



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: June 9, 2023

Re: AT&T Valley Park Telecommunications - Work Session  
527 Maple Ave E - C-1 Local Commercial Zone  
Exterior Modifications

Samantha Twinam of Smartlink Group is proposing exterior modifications to the building located at 527 Maple Ave E. The proposed changes are to the roof and upper façade of the building for telecommunications equipment. Below is a list of the following changes:

- Installation of 4 Nokia AEQK 2.5 ft. high antennas - painted to match the existing building.
- Installation of 4 Nokia AEQU 2.5 ft. high antennas – painted to match the existing building.
- Installation of 8 Commscope NNHH-45C-r4 8 ft. high antennas – painted to match the existing building.
- Installation of 16 RRH's (Remote Radio Unit).
- Installation of 3 DC9's
- 458 Square Ft. Raycap concealment screened equipment platform enclosure to include:
  - 35kw natural gas generator
  - 2 FLX 21 cabinets
  - 2 Netsure 512 DC Power Cabinets

These changes also include an addition to the existing parapet on the Northeast location increasing the height of the parapet by 8 ft.

The Board (BAR) has two roles with respect to this proposed project.

1. In its traditional role, the BAR will review the proposed exterior modifications. The June 9th work session provides an opportunity for the BAR to discuss and give input to the applicant in advance of a later regular meeting where approval will be considered.
2. As this project also requires approval of a Conditional Use Permit (CUP), the BAR will also review the CUP application, including the site plan, in order to develop a recommendation to the Board of Zoning Appeals (BZA) regarding both the proposed use and any conditions that should be attached to the use permit if the BZA were to approve the use. That CUP discussion is scheduled for BAR regular meeting on June 15, 2023, for which staff will provide more CUP process information.

Today's work session the Board will review the proposed exterior modifications presented by the applicant to Board of Architectural Review.

Attachments:

- 01 - Staff Memo to the Board
- 02 - Application & Authorization
- 03 - Site Plan
- 04 - Elevations
- 05 - Photo Simulations
- 06 - Roof Plan & Equipment Location Plan
- 07 - Equipment Platform Details
- 08 - Equipment Platform Screen Wall Details
- 09 - Antenna Schedule, Details, & Diagrams
- 10 - Equipment Platform Plans, Framing, & Details
- 11 - Antenna Sections & Support Details
- 12 - Electrical Plan, Utility Riser Diagram, Grounding Diagram
- 13 - Adjacent Property Photos

**Role of the Board of Architectural Review:**

The Board of Architectural Review is authorized by Chapter 4 of the Town Code, and the Town Charter, to review exterior modifications within designated architectural review districts. This includes but is not limited to telecommunications within the Town of Vienna.





1362 Mellon Road, Suite 140  
Hanover, MD 21076

JUNE 2023 WORK SESSION MATERIALS

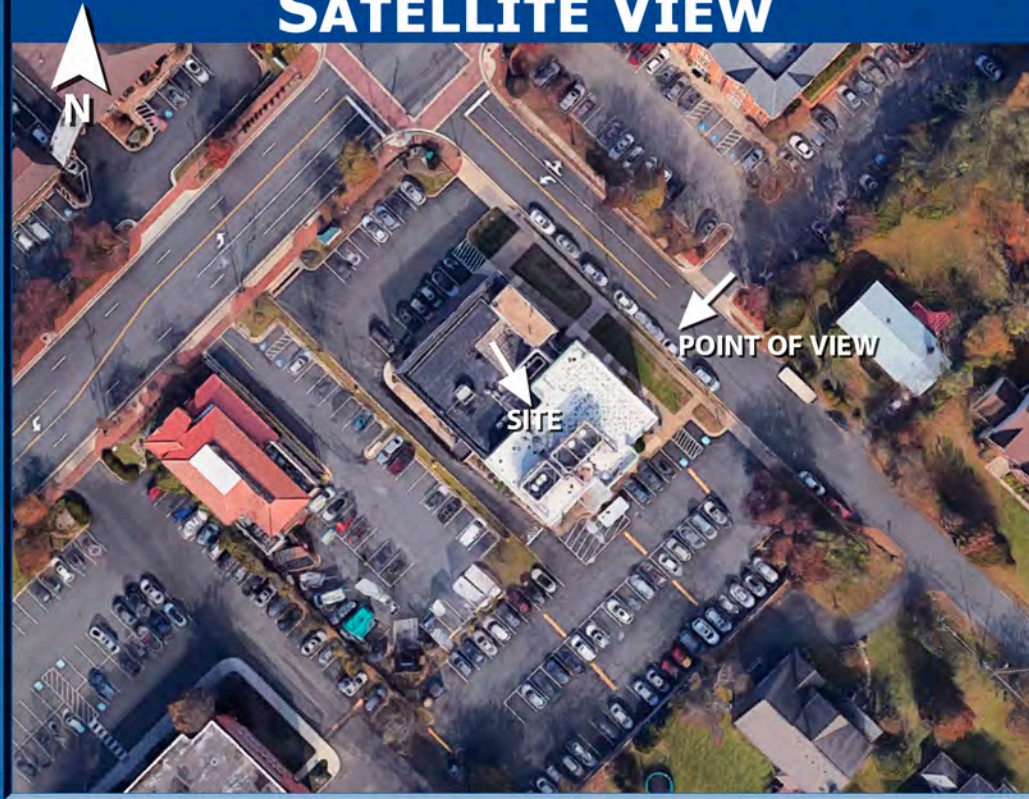
**FA # 10087362 / SITE ID # 1952**  
**VALLEY PARK**

