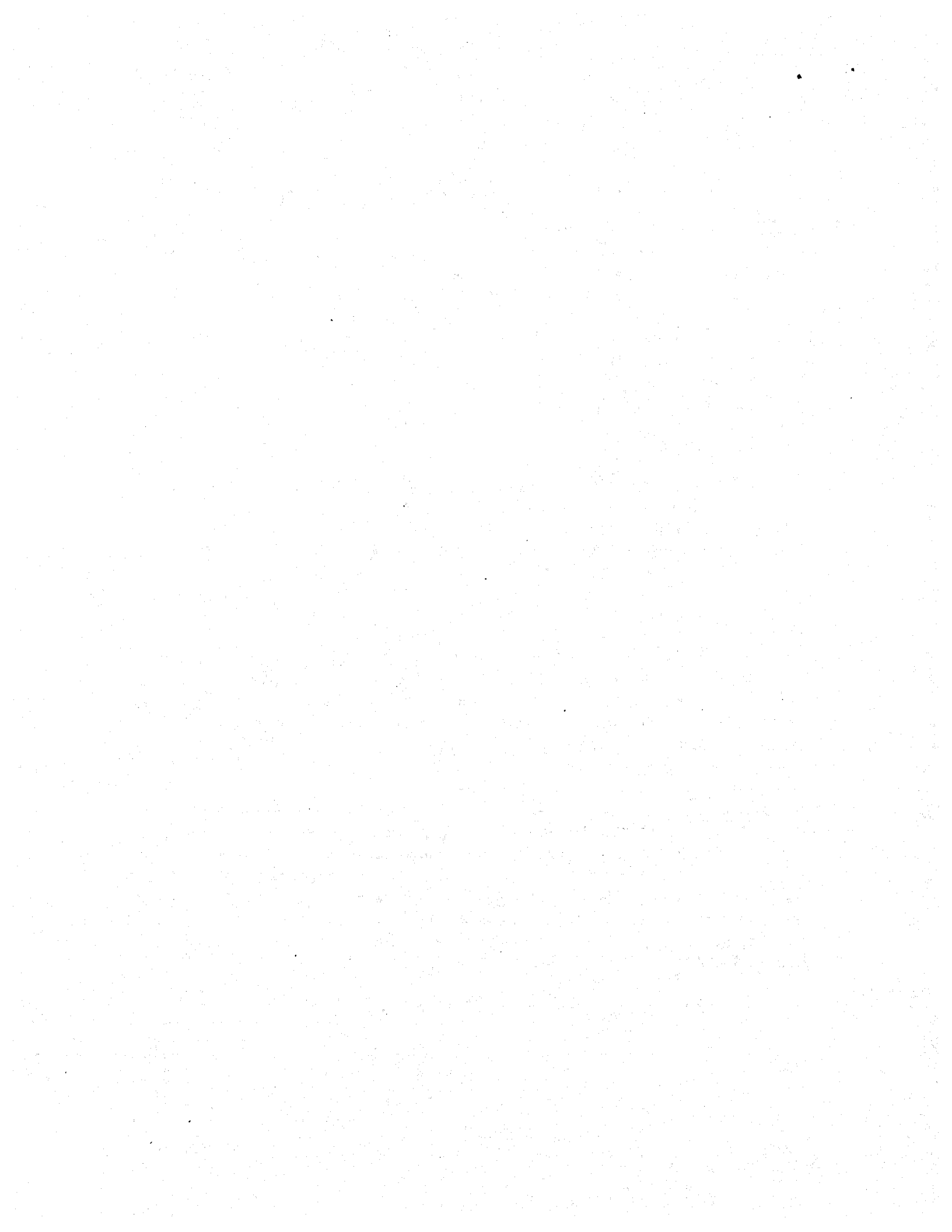
Sincerely,



M. Gregg Diamond

Encl.

cc: Robert Posilkin
Christopher Malone, Esq.



LAW OFFICES OF M. GREGG DIAMOND, P.C.

