

September 30, 2004

MEMORANDUM—MANDATORY REFERRAL

TO: Montgomery County Planning Board

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

Khalid Afzal, Team Leader *KA*
Georgia Avenue Planning Team

FROM: Frederick Vernon Boyd, Community Planner (301-495-4654) *FVB*
Georgia Avenue Planning Team

SUBJECT: Mandatory Referral 04503-MCPS-1: Albert Einstein High School Stadium
Light Pole/Telecommunications Antenna Replacement Project; 11135
Newport Mill Road, Wheaton; Kensington-Wheaton Master Plan

RECOMMENDATION: Approval

PROJECT SUMMARY

Montgomery County Public Schools proposes, in cooperation with Omnipoint Communications CAP Operations LLC, to replace one existing stadium light pole at Einstein High School with a replacement light pole that would hold stadium lights as well as telecommunications antennas belonging to Omnipoint's parent, T-Mobile Wireless. The existing 90-foot pole would be replaced by a 130-foot pole.

THE SITE

Albert Einstein High School occupies a 28.1-acre site on Newport Mill Road, about 2400 feet from its intersection with University Boulevard. Immediately adjacent to the north is Newport Mill Middle School. The Kensington Heights community is located to the south and east, between the campus and University Boulevard. The College View community is located north and west of the site. These neighborhoods are dominated by single-family houses in the R-60 Zone.

Einstein's playing fields and stadium are in the northeast portion of the site, which is adjacent to Pleasant View Local Park. A stand of trees lies between the stadium and homes to the east along Midvale Road and Valley View Avenue. The stadium lights are visible from homes at the end of these streets; the nearest homes are 400 feet to 450 feet from the proposed antenna site. Trees will partially mask the visual impact of the proposed antenna tower.

PROJECT DESCRIPTION

Einstein High School's stadium is currently illuminated by four towers, each about 90 feet high. MCPS proposes to remove one of the light poles and replace it with a 130-foot pole. The lights and public address speakers would be replaced at the 90-foot level. At the top of the pole, T-Mobile would install six antennas, each about six feet long. T-Mobile would install electronic equipment related to the antennas on a concrete pad adjacent to the stadium bleachers and surround the area with a chain link fence. The area used for the electronic equipment totals about 960 square feet.

T-Mobile's submission to the Montgomery County Tower Coordinator indicates that the proposed antennas will provide phone service along Viers Mill Road and areas to the north. The proposed telecommunications tower at Wheaton High School complements this site and provides coverage for the Randolph Road and Viers Mill Road neighborhoods. The proposed monopole is designed to accommodate other carriers that may wish to co-locate.

The proposed monopole site would be unmanned. Direct vehicular access to the tower is not necessary. Access to the tower and its equipment would be through the existing circulation system.

SUMMARY OF ISSUES

Master Plan

The 1989 *Master Plan for the Communities of Kensington-Wheaton* had as its objective the provision of "public school facilities needed to sustain high quality educational programs at reasonable cost." The Plan recommended reliance on the Master Plan for Educational Facilities, and the Capital Improvements Program as guides for developing public schools in the planning area.

Development Standards for the Zone

Development standards in the R-60 Zone require that structures taller than 15 feet proportionally increase minimum setbacks in side and rear yards. For the proposed tower, the minimum setback is 120 feet from rear and side lot lines. The proposed antenna tower is about 320 feet from the eastern side lot line, 470 feet from the western side lot line, and 370 feet from the rear lot line. The tower meets the development standards for the zone.

Environment

Forest Conservation—This project has an approved Natural Resources Inventory/Forest Stand Delineation. It qualifies for an exemption to the Forest Conservation Law because it is a modification of an existing developed property. No forest will be cleared as part of the project, and it does not require subdivision.

Stormwater Management—The project can be accommodated by the existing stormwater management systems.

Transportation

T-Mobile has submitted a traffic statement for the project, which states that the proposed monopole will be unmanned, and that the company expects to make no more than two maintenance visits each month. Transportation Planning has reviewed the statement, and concurs that the proposed monopole will have no peak hour traffic impacts. No changes to existing vehicle access or circulation systems are planned, and the project will not have an impact on sidewalks around the campus or the stadium.