527 EAST MAPLE AVE, VIENNA, VA 22180

Prepared for  
AT&T Mobility  
7150 Standard Drive  
Hanover, MD 21076

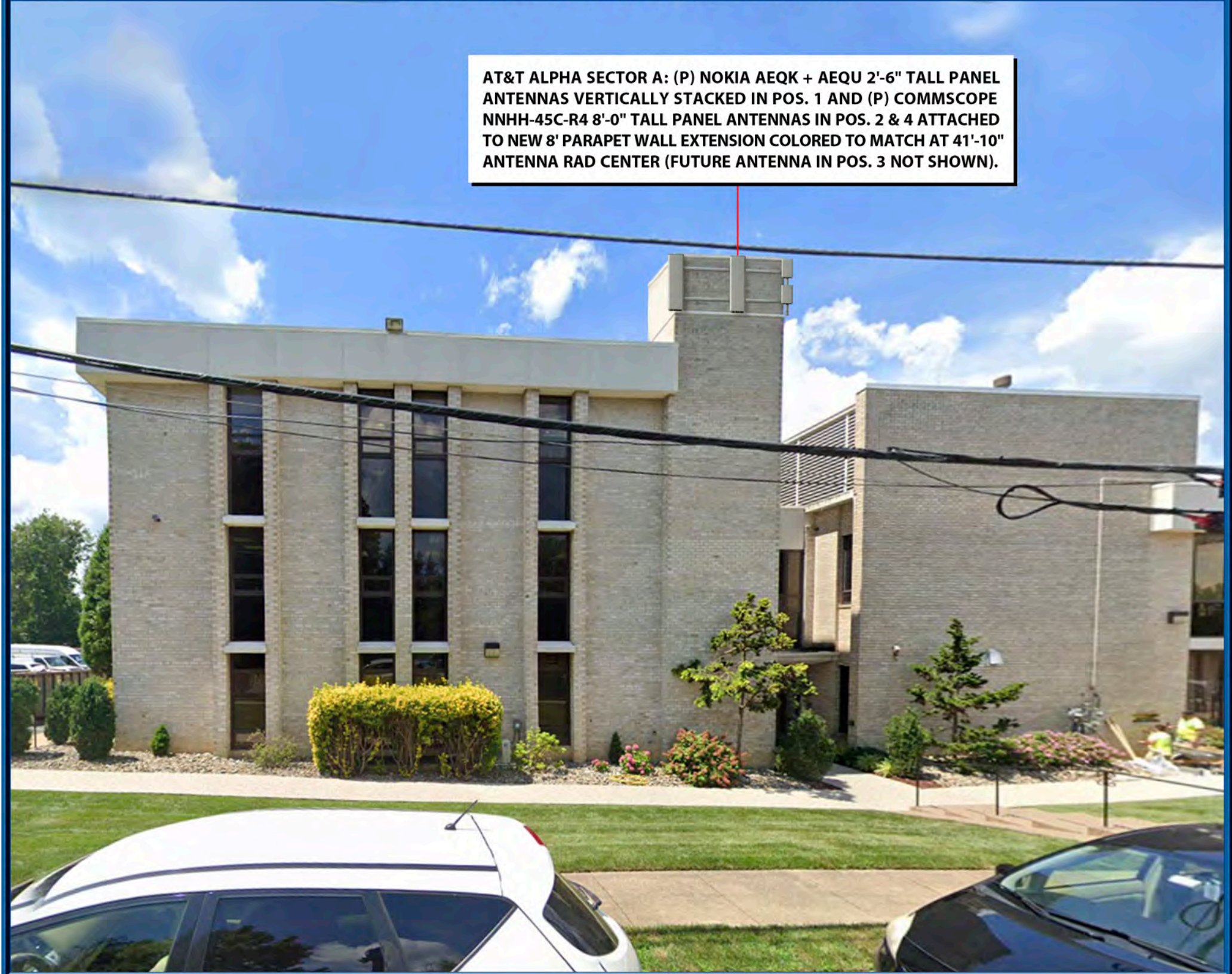


## SATELLITE VIEW

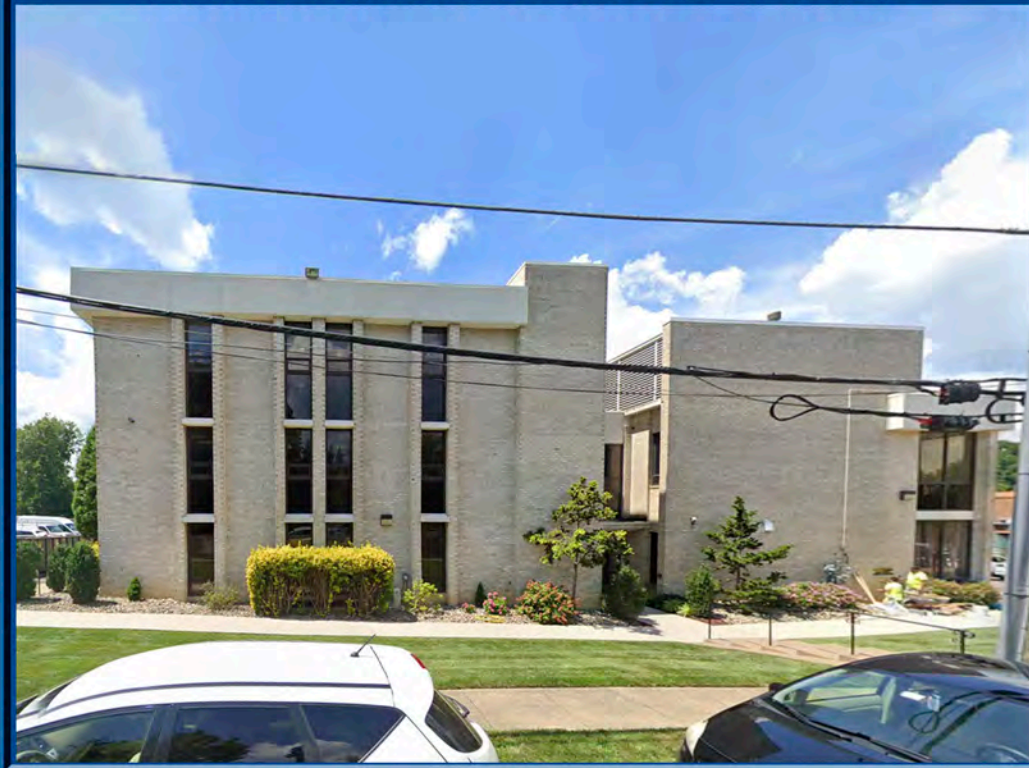


## PROPOSED SECTOR 1 VIEW

AT&T ALPHA SECTOR A: (P) NOKIA AEQK + AEQU 2'-6" TALL PANEL ANTENNAS VERTICALLY STACKED IN POS. 1 AND (P) COMMScope NNHH-45C-R4 8'-0" TALL PANEL ANTENNAS IN POS. 2 & 4 ATTACHED TO NEW 8' PARAPET WALL EXTENSION COLORED TO MATCH AT 41'-10" ANTENNA RAD CENTER (FUTURE ANTENNA IN POS. 3 NOT SHOWN).