ATTORNEY AT LAW
FOURTH FLOOR
4416 EAST WEST HIGHWAY
BETHESDA, MARYLAND 20814-4568
Fax: (301) 634-3182

M. GREGG DIAMOND
PRACTICING IN MARYLAND AND
THE DISTRICT OF COLUMBIA

WRITER'S DIRECT DIAL NUMBER
(301) 634-3181
EMAIL "mgdiamond@mgd-law.com"

January 25, 2006

Mr. Terry H. Brooks, Jr.
Special Program Coordinator
Office of the Director
Department of Park & Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Application for Technical Review/Construction Permit Submitted by Verizon Wireless for the Placement of a Wireless Telecommunications Structure and Related Equipment Building in Northwest Branch Park Unit 6, adjacent to the site of the new, relocated National Capital Trolley Museum, 1313 Bonifant Road, Colesville, Maryland

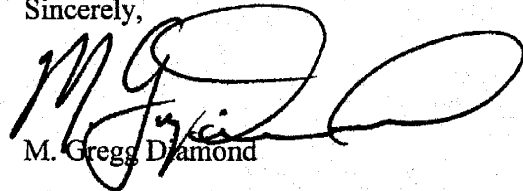
Dear Mr. Brooks:

I represent Washington D.C. SMSA Limited Partnership d/b/a Verizon Wireless, with regard to the above referenced application. This letter concerns the plan to schedule the application for a hearing before the Planning Board on February 16, 2006. At the recent community meeting which you organized, the President of one of the community associations requested that the February hearing be delayed until after the community association could meet on March 1, 2006.

Verizon Wireless does not have an objection to the delay of the hearing before the Board for approximately thirty (30) days to allow the community association time to meet. In fact, the community association has invited us to attend their meeting. It is my understanding that you requested the community association to file a letter requesting a delay of the hearing. As noted, Verizon Wireless has no objection to the community association request for a 30 day delay.

If you have any questions about this letter, please give me a call.

Sincerely,



M. Gregg Diamond

cc: Robert Posilkin

Brooks, Terry

From: Ken Rucker [nctm@dctrolley.org]
Sent: Monday, February 13, 2006 9:00 PM
To: Brooks, Terry
Cc: Alexander, Douglas; Bob Posilkin; Wesley@dctrolley.org
Subject: Proposed Verizon tower

Terry --

Following the review of Verizon Wireless' plans to construct a stealth "tree-monopole" adjacent to the Museum's new facilities in Northwest Branch Park, the Museum is very open to Verizon Wireless' plans. Verizon Wireless staff has indicated their interest in shared use and/or construction of utilities and grading and has stated their intention to design their building with architectural details matching those of the Museum's buildings. The result is another period building on the "trolley plaza." The National Capital Trolley Museum anticipates successful collaboration with Verizon Wireless in the development of the site.

Ken Rucker
President
National Capital Historical Museum of Transportation, Inc.
301-384-6352

2/14/2006

Brooks, Terry

From: Martin Gottlieb [martin211@comcast.net]
Sent: Wednesday, January 18, 2006 10:35 PM
To: MCP-Chairman; Brooks, Terry
Subject: Proposed Verizon Wireless tower at the Trolley Car Museum

To Whom it may concern:

I would like to go on record as strongly supporting the placement of the proposed cell tower at the Trolley Car Museum on Bonifant Road. I attended the public information forum this evening at Stonegate Elementary School and believe any negative impacts on our neighborhood will be minimal and will be far outweighed by the expected improvements in cell phone service. Cell phone service throughout the neighborhood is currently spotty, at best, and this tower is long overdue.

There were many very valid questions asked at the meeting tonight, all of which I believe were answered satisfactorily. Unfortunately, there seemed to be a fairly strong sentiment among the attendees that the tower should be built "somewhere else". I truly hope that this tiny fraction of the population of this neighborhood doesn't unduly influence the decision to approve/build this tower.

As you may know, there are plans to discuss this at the next civic association meeting and to take a position as a community on whether to support the approval of the tower or not. My question to you is, how much weight will the position of the civic association carry in determining whether or not to grant approval for the tower? Unless the meeting is attended by a majority of the homeowners in the neighborhood, I don't see how it can claim to represent the opinions of the neighborhood as a whole.

Thank you for your time.

