

AND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director Prince George's County Planning Department 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 TTY: (301) 952-4366 www.mncppc.org/pgco 301-952-3595 MR-13001A

January 29, 2013

Mr. Marcel C. Acosta Executive Director National Capital Planning Commission 401 9th Street, N.W. North Lobby, Suite 500 Washington, DC 20004

> RE: AT&T Mobility Antenna Colocation Installation at Goddard Space Flight Center

Dear Mr. Acosta:

The Prince George's County Planning Department appreciates the opportunity to comment on the AT&T Mobility Antenna Colocation Installation project. Twelve new antennas are proposed to be attached to an existing monopole at the NASA Goddard Space Flight Center. The subject site is located on the north side of Greenbelt Road, approximately 2,300 feet east of its intersection with Cipriano Road and is zoned Reserved Open Space (R-O-S).

Staff applauds the colocation, as it can help stem the proliferation of telecommunication towers experienced in recent years, and also appreciates the attention to matching the color of the equipment to that of the pole. However, staff questions the use of chain link fence for the compound. While it is not possible to entirely camouflage a telecommunication tower because of its height, utilizing a more attractive form of fencing might enhance the aesthetics at the pedestrian scale, which is an important consideration due to its proximity to the visitor's center. The Urban Design Section would suggest using a durable, sight-tight, composite material such as "Trex" for the fencing and some landscaping at its periphery to soften the edges of the compound. Such treatment could provide cost savings in the material to be utilized for the equipment shed as it would no longer be visible from the compound's exterior.

This application is consistent with the 2002 *Prince George's County Approved General Plan*Development Pattern policies for the Developing Tier and does not violate the plan's growth goals for the year 2025, based upon review of Prince George's County's current General Plan Growth Policy Update. Also this application conforms to the land use recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for public or quasi-public land uses.

Environmentally, the proposed project will not affect woodlands, wetlands/streams, or scenic or historic roadways. There are no 100-year floodplains, Marlboro Clay soils or stormwater issues associated with this project. No noise issues are found within the project area (non-residential). The site is found to be entirely within the Evaluation Gap area of the 2005 *Approved Green Infrastructure Plan*, and there are no issues.

Regarding historic resources, the Franklin Pierce House (Historic Site 70-004) at 9301 Good Luck Road, Lanham, MD 20706, is located within a one mile radius of the proposed project at a distance of approximately 4500 feet in a south-southwesterly direction. The Pierce House, built circa 1907, is a frame dwelling with a center gable and has a standard I-house form with a porch. The dwelling was constructed by Franklin Pierce, an African-American railroad worker from Virginia, to replace an older house that had been destroyed by fire. Now clad in asphalt shingles and resembling masonry, the property has remained under the ownership of the Pierce family, but is vacant and dilapidated. The proposed project will have no adverse effect on this historic site.

From a transportation perspective, the proposal is consistent with the area and functional master plans that govern transportation. Based on findings given in this memorandum and accompanying information, it is determined that the traffic impact will not change over existing conditions.

Enclosed are three memoranda that include the full evaluations and comments summarized above from the Transportation Planning Section of Countywide Planning Division, the Urban Design Section of Development Review Division, and the Community Planning Division.

Thank you again for allowing us the opportunity to comment on this project. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3580 or via Fatimah.Hasan@ppd.mncppc.org.

Sincerely,

Fern V. Piret Planning Director

Enclosures

c: Derick Berlage, Chief, Countywide Planning Division

Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Cynthia Fenton, Planning Supervisor, Community Planning Division
Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division
Tom Masog, Planner Coordinator, Transportation Planning Section, Countywide Planning Division
Jill Kosack, Senior Planner, Urban Design Section, Development Review Division



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Prince George's County Planning Department Community Planning Division

January 15, 2013

MEMORANDUM

TO:

Fatimah Hasan, Planner Coordinator, Countywide Planning Division

VIA:

Cynthia Fenton, Planning Supervisor, Community Planning Division

FROM:

Chad Williams, LEED AP BD+C, Planner Coordinator, Community Planning Division

SUBJECT:

MR-13001A AT&T Mobility Antenna Colocation Installation at Goddard Space Flight

Center

DETERMINATIONS

- This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and does not violate the General Plan's growth goals for the year 2025, based upon review of Prince George's County's current General Plan Growth Policy Update.
- This application conforms with the land use recommendations of the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity for public or quasi-public land uses.

BACKGROUND

Location:

North of Greenbelt Road (MD 193) and west of ICESat Road

Size:

452.74 acres

Existing Uses: NASA Goddard Space Flight Center

Proposal:

The applicant is requesting the colocation of 12 antennas to an existing monopole with a

proposed pad-mounted equipment shelter.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan:

This application is located in the Developing Tier.

The vision for the Developing Tier is to maintain a pattern of low- to moderatedensity suburban residential communities, distinct commercial Centers, and employment areas that are increasingly transit serviceable.

MR-13001A AT&T Mobility Antenna Collocation Installation at Goddard Space Flight Center January 15, 2013

Page 2

Master Plan:

1989 Approved Master Plan for Langley Park-College Park-Greenbelt and

Vicinity and 1990 Adopted Sectional Map Amendment for Planning Areas 65, 66,

and 67.