## EXISTING SECTOR 1 VIEW







1362 Mellon Road, Suite 140  
Hanover, MD 21076

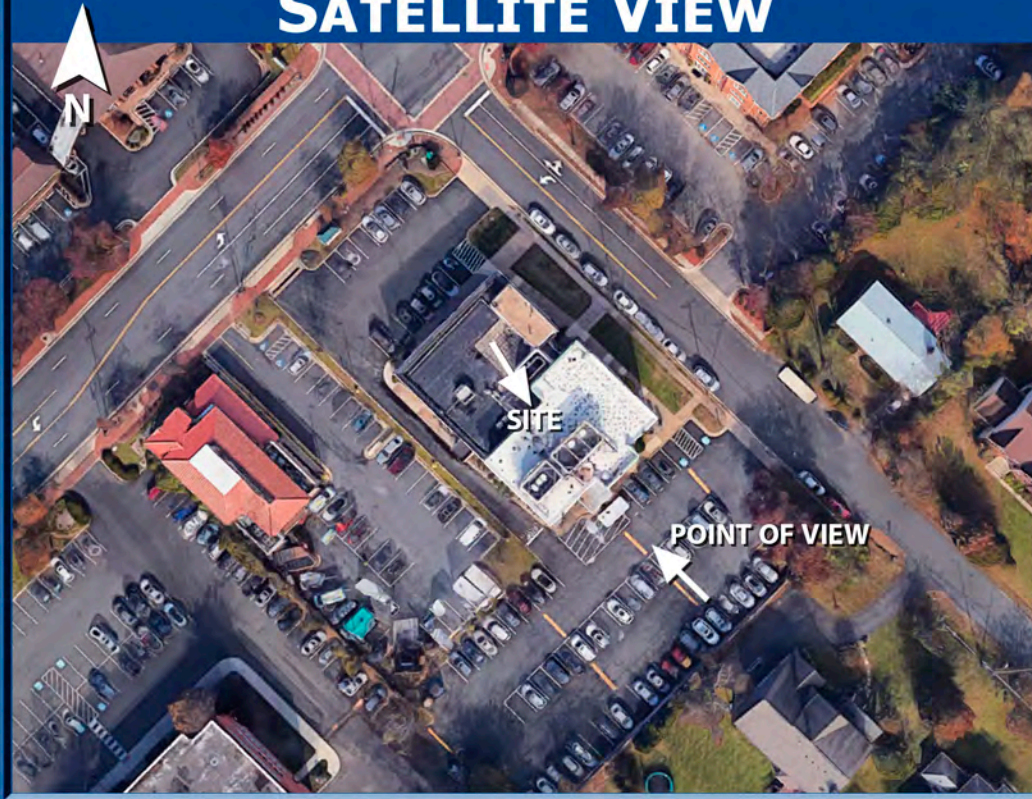
JUNE 2023 WORK SESSION MATERIALS

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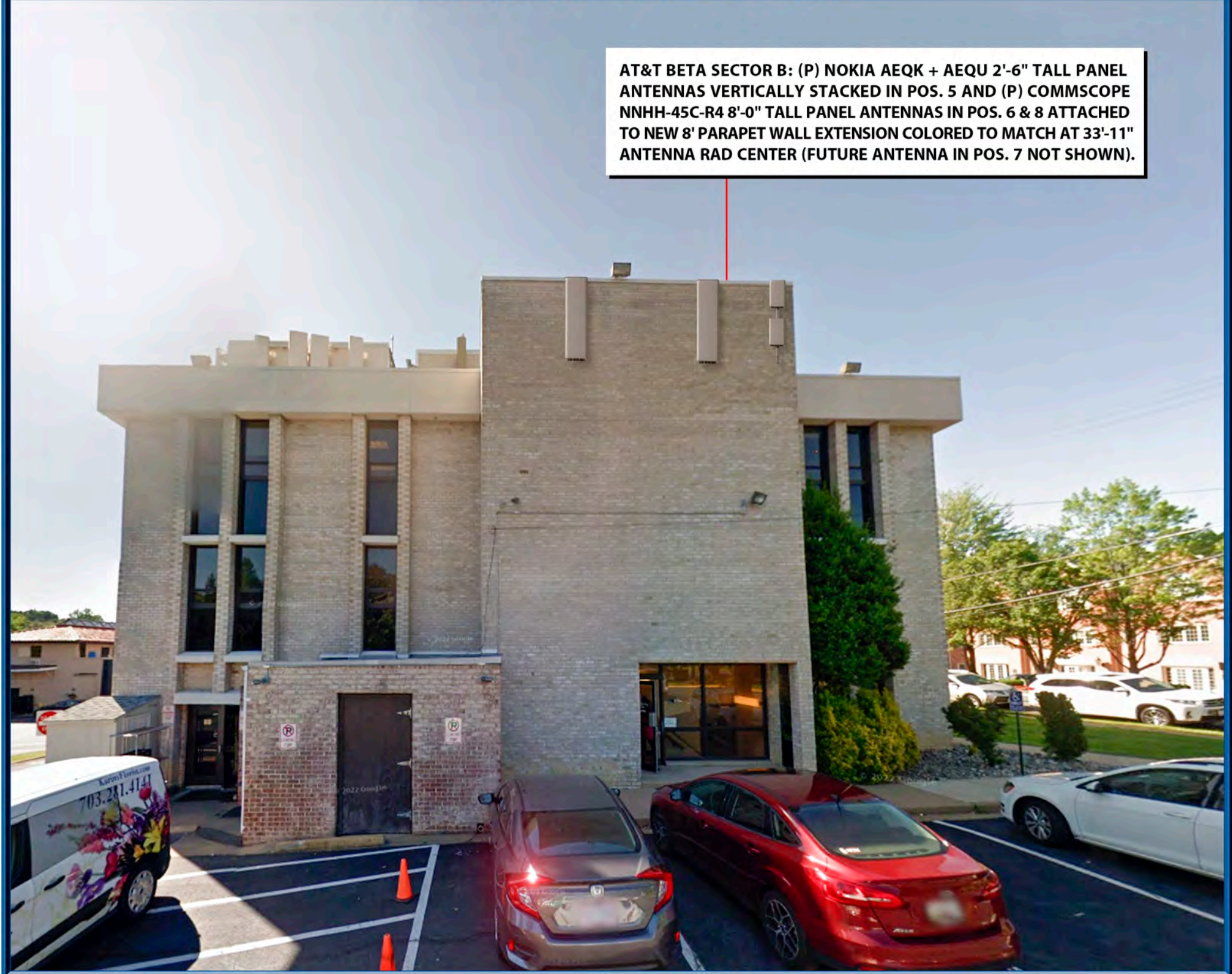


## SATELLITE VIEW



## PROPOSED SECTOR 2 VIEW

AT&T BETA SECTOR B: (P) NOKIA AEQK + AEQU 2'-6" TALL PANEL ANTENNAS VERTICALLY STACKED IN POS. 5 AND (P) COMMSCOPE NNHH-45C-R4 8'-0" TALL PANEL ANTENNAS IN POS. 6 & 8 ATTACHED TO NEW 8' PARAPET WALL EXTENSION COLORED TO MATCH AT 33'-11" ANTENNA RAD CENTER (FUTURE ANTENNA IN POS. 7 NOT SHOWN).



## EXISTING SECTOR 2 VIEW







1362 Mellon Road, Suite 140  
Hanover, MD 21076

JUNE 2023 WORK SESSION MATERIALS

**FA # 10087362 / SITE ID # 1952**  
**VALLEY PARK**

527 EAST MAPLE AVE, VIENNA, VA 22180

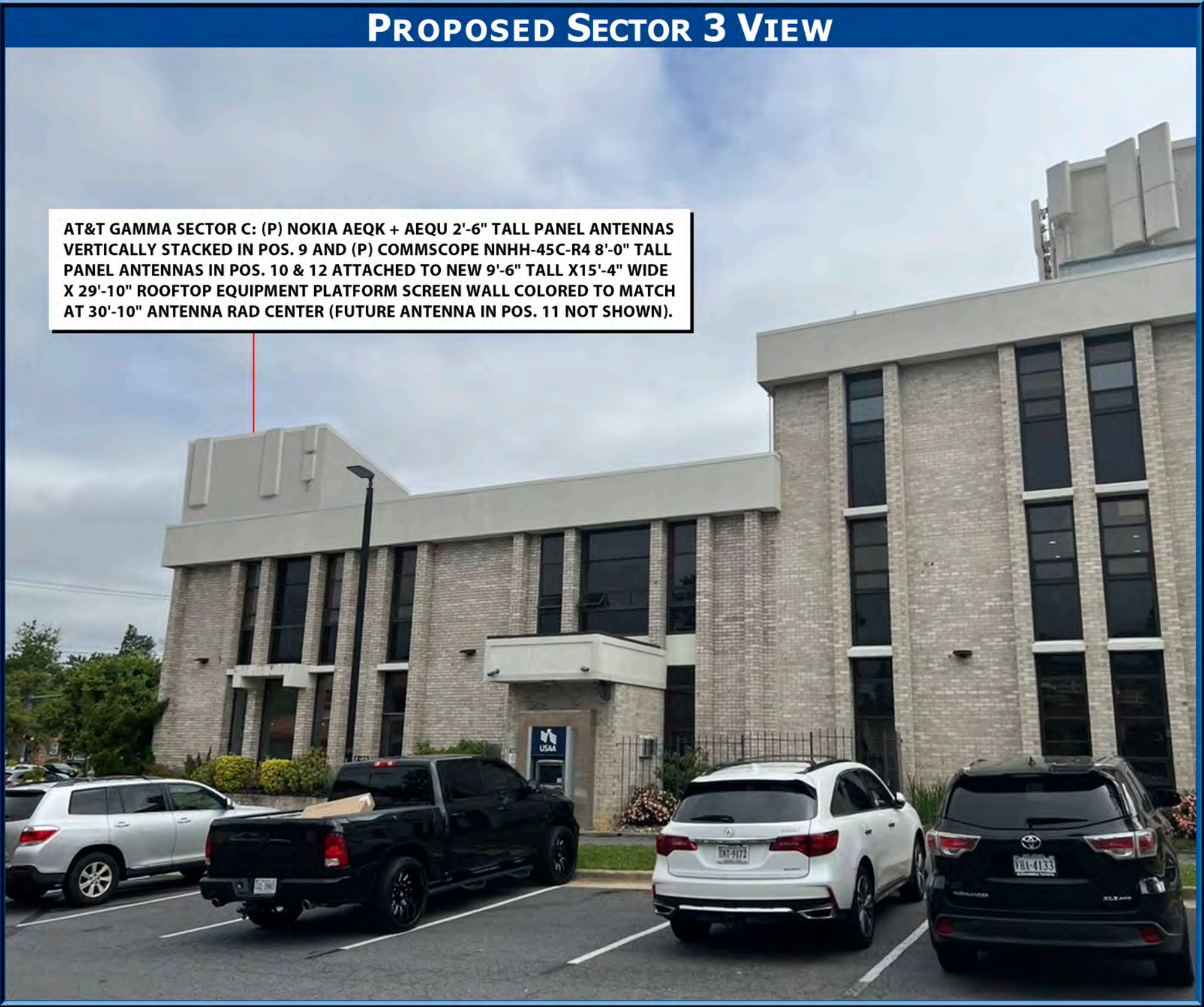
Prepared for  
AT&T Mobility  
7150 Standard Drive  
Hanover, MD 21076



**SATELLITE VIEW**



**EXISTING SECTOR 3 VIEW**



**PROPOSED SECTOR 3 VIEW**

AT&T GAMMA SECTOR C: (P) NOKIA AEQK + AEQU 2'-6" TALL PANEL ANTENNAS VERTICALLY STACKED IN POS. 9 AND (P) COMMSCOPE NNHH-45C-R4 8'-0" TALL PANEL ANTENNAS IN POS. 10 & 12 ATTACHED TO NEW 9'-6" TALL X15'-4" WIDE X 29'-10" ROOFTOP EQUIPMENT PLATFORM SCREEN WALL COLORED TO MATCH AT 30'-10" ANTENNA RAD CENTER (FUTURE ANTENNA IN POS. 11 NOT SHOWN).