Sincerely,

Martin Gottlieb
14708 Cobblestone Dr.
Silver Spring, MD 20905



M-NCPPC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTICE OF A PUBLIC INFORMATION MEETING

A Proposal for Placement of a Wireless Telecommunications Facility at Northwest Branch Park on Bonifant Road

**WEDNESDAY, JANUARY 18, 2006
7 P.M. TO 9 P.M.**

**STONEGATE ELEMENTARY SCHOOL
14700 NOTLEY ROAD
COLESVILLE, MARYLAND**

**Rescheduled
From
December 6,
2005**

Staff of the Department of Park and Planning will conduct a public information meeting where Verizon Wireless, Inc., will present a proposal to locate a wireless telecommunications facility in Northwest Branch Stream Valley Park, adjacent to the National Capital Trolley Museum at 1313 Bonifant Road in Colesville. (See reverse side for map of location.)

Representatives from Verizon Wireless will discuss the need for the proposed facility, present photo simulations of the proposed "tree monopole" from various views in the surrounding neighborhoods, and present photos of similar facilities in the area. There will be ample time for questions and comments from the audience.

Written comments are also welcomed and should be addressed to: *Derick P. Berlage, Chairman, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, 20910*, or sent via e-mail to: mcp-chairman@mncppc-mc.org.

An application to lease this property from the Maryland-National Capital Park and Planning Commission (M-NCPPC) has been submitted to the Commission in accordance with its Administrative Procedures for Telecommunications Facilities on Park Property (June 1997- see www.mcparkandplanning.org/parks).

For more information, contact Terry Brooks at 301-495-4726 or terry.brooks@mncppc-mc.org.

The Maryland-National Capital Park and Planning Commission encourages the participation of individuals with disabilities in its programs and at its facilities, which are accessible. For special needs, such as sign language interpretation, large print materials, assistive listening devices, etc., contact Community Outreach and Media Relations at (301) 495-4600 or through Maryland Relay, 1-800-735-3258.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTICE OF A PUBLIC INFORMATION MEETING

A Proposal for Placement of a Wireless Telecommunications Tower at Northwest Branch Park on Bonifant Road

***TUESDAY, DECEMBER 6, 2005
7 P.M.***

***STONEGATE ELEMENTARY SCHOOL
14700 NOTLEY ROAD
COLESVILLE, MARYLAND***

Staff of the Department of Park and Planning will conduct a public information meeting where Verizon Wireless, Inc., will present a proposal to locate a wireless telecommunications tower in Northwest Branch Stream Valley Park, adjacent to the National Capital Trolley Museum at 1313 Bonifant Road in Colesville. (See reverse side for map of location and the application letter.)

Representatives from Verizon Wireless, Inc., will discuss the need for the proposed tower and its impact on surrounding neighborhoods and present photos of similar facilities in the area. There will be ample time for questions and comments from the audience.

Written comments are also welcomed and should be addressed to: *Derick P. Berlage, Chairman, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, 20910*, or sent via e-mail to: mcp-chairman@mncppc-mc.org.

An application to lease this property from the Maryland-National Capital Park and Planning Commission (M-NCPPC) has been submitted to the Commission in accordance with its Administrative Procedures for Telecommunications Facilities on Park Property (June 1997- see www.mcparkandplanning.org/parks).

For more information, contact Terry Brooks at 301-495-4726 or terry.brooks@mncppc-mc.org.

The Maryland-National Capital Park and Planning Commission encourages the participation of individuals with disabilities in its programs and at its facilities, which are accessible. For special needs, such as sign language interpretation, large print materials, assistive listening devices, etc., contact Community Outreach and Media Relations at (301) 495-4600 or through Maryland Relay, 1-800-735-3258.



Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

Robert S. Posilkin
Consultant-Real Estate/Zoning
Direct Dial (301) 512-2421
Mobile (301) 452-0740
Fax (301) 512-2186
robert.posilkin@verizonwireless.com

November 18, 2005

To: Neighbors of Northwest Branch Park

RE: Proposed Verizon Wireless Telecommunications Facility Located in the Northwest Branch Unit 6, Adjacent to the Site of the New and Relocated Trolley Museum – 1313 Bonifant Road, Colesville, Maryland

On Tuesday, December 6, 2005, at 7:00 p.m., Verizon Wireless will host a meeting at Stonegate Elementary School to discuss the wireless telecommunication facility it is proposing to locate adjacent to the site of the new and relocated Trolley Museum. An application to lease property from the Maryland-National Capital Park and Planning Commission is presently pending before that agency.