PUBLIC CONSULTATION

Local residents had an opportunity to review and discuss the proposed monopole project at a community meeting organized by Einstein High School's Parent-Teacher Association in May 2004. Representatives of MCPS and T-Mobile attended the session. The PTA subsequently endorsed the proposal. The Montgomery County Tower Committee also discussed the proposal, and the Tower Coordinator recommended its approval in April 2004.

CONCLUSION

The proposed project has no appreciable impact on the environment and so meets applicable environmental standards and guidelines. It has no peak hour traffic impacts and therefore meets applicable guidelines for adequate public facilities. The staff recommends approval of this mandatory referral.

FVB:ha: j:\staff reports\team 5\einsteinsteinmobile

Attachments

1. Vicinity Map
2. Site Plan
3. Detailed Elevation Map

ATTACHMENT 1

EINSTEIN HIGH SCHOOL



Map compiled on September 30, 2004 at 10:03 AM | Site located on base sheet no - 214NW03 | Date of Orthophotos - March 2002 | Orthophoto Images Licensed from VARGIS LLC.

NOTICE

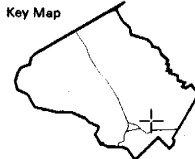
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



N



Research & Technology Center



1 inch = 400 feet
1 : 4800



SITE PLAN

SCALE: 1"=300'

NOTE:

THE INFORMATION SHOWN HEREON, IS TAKEN FROM MONTGOMERY COUNTY GIS. THIS PLAN IS NOT THE RESULT OF A DNM BOUNDARY OR TOPOGRAPHIC SURVEY. TO BE USED FOR INFORMATION PURPOSES ONLY.



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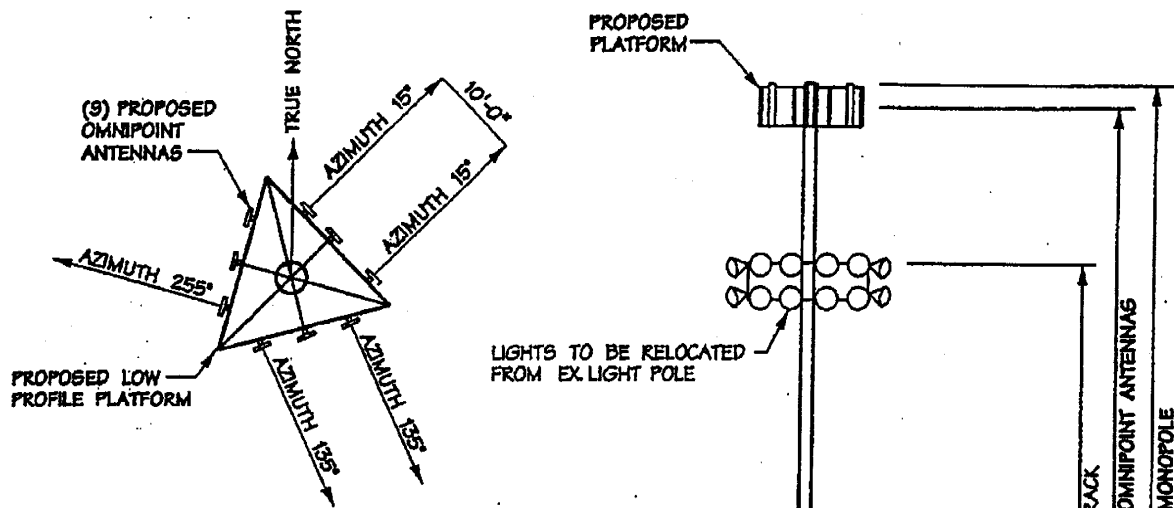
SITE NO. WAN 270A
EINSTEIN HIGH SCHOOL