1362 Mellon Road, Suite 140  
Hanover, MD 21076

JUNE 2023 WORK SESSION MATERIALS

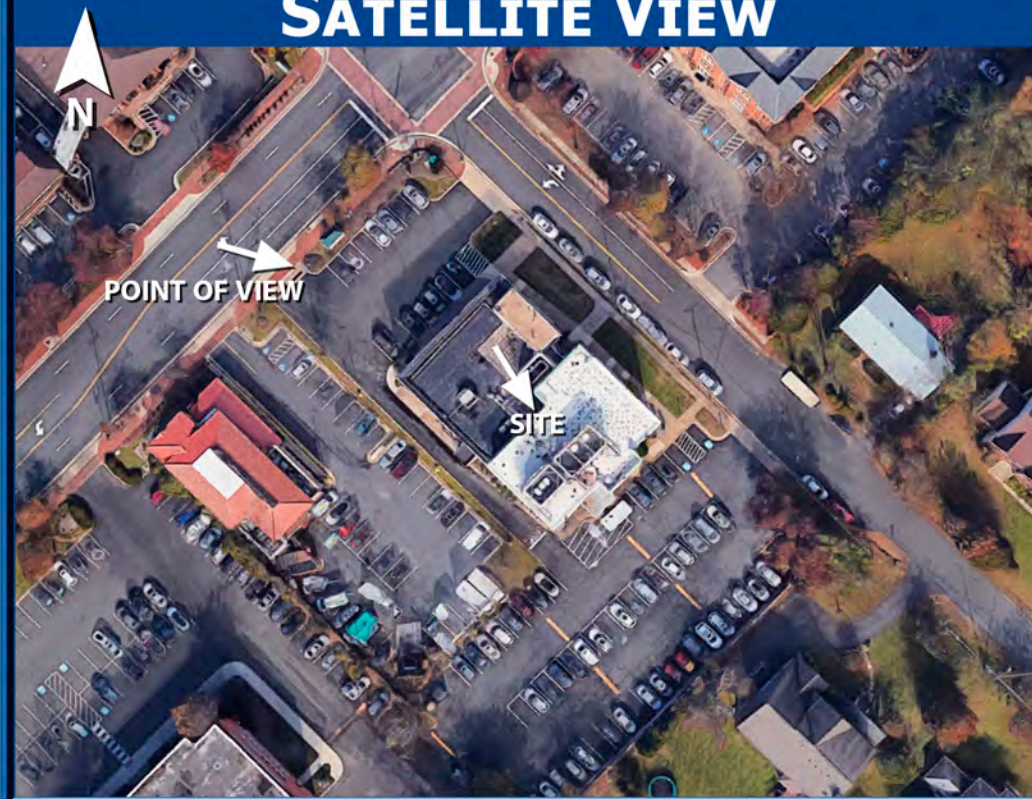
**FA # 10087362 / SITE ID # 1952**  
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527 EAST MAPLE AVE, VIENNA, VA 22180

Prepared for  
AT&T Mobility  
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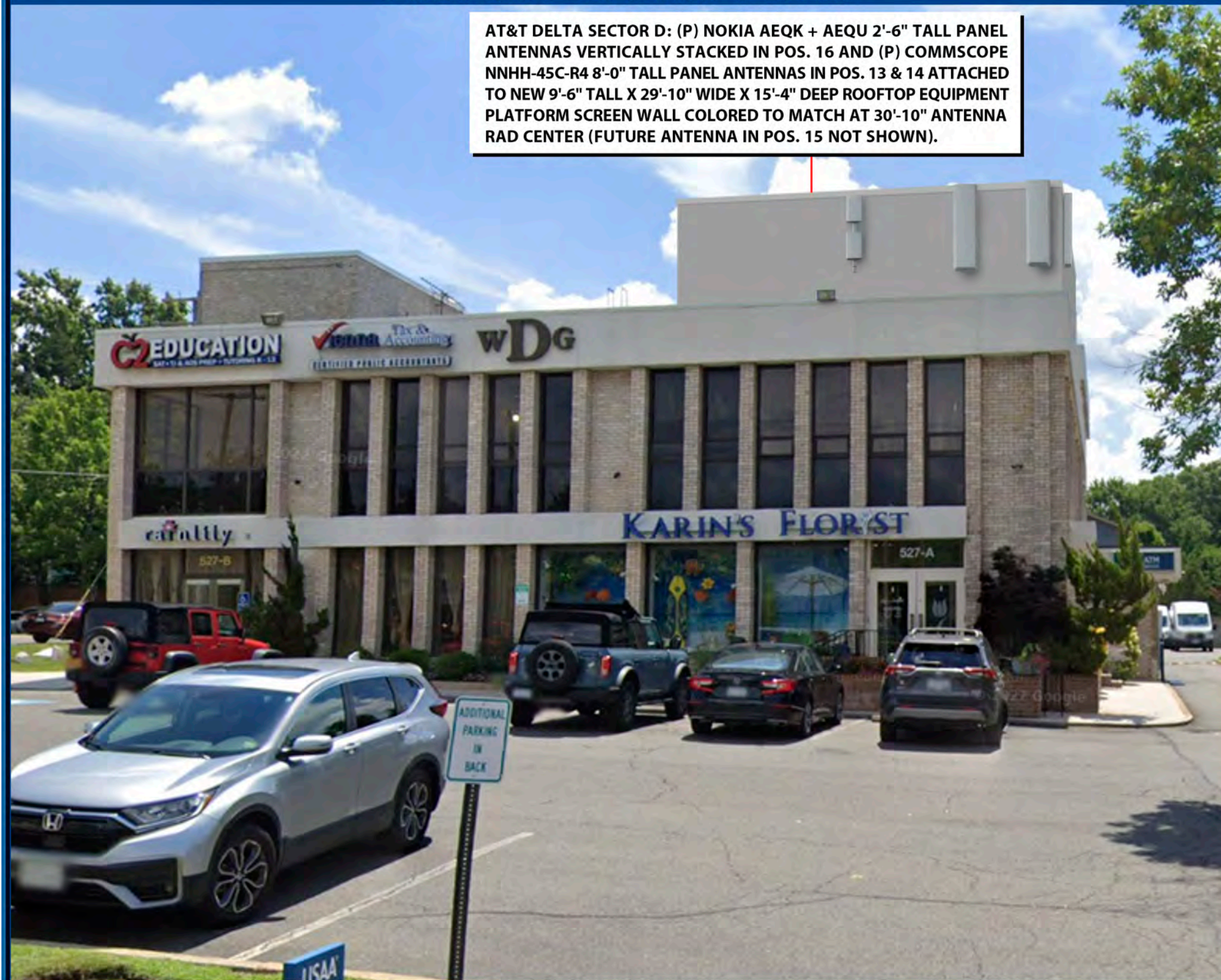


## SATELLITE VIEW

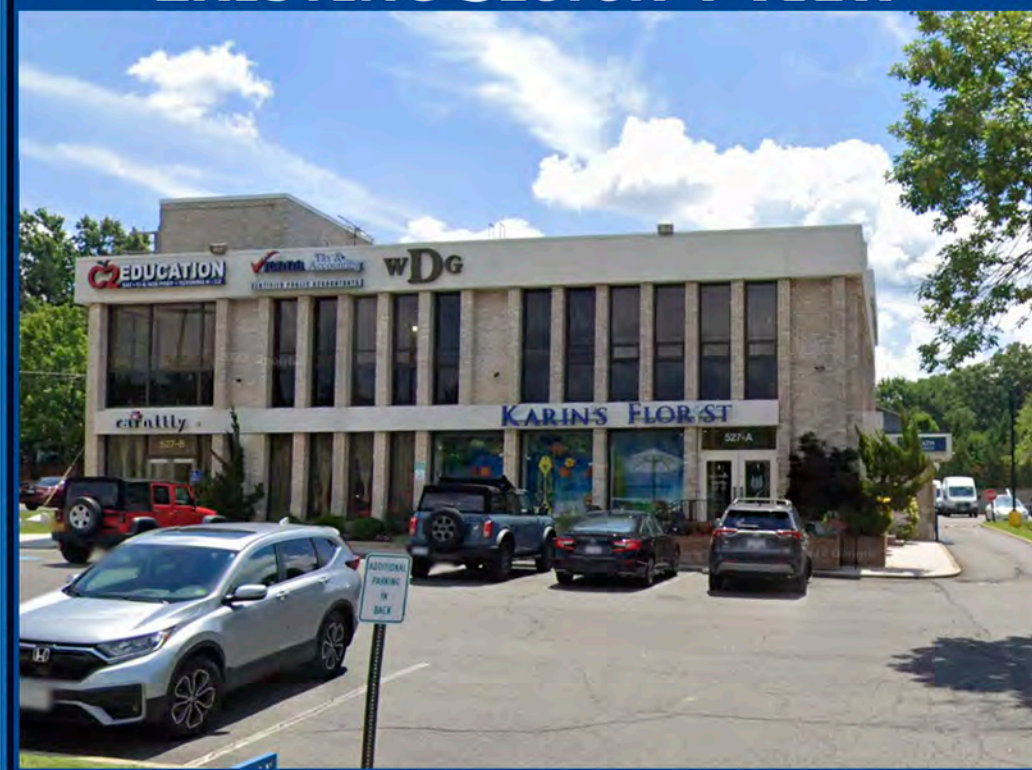


## PROPOSED SECTOR 4 VIEW

AT&T DELTA SECTOR D: (P) NOKIA AEQK + AEQU 2'-6" TALL PANEL ANTENNAS VERTICALLY STACKED IN POS. 16 AND (P) COMMSCOPE NNHH-45C-R4 8'-0" TALL PANEL ANTENNAS IN POS. 13 & 14 ATTACHED TO NEW 9'-6" TALL X 29'-10" WIDE X 15'-4" DEEP ROOFTOP EQUIPMENT PLATFORM SCREEN WALL COLORED TO MATCH AT 30'-10" ANTENNA RAD CENTER (FUTURE ANTENNA IN POS. 15 NOT SHOWN).