This project is being undertaken to improve wireless telephone service primarily along Bonifant Road east of Layhill Road and in the Glenmont area to the south. The proposed facilities include construction of a "tree monopole" structure at a height of 140' in order to mitigate views from the surrounding area and an equipment shelter near the base of the structure. In June 2005, this proposed site was reviewed and approved for technical sufficiency by the Montgomery County Tower Committee. We have also had meetings with Commission staff and representatives of the Trolley Museum.

Since the Maryland-National Capital Park and Planning Commission is the landowner, representatives of this agency will be present to explain the process for the property's use by Verizon Wireless including further opportunities for community input, especially for the special exception process required for this project.

At this meeting we will discuss the need for the project and present photo simulations of the proposed facilities from the surrounding community.

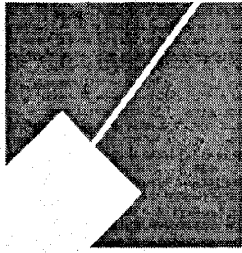
We look forward to seeing you. Please contact me if you have questions or desire discussion.

Thank you.

Sincerely,

Robert Posilkin

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.orgNorthwest Branch Recreational Park -Verizon Wireless Telecommunications
Facility Application Public Forum Meeting

Date: January 18, 2006

Time: 7:00 PM

Location: Stonegate Elementary School
14700 Notely Road, Colesville, Md.

Sign-In Sheet:

Name:	Address:	Phone:	E-Mail:
1. Fred & Corie Borries	14528 Cutstone	301-879-8911	Fred.Borries@Metstar.NC
2. Alvin Cherbach	15117 Centerville Dr	301-384-0796	alvin.cherbach@verizon.net
3. Lois Sherman	14800 Pebblestone Dr.	301-384-8071	
4. John D. Johnson	14657 Stonewall Dr.	301-879-0902	JHJ1953@aol.com
5. Theodor Kostuk	14600 Cutstone Way	(301) 384-2291	
6. JULIE WILLIAMS	10 JAYSTONE G.	301-879-2497	juliepw@earthlink.net
7. KRISTYNA NORMANDIN	15212 ROCKPORT DR.	(301) 384-7614	
8. Robert & Adrienne Santore	620 Fieldstone Rd.	301-336-0411	rsantore@comcast.net
9. Ann Prindle	305 Notley Ct.	301-989-2444	atwfriends@prndls.net
10. Danny Matthes	14601 Jaystone Dr.	201-388-0541	

11. Walter Sloane 14804 Silverstone Dr. (301) 384-3494

12. Martin Gottlieb 14708 Cobblestone Dr. (290) 390-0280

13.

14.

15.

16.

17.

18.

19.

20.

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.

31.

32.

33.

Brooks, Terry

From: Alvin J. Auerbach [sca.pres@verizon.net]
Sent: Thursday, March 02, 2006 5:26 PM
To: Brooks, Terry
Subject: Verizon Comm. Tower Near Stonegate: Vote on Mar 1, 2006

Stonegate Citizens Association
Alvin J. Auerbach, President
15117 Centergate Drive
Silver Spring MD 20905-5714

Phone/Fax: 301-384-0796

Dear Mr. Brooks,

Regarding the application of Verizon Wireless to lease a Wireless Communications Tower site in the Northwest Branch Park near Stonegate:

On March 1, 2006, at a quarterly meeting of the Stonegate Citizens Association (SCA), representatives of Verizon Wireless made a presentation about their proposed Wireless Communications Tower, then Mr. Terry H. Brooks Jr. of the Maryland National Capital Park and Planning Commission (MNCPPC) made brief remarks. A lively question and answer period followed. After our guests left, the members of the SCA discussed the issue.

After the SCA discussion, a motion was passed stating that the Association would not oppose Verizon at the MNCPPC hearing on March 16, 2006.

At this time, this leaves the SCA neutral regarding the issue.

Before this meeting, the SCA wanted to verify the Verizon claim that only the proposed site would give them the signal strength they desired; that no other site would do. We were told that by law, the information we wanted was proprietary and would not be released to us. At the meeting, Verizon told us that before another specific hearing in the process of allowing them to proceed with the Tower, this information would become available to us. We intend to proceed with our verification at that time.