Planning Area/ Community: PA 67

Land Use:

The subject property is recommended for public and quasi-public land uses.

Environmental:

Refer to the Environmental Planning Section referral for comments on the environmental element of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and the 2005 *Countywide Green*

Infrastructure Plan.

Historic Resources:

None identified

Transportation:

Greenbelt Road (MD 193) is a four- to six-lane arterial (A-16) with a proposed

right of way between 120 and 200 feet as identified in the 2009 Approved Countywide Master Plan of Transportation.

Public Facilities:

None identified

Parks & Trails:

No parks were identified on or adjacent to the site. Planned bike lanes are indicated along Greenbelt Road (MD 193) in the 2009 *Approved Countywide*

Master Plan of Transportation.

SMA/Zoning:

The 1990 Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67

rezoned this property from the R-R Zone to the O-S Zone.

PLANNING ISSUES

Land Use and Plan Conformance

The 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity recommends public and quasi-public land uses on the subject property. Antennas intended for public telecommunications service are in keeping with the recommended land uses. There are no master plan or General Plan issues with regard to this proposed application.

c: Steve Kaii-Ziegler, AICP, Planning Supervisor, Community Planning Division Long-range Agenda Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department Countywide Planning Division, Transportation Planning Section

(301) 952-3680 www.mncppc.org

January 8, 2013

MEMORANDUM

TO:

Christine Osei, Special Projects Section, Countywide Planning Division

FROM:

O'Eric C. Jenkins, Transportation Planning Section, Countywide Planning Division

VIA:

Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT:

MR-13001A, AT&T Mobility Antenna Colocation Installation

The Transportation Planning Section has reviewed the referral noted above. The referral involves a proposal by AT&T to attach 12 new antennas to an existing monopole (telecommunication facility) at the NASA Goddard Space Flight Center on 8800 Greenbelt Road (MD193). The existing monopole is north of Greenbelt Road and west of ICESat Road (formerly Soil Conservation Road).

Review Comments

The existing telecommunication facility or monopole is located south of the NASA Goddard Space Flight Center visitor's center. It has access to Greenbelt Road via an existing service road. Access to the service road is permitted from either direction on Greenbelt Road. There is an existing left turn lane on eastbound Greenbelt Road. The service road or driveway stops at the telecommunication facility; there is no through vehicular access to the Goddard Space Flight Center.

The applicant's photographs with and without the new proposed antennas show a second tier of added antennas to the existing monopole. The existing monopole with 15 antennas is 100 feet high and is used as a communication tower for mobile phone networks.

The applicant is not proposing any changes to the existing service road or driveway access to Greenbelt Road. No information was provided by the applicant about how often the telecommunication facility would need maintenance checks or service. Regardless traffic impacts are expected to be minimal or no greater than existing impacts to Greenbelt Road.

The relevant master plans are the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity, Planning Area 67 and the Approved Countywide Master Plan of Transportation. Greenbelt Road is designed as an arterial roadway. No new structures are planned near or adjacent to the current or future rights-of-way. No further dedication is required.

Conclusion

The Transportation Planning Section has reviewed the referral, and determines that the proposal for the AT&T Mobility Antenna Colocation Installation is consistent with the area and functional master plans that govern transportation. Based on findings given in this memorandum and information, it is determined that traffic impacts will not change over existing conditions.

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January 17, 2013

MEMORANDUM

TO:

Fatimah Hasan, Planner Coordinator,

Special Projects Section, Countywide Planning

VIA:

Ruth Grover, Planner Coordinator, Urban Design Section

FROM:

Jill Kosack, Senior Planner, Urban Design Section

SUBJECT:

Mandatory Referral MR-13001A AT&T Mobility Antenna Colocation

Installation at Goddard Space Flight Center

The Urban Design Section is in receipt of the plans to colocate 12 antennas for wireless service on an existing 100-foot-high monopole telecommunications tower and to construct an equipment shelter at its base. The proposed shelter will be located inside a proposed chain-link fenced compound expansion. The project is being reviewed as a Mandatory Referral pursuant to Maryland Annotated Code, Article 28, Section 7-112 and Section 27-294 of the Prince George's County Zoning Ordinance. The subject site is located on the north side of Greenbelt Road, approximately 2,300 feet east of its intersection with Cipriano Road and is zoned Reserved Open Space (R-O-S).

The subject antennae are proposed to be painted white to be compatible with the monopole and less visually intrusive. The proposed, approximately 11-foot-high equipment shelter, planned to accommodate AT&T equipment only, will be faced in an orange/red brick, to be compatible with the nearby NASA Goddard Space Flight Visitor Center and other equipment sheds, constructed of a similar brick.

We applaud the collocation, as it can help stem the proliferation of telecommunications towers experienced in recent years, and we also appreciate the attention to matching the color of the equipment to that of the pole. However, we question the use of chain link fence for the compound. While it is not possible to entirely camouflage a telecommunications tower because of its height, utilizing a more attractive form of fencing might enhance the aesthetics at the pedestrian scale, an important consideration due to proximity to the visitor center. The Urban Design Section would suggest using a durable, sight-tight, composite material like "Trex" for the fencing and some landscaping at its periphery to soften the edges of the compound. Such treatment could provide cost savings in the material to be utilized for the equipment shed as it would no longer be visible from the compound's exterior.