## EXISTING SECTOR 4 VIEW





JUNE 2023 WORK SESSION MATERIALS

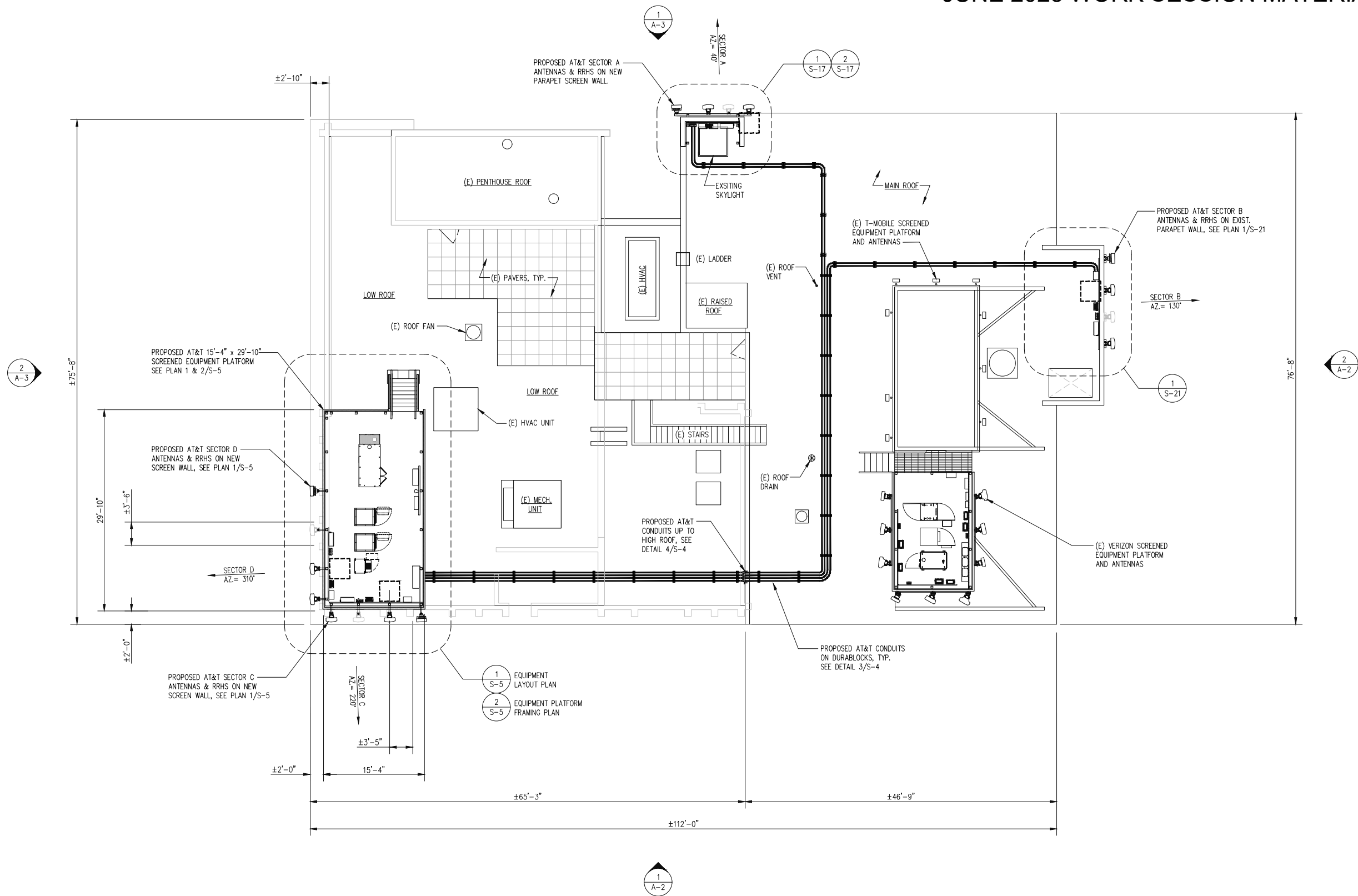


| SUBMITTALS |                     |      |
|------------|---------------------|------|
| DATE       | DESCRIPTION         | REV. |
| 11-22-2022 | CONSTRUCTION REVIEW | A    |
| 01-30-2023 | CONSTRUCTION        | 0    |
|            |                     |      |
|            |                     |      |
|            |                     |      |
|            |                     |      |

|                                                         |          |
|---------------------------------------------------------|----------|
| PROJECT NO:                                             | 1152.443 |
| DESIGNER:                                               | C.S.     |
| ENGINEER:                                               | C.S.     |
| THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34" |          |
| 0 1/2 1                                                 |          |
| GRAPHIC SCALE IN INCHES                                 |          |