Respectfully,

Alvin J. Auerbach

The information in this message has also been sent to:

Senator Rona E. Kramer
Delegate Anne R. Kaiser
Delegate Adrienne Mandel
Delegate Karen S. Montgomery
Delegate Herman L. Taylor, Jr.
Councilmember Marilyn J. Praisner
Mr. Robert S. Posilkin, Consulting Manager for Real Estate and Zoning,
Verizon Wireless

Brooks, Terry

From: Ken Rucker [nctm@dctrolley.org]
Sent: Monday, February 13, 2006 9:00 PM
To: Brooks, Terry
Cc: Alexander, Douglas; Bob Posilkin; Wesley@dctrolley.org
Subject: Proposed Verizon tower

Terry --

Following the review of Verizon Wireless' plans to construct a stealth "tree-monopole" adjacent to the Museum's new facilities in Northwest Branch Park, the Museum is very open to Verizon Wireless' plans. Verizon Wireless staff has indicated their interest in shared use and/or construction of utilities and grading and has stated their intention to design their building with architectural details matching those of the Museum's buildings. The result is another period building on the "trolley plaza." The National Capital Trolley Museum anticipates successful collaboration with Verizon Wireless in the development of the site.

Ken Rucker
President
National Capital Historical Museum of Transportation, Inc.
301-384-6352

KAREN S. MONTGOMERY
14th Legislative District
Montgomery County

Environmental Matters Committee

Subcommittees

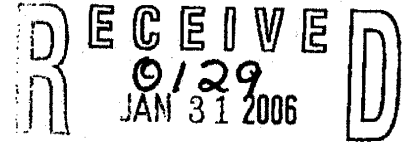
Agriculture, Agriculture Preservation,
and Open Space
Local Government and Bi-County Agencies
Motor Vehicles and Transportation



The Maryland House of Delegates
ANNAPOLIS, MARYLAND 21401-1991

Annapolis Office
224 Lowe House Office Building
Annapolis, Maryland 21401-1991
410-841-3380 · 301-858-3380
1-800-492-7122 Ext. 3380
Fax 410-841-3056 · 301-858-3056

Women Legislators of Maryland
1st Vice President



OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

January 30, 2006

Mr. Derick Berlage
Director, MNCP and P
8787 Georgia Avenue, Ste. 307
Silver Spring, MD 20905-3760

Dear Mr. Berlage,

The Stonegate Citizens Association (SCA), have asked me, as their Delegate to the Maryland Assembly, to make their desire known to postpone the hearing scheduled on February 26, 2006 for the Wireless Telecommunications Facility until no earlier than March 13, 2006.

The SCA makes this request in order to accommodate the regularly scheduled Stonegate Citizens Association on March 1, 2006. At this meeting Verizon Wireless will make their presentation. The SCA then needs time for discussion, voting and implementation.

This is a reasonable request and I encourage MNCP and P to postpone its hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen S. Montgomery".

Karen S. Montgomery

MCP-Chairman

From: Philip Kroop [pk322@att.net]
Sent: Saturday, December 03, 2005 2:25 PM
To: MCP-Chairman
Subject: Wireless Telecommunications Facility-Bonifant Road

RECEIVED
1987
DEC 03 2005

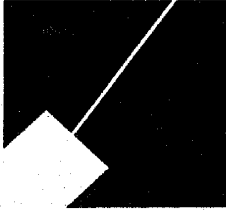
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Sir/Madam,

I recently received a letter informing me of an upcoming meeting regarding a proposed telecommunications facility to be located at Northwest Branch Park on Bonifant Road. Unfortunately, I will not be able to attend the meeting. However, as a homeowner on Piping Rock Drive, approximately one mile from the proposed facility, I would like to express my approval for the proposed facility. Wireless service in the area of the proposed facility is weak, at best. I feel that the proposed facility is vital to Wireless Telecommunications, and should be approved. As society becomes more and more dependant upon wireless communications, I feel it is imperative that the proper technology to support wireless communications is also in place.

Thank-you for your time and consideration.