11135 NEWPORT MILL RD
KENSINGTON, MD 20895

TAX MAP HQ51 PARCEL P364
PARCEL P288
PARCEL P292

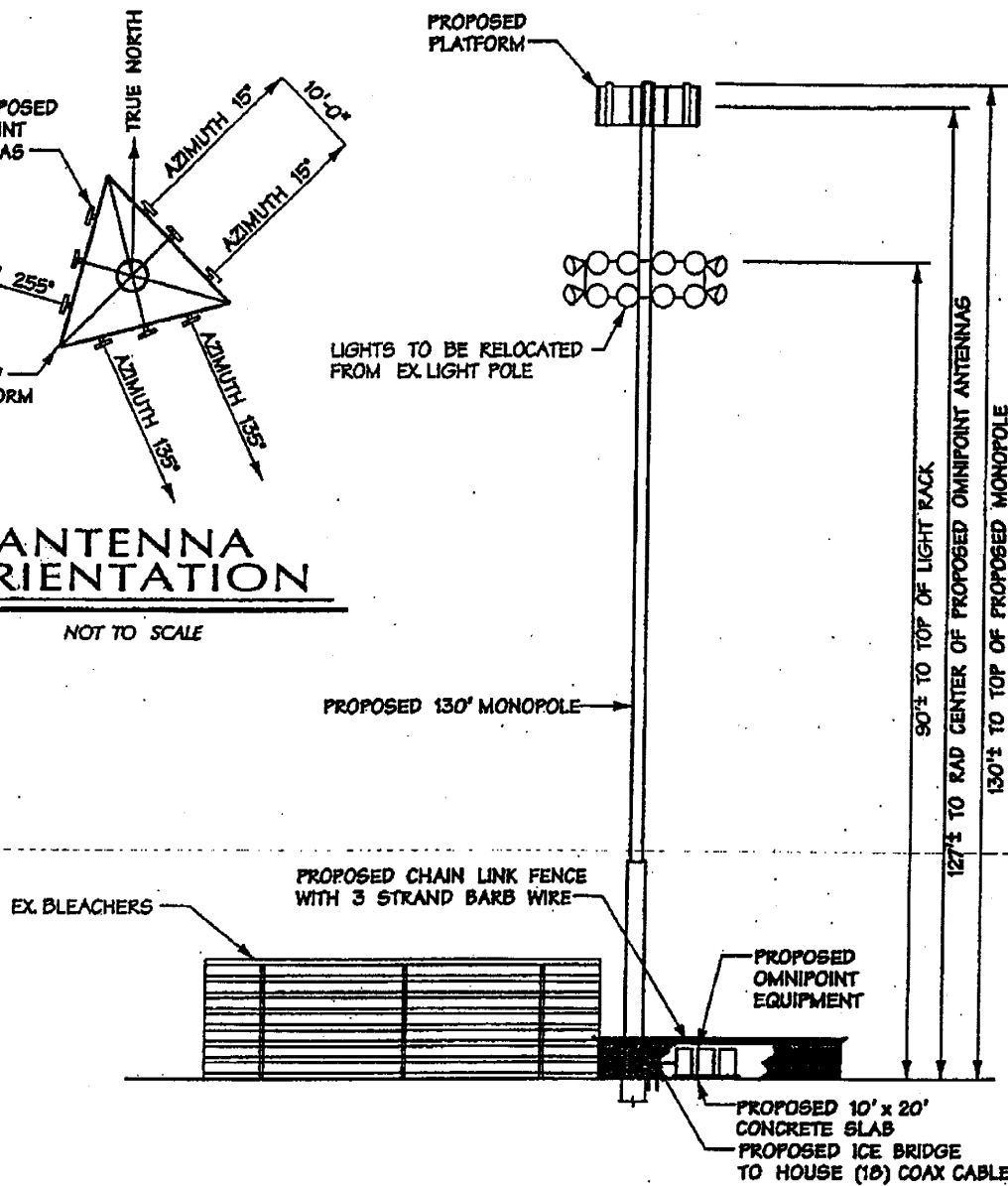
ELECTION DISTRICT 13 MONTGOMERY COUNTY, MD

| DATE | REVISION / ISSUE | BY |
|---|---|-----|
| 03-30-04 | REVISED MONOPOLE HEIGHT FROM 135' TO 130' | MDM |
| <p>OMNIPPOINT COMMUNICATIONS CAP OPERATIONS, L.L.C. 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 (240) 264-8600 FAX: (240) 264-8610</p> | | |
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| PROJECT #: 04007.MC | CHECKED BY: MDM | |
| SHEET 1 OF 3 | DATE: 03-29-04 | |



ANTENNA ORIENTATION

NOT TO SCALE



MONOPOLE/LIGHT POLE ELEVATION

NOT TO SCALE

NOTE:

THE INFORMATION SHOWN HEREON IS ILLUSTRATIVE PURPOSES ONLY.

DMW

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A Team of Land Planners,
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