TITLE:  
**ROOF &  
EQUIPMENT  
LOCATION PLAN**

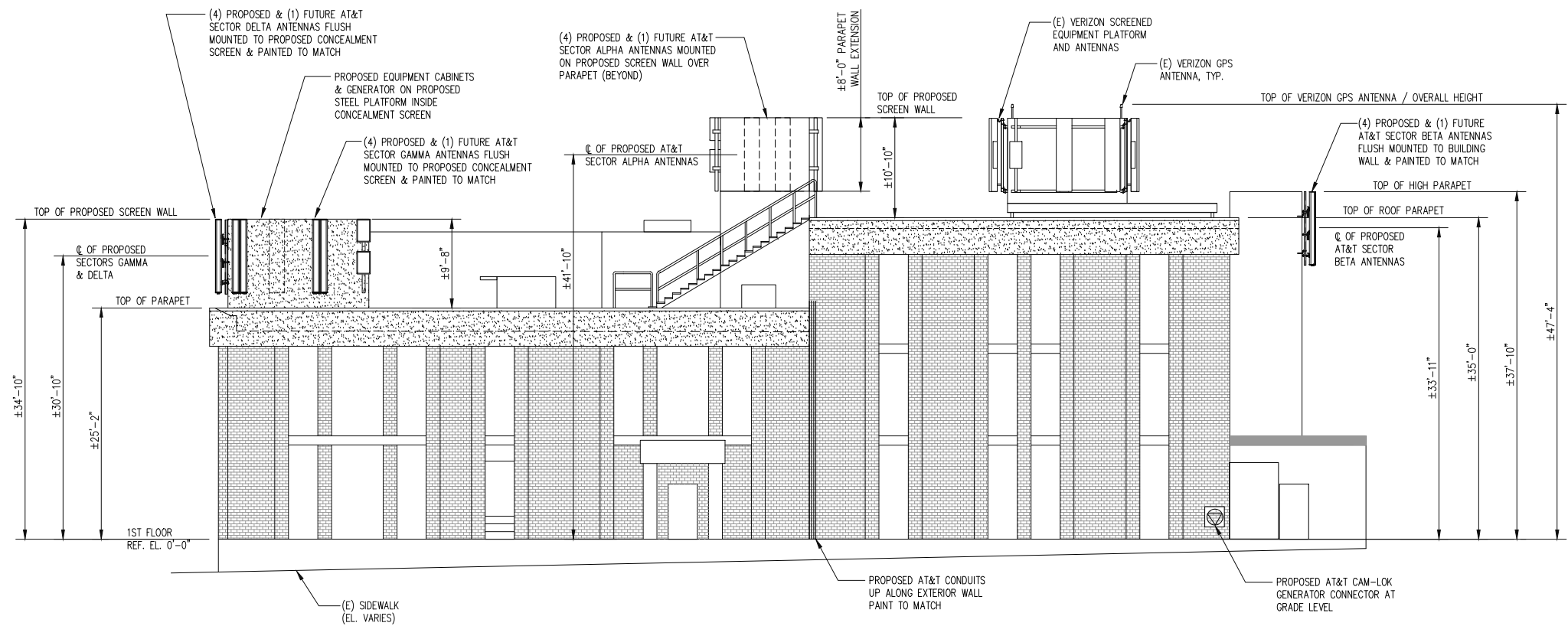
SHEET NUMBER:  
**A-1**



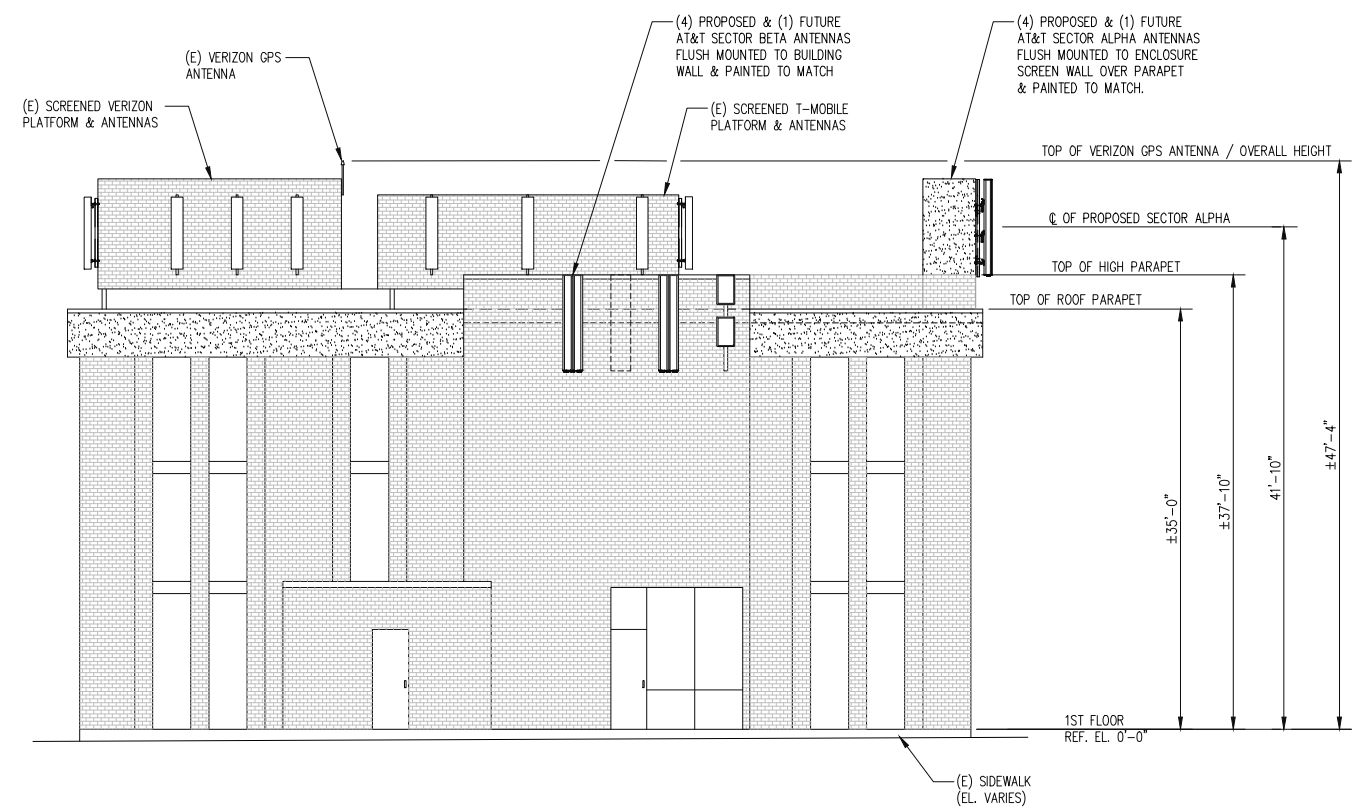
**ROOF AND EQUIPMENT LOCATION PLAN**  
SCALE: 1/8"=1'-0"  
TRUE NORTH

- NOTES:
1. ROOF CONSTRUCTION: BALLASTED ROOFING MEMBRANE ON ROOF DECK, STEEL JOISTS & BEAMS, ON STEEL COLUMNS & MASONRY BEARING WALLS.
  2. ELEVATIONS ARE IN REFERENCE TO THE GROUND FLOOR LEVEL WHICH IS TAKEN AS REFERENCE ELEV. 0.0'
  3. SEE SHEETS E-1 THRU E-3 FOR UTILITY AND GROUNDING DETAILS
  4. SEE NOTES ON SHEET N-1 FOR INFO NOT NOTED.

JUNE 2023 WORK SESSION MATERIALS



**SOUTH WEST BUILDING ELEVATION**  
SCALE: 1/16"=1'-0"  
1  
A-2



**SOUTH EAST BUILDING ELEVATION**  
SCALE: 1/16"=1'-0"  
2  
A-2



FA #: 10087362  
SITE ID: 1952  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



| SUBMITTALS |                     |      |
|------------|---------------------|------|
| DATE       | DESCRIPTION         | REV. |
| 11-22-2022 | CONSTRUCTION REVIEW | A    |
| 01-30-2023 | CONSTRUCTION        | 0    |
|            |                     |      |
|            |                     |      |
|            |                     |      |
|            |                     |      |

PROJECT NO: 1152.443  
DESIGNER: C.S.  
ENGINEER: C.S.