Philip Kroop
1 Piping Rock Drive
Silver Spring, MD 20905
301-879-4307



ATTACHMENT # 11

February 2, 2006

MEMORANDUM

TO: Terry Brooks, Special Program Coordinator

VIA: Michael F. Riley, Chief, Park Development Division
Patricia McManus, Design Section Supervisor

FROM: Heidi Sussmann, Landscape Architect

SUBJECT: Verizon Telecommunication Application: Park Development Preliminary Review

Park Development has reviewed the submitted application and site plan indicating the proposed location of a telecommunications tower and small building within Northwest Branch SVU #6, at the Trolley Museum property. The proposed telecommunication facility location is adjacent to the relocated Trolley Museum facilities and situated directly adjacent to the future parking area and maintenance building for the new Trolley Museum.

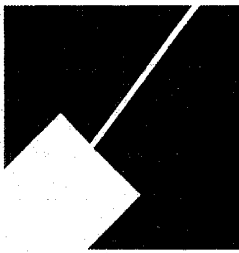
Park Development believes the proposed location is acceptable, providing that the location is acceptable to the owners of the Trolley Museum, and with the following recommendations and conditions.

Staff recommends the following to be included as part of the project:

- 1) Randomly plant some tall trees, such as Dawn Redwoods, in proximity to the proposed tower so that the tower blends in more with the skyline;
- 2) Include landscaping next to the proposed enclosure fencing for screening purposes and also consider a different fencing material, that is in keeping with details of the Trolley Museum, for aesthetics reasons;
- 3) Include adequate space for these recommended landscaping features immediately surrounding the proposed facility.
- 4) Park Development supports the recommendation from Countywide Planning to utilize proceeds from any lease arrangement between M-NCPPC and Verizon toward the design and implementation of recreational facilities at Northwest Recreational Park.

Park Development staff approves the approximate location of the proposed Verizon facility with the following conditions:

- 1) If the Planning Board approves the site location included in the applicant's request, the applicant must apply for a Park Permit for construction, from park Development; and,
- 2) The applicant must comply with all terms and conditions that result from this Park Permit process.



ATTACHMENT # 12

March 3, 2006

MEMORANDUM

TO: Terry H. Brooks, Special Program Coordinator

FROM: Tanya Schmieler, Park Planner
Park Planning and Resource Analysis Unit
County Wide Planning Division

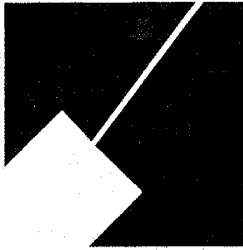
RE: Verizon Wireless Telecommunications Facility Application
In Northwest Branch Recreational Park

The Park Planning Staff offer the following comments and recommendations on the proposed Verizon Wireless site location application:

- The portion of Northwest Branch Recreational Park adjacent to where the tower is proposed has been envisioned in Park, Recreation, and Open Space Plans for many years as a future recreation area. The 2001 PROS Implementation Plan states that "a family picnic/playground area is envisioned to complement the trolley museum". Families could come and visit the museum, ride the trolley, and use the future playground and picnic area. Development of this area is important to ease over crowding of the picnic/playground area at Wheaton Regional Park.
- We recognize the importance of telecommunications structures and feel that parks can be appropriate places to have them if they are well located, avoid environmental buffers, not unsightly and are screened properly.
- The currently proposed location is outside of environmentally sensitive areas but will be very visible to future patrons of the trolley museum and the park, thus a very attractive fence (not chain link) and equipment building must be designed and screened in a manner consistent with the recommendations of the Park Development Division, with plans reviewed and approved by that Division.

- Consideration should be given to designing the access road for the telecommunication facility so that it can be partially shared by the trolley museum and park users. A park concept plan should be developed in the near future to assure that access and parking for all facilities are compatibly located.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

ATTACHMENT # 13

March 3, 2006

MEMORANDUM

TO: Terry H. Brooks, Special Program Coordinator

FROM: Mike Horrigan, Park Manager
Northern Region Park Division

RE: Verizon Wireless Telecommunications Facility Application
In Northwest Branch Recreational Park

The Northern Region Division recommends that a special revenue fund be established to receive the payments from the land lease with Verizon Wireless. The money obtained by the lease should be used to fund the future improvements in the park. Staff believes this would be a great way to use the money in a productive and directly related fashion.

Staff believes that structuring the lease payments to help pay for future park improvements will not only benefit the community but the Trolley Museum as well.