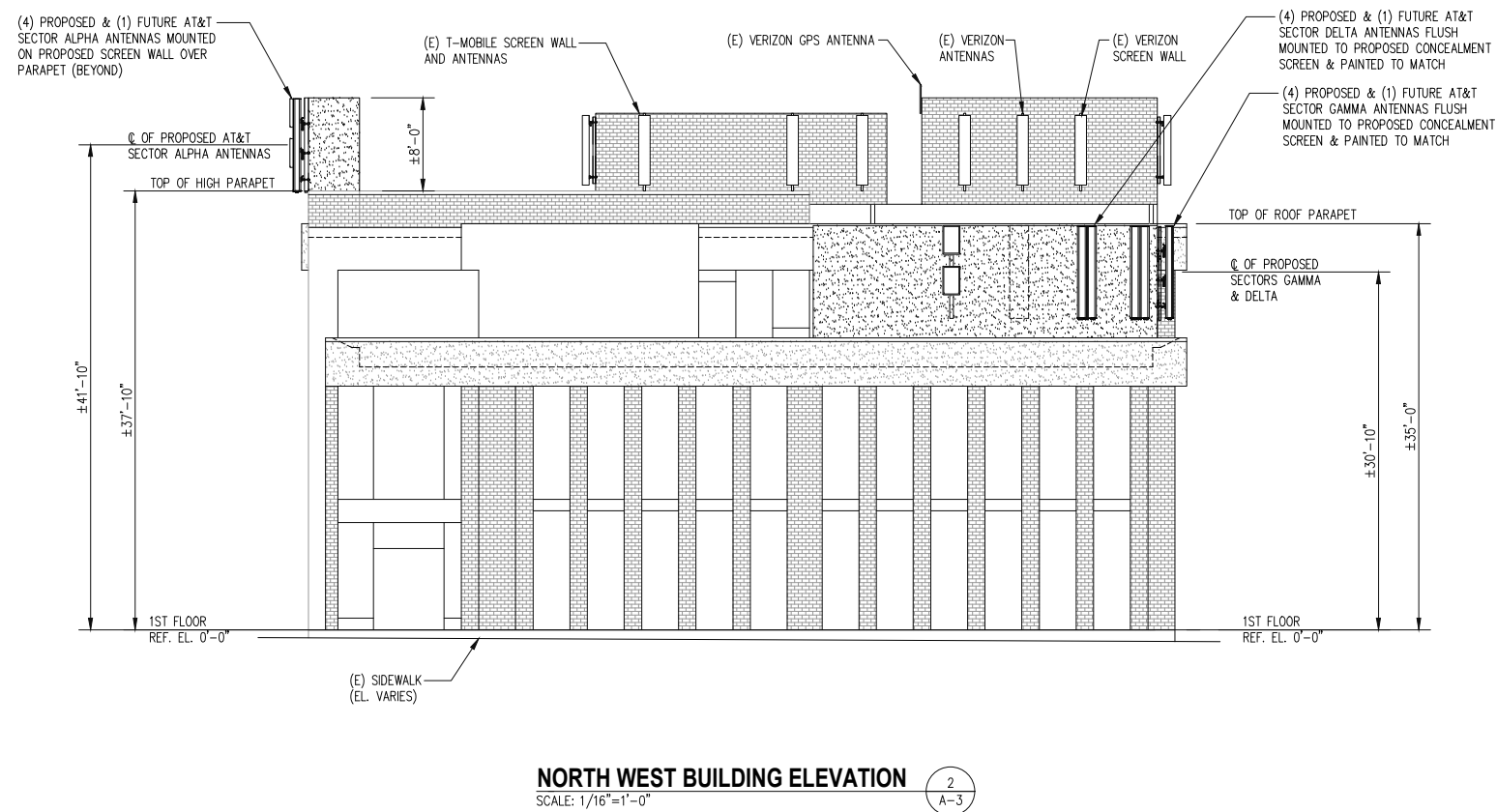
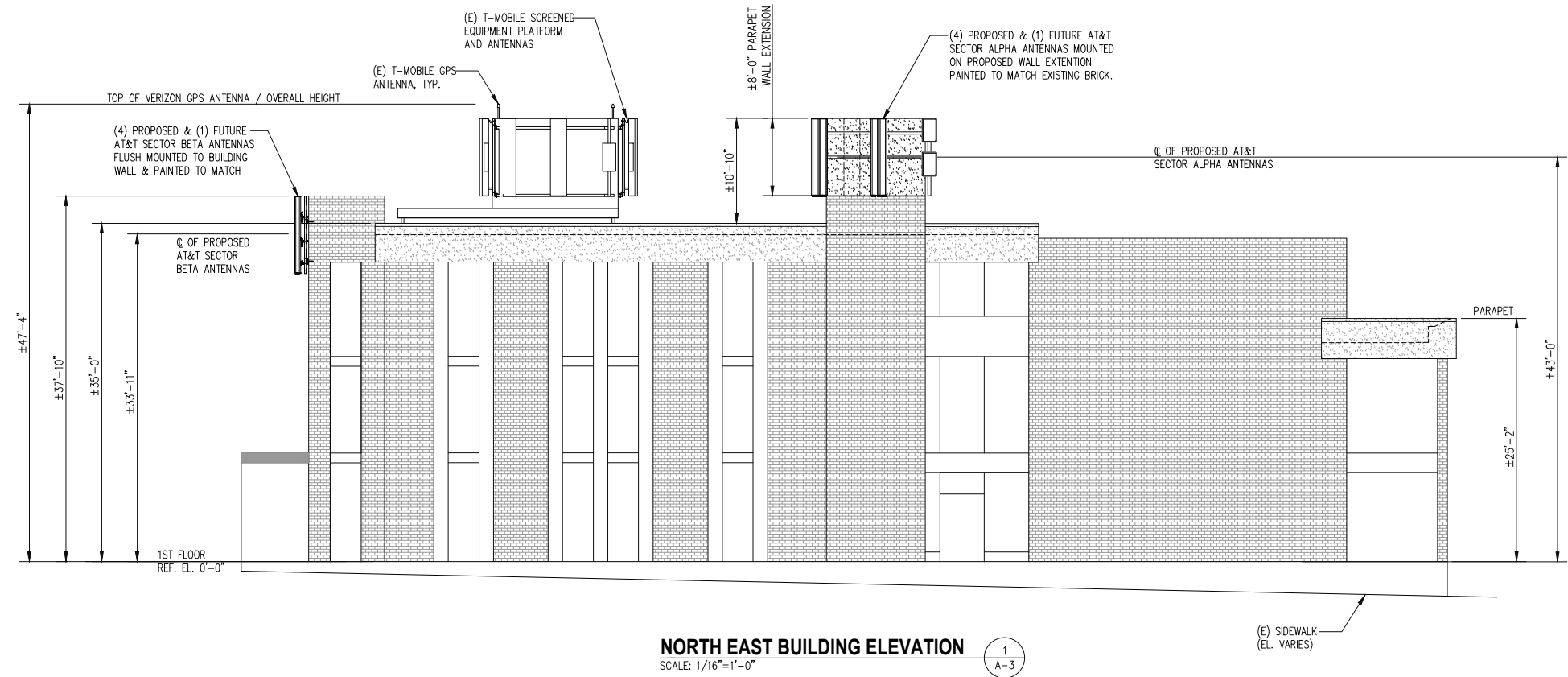
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"

0 1/2 1  
GRAPHIC SCALE IN INCHES

TITLE:  
**SOUTHWEST & SOUTHEAST BUILDING ELEVATIONS**

SHEET NUMBER:  
**A-2**





FA #: 10087362  
SITE ID: 1952  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



#### SUBMITTALS

| DATE       | DESCRIPTION         | REV. |
|------------|---------------------|------|
| 11-22-2022 | CONSTRUCTION REVIEW | A    |
| 01-30-2023 | CONSTRUCTION        | 0    |
|            |                     |      |
|            |                     |      |
|            |                     |      |
|            |                     |      |

PROJECT NO: 1152.443  
DESIGNER: A.H.  
ENGINEER: C.S.

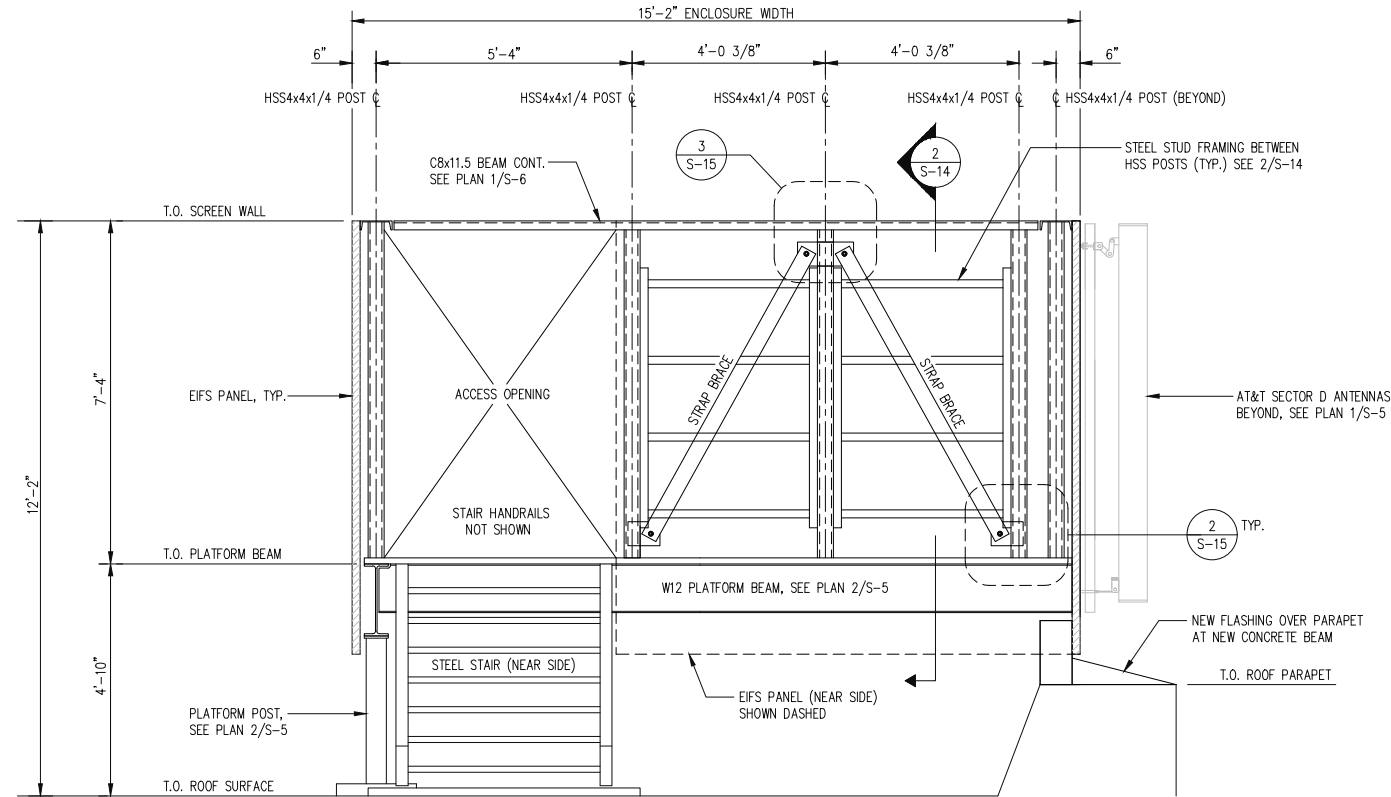
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"

0 1/2 1  
GRAPHIC SCALE IN INCHES

TITLE:  
**NORTHWEST & NORTHEAST BUILDING ELEVATIONS**

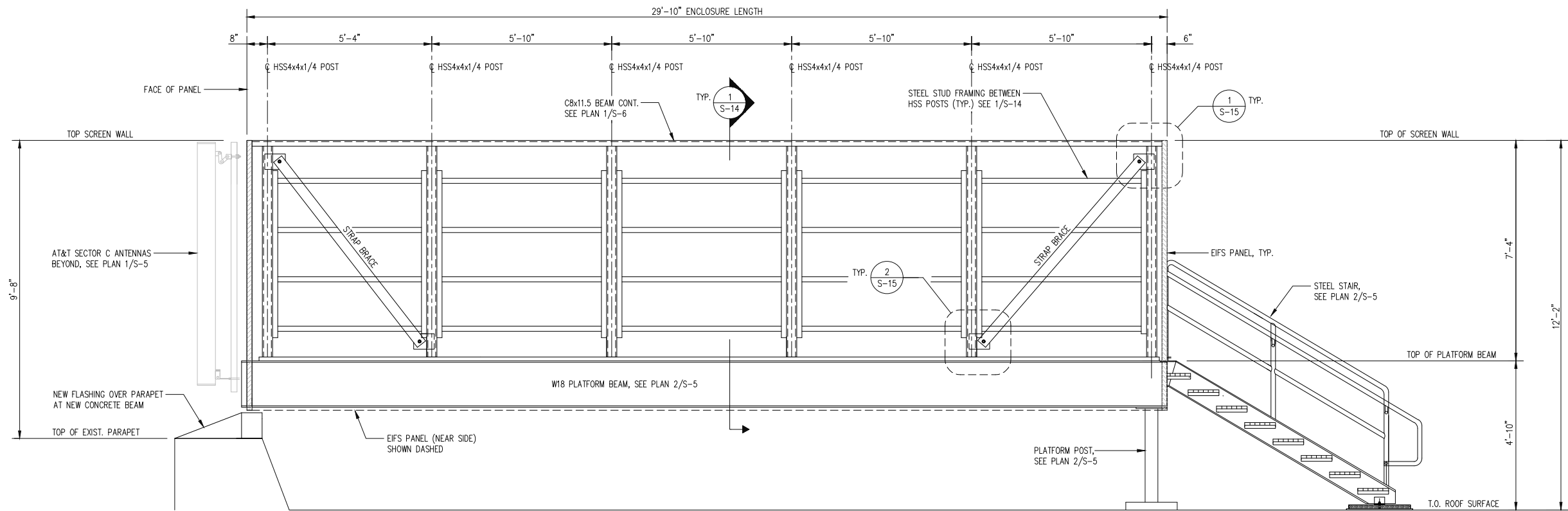
SHEET NUMBER:  
**A-3**





EQUIPMENT PLATFORM ELEVATION  
SCALE: 1/2"=1'-0"

1  
S-7

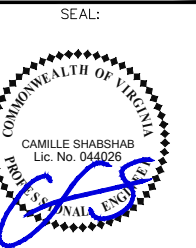


EQUIPMENT PLATFORM ELEVATION  
SCALE: 1/2"=1'-0"

2  
S-7



FA #: 10087362  
SITE ID: 1952  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



SUBMITTALS

| DATE       | DESCRIPTION         | REV. |
|------------|---------------------|------|
| 11-22-2022 | CONSTRUCTION REVIEW | A    |
| 01-30-2023 | CONSTRUCTION        | 0    |
|            |                     |      |
|            |                     |      |
|            |                     |      |
|            |                     |      |

PROJECT NO: 1152.443  
DESIGNER: C.S.  
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"

0 1/2 1  
GRAPHIC SCALE IN INCHES

TITLE:  
**EQUIPMENT PLATFORM ELEVATIONS**

SHEET NUMBER:  
**S-7**





**at&t**  
7150 STANDARD DRIVE  
HANOVER, MD 21076



FA #: 10087362  
SITE ID: 1952  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



| DATE       | DESCRIPTION         | REV. |
|------------|---------------------|------|
| 11-22-2022 | CONSTRUCTION REVIEW | A    |
| 01-30-2023 | CONSTRUCTION        | 0    |
|            |                     |      |
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THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE AT 22"x34"

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET NUMBER:  
**S-8**







# Town of Vienna

127 Center Street South  
Vienna, VA. 22180  
p: 703-255-6300  
TTY 7111

## Meeting Minutes Board of Architectural Review Work Session

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Friday, June 9, 2023

8:00 AM

Charles Robinson Jr. Town Hall, 127  
Center St. South

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### Work Session



[BARWS23-07](#) AT&T Antennas - 527 Maple Ave E - Work Session  
[0](#)

The Board of Architectural Review met in a work session in Town Hall, 127 Center St S. Vienna, Virginia, Friday, June 9, 2023, at 8 am.

The following members were present: Mr. Baldwin, Mr. Layer, Mr. Cheselka, Ms. Hanley, and Ms. van Doorn.

Staff present: Planner Sharmaine Abaied & Clerk to the Board Yaska Camacho Castillo.

Work session: AT&T Valley Park Telecommunications – 527 Maple Ave E - C1 Local Commercial Zone.

Applicant present: Samantha Twinam - Smartlink – 1997 Annapolis Exchange Hwy #200, Annapolis, MD.

Ms. Twinam stated that the proposed rooftop currently has two existing carriers, and they are looking to install AT&T as well. Ms. Twinam presented the proposed changes that included the following:

- Installing AT&T on the rooftop, which already has two existing carriers.
- Installation of 4 Nokia AEQU 2.5 ft high antennas painted to match the existing building.
- Installation of 4 Nokia AEQK 2.5 ft high antennas painted to match the existing building.
- Installation of 8 Commscope NNHH-45C-r4 8 ft. high antennas – painted to match the existing building.
- Installation of 16 RRH's (Remote Radio Unit).
- Installation of 3 DC9's.
- 458 square ft Raycap concealment screened equipment platform enclosure to include:
  - o 35kw natural gas generator
  - o 2 FLX 21 cabinets
  - o 2 Netsure 512 DC Power Cabinets

These changes also include an addition to the existing parapet on the Northeast location, increasing the height of the parapet by 8 ft.

The board reviewed the proposed changes and made the following comments/recommendations:

- The block material does not seem heavy- is it designed to support the antennas?
- Is the block open on top?
- Do each antenna do 80 degrees or 120?
- Agree with the lack of coverage in Vienna.
- The original architecture of the building was very linear, and now it's very vertical.
- Concern with vertical distractions on the building.
- Was there any consideration to push the appliance shed off the face of the building?
- Historically, in the architectural world, anytime you have these kinds of mechanical devices/equipment on a ceiling/roof, the thought is to try to get it in the middle so that it gets the least view from any angle.
- What was the impediment to this proposal that prevented it from being located in a more obscure area of the building?



- The installation of the panel is very light- it offers little structural impact on the building.
- Factory finished will last the longest and will create the least problems.
- We're trying to optimize the design. We want it to be compatible and appropriate for a good suburban community.
- There is a section in the back that is not being utilized. Is there a reason for that?
- The equipment does not have to be enclosed.
- The proposed project is not compatible with the building.
- Can you mount antennas on the penthouse roof on the left?
- If you had three antennas versus four, conceivably you wouldn't have to have a box, you could have more of a triangle and it could be a smaller unit that might be easier to fit on the building.
- Consider what the access requirements are for that piece of equipment.
- Door placement makes a big deal. The box does not need to be enclosed on four sides. It needs to be shielding from the public view. I would like for it to be pushed back.
- The generator does not need to be next to the utility box.
- Would like to hear the engineer's response to some of the issues/comments/questions the board has.
- If everybody has to upgrade to 5G then that would seem to maybe be a solution to the need for an additional structure.
- The oversized box seems like one of the reasons it's designed this way is to have your private space so that no one touches your equipment. The roof is not private when you are leasable area using common area.
- Prefer no antennas on the front of the roof. Preferably all of them in the back if possible.
- What is the height requirements for this type of installation? Why can't we achieve them on the water towers that are existing?
- Would like cabinet removed and the antennas distributed on the building in an innocuous way.
- Would like to have an answer if the design problem is feasible.
- Can the antennas be relocated on the building and achieve the same coverage.
- This needs to be looked at as a design problem. Show us another configuration. If the configuration exist and they believe that there's a reduction in coverage we'd like to know the percentage of reduction.

Yaska Camacho Castillo  
Board Clerk

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*