



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: October 29, 2025

Re: Smart Link – AT&T Telecommunications - Work Session
527 Maple Ave E – AE, Avenue East zoning district
Exterior Modifications

Doug Samson of Saul Ewing LLP, on behalf of SmartLink Group, is proposing exterior modifications to the building located at 527 Maple Ave E pertaining to the roof and upper façade of the building to accommodate new telecommunications equipment.

The proposed changes include the following:

- 244 square foot concealment screened equipment platform enclosure (color to match the building) to include:
 - 3 power cabinets
 - 6 RRHS (remote radio head)
 - DC50 Circuit Breaker Connection
- 12 total antenna's measuring 2.5 feet to 8 feet attached to the exterior of the enclosure, new parapet wall facing East St, and existing parapet wall facing rear parking lot
 - Delta Antennas flush mounted - painted to match screening – 8 feet 2 inches
 - Gamma Antennas flush mounted - painted to match screening – 2 feet 5 inches
 - Alpha Antenna flush mounted - painted to match building – 2 feet 5 inches
 - Beta Antennas flush mounted - painted to match building - 8 feet 2 inches
 - Cam-Lok generator connector - grade level

During this work session the Board will review and provide feedback on the proposed exterior modifications.

Background & History

This site was last reviewed by the Board of Architectural Review during a work session on June 9, 2023, for a telecommunications proposal by Smartlink Group for AT&T. That 2023 proposal included rooftop antennas and a large, screened equipment enclosure on the same building.

Board members commented on the visibility of rooftop equipment, the vertical emphasis and compatibility with the existing building, and suggested exploring alternative configurations to reduce visual impact, such as relocating antennas toward the rear or center of the roof and eliminating or downsizing the enclosure. The staff report, selected materials and minutes from that work session are included as Attachment 07 for your reference.

The applicant did not move forward with that proposal after the 2023 work session.

The current application, also submitted by SmartLink Group on behalf of AT&T, includes a smaller screened equipment area, revised antenna placement, and fewer overall components compared to the prior submittal. Staff has prepared an overlay of the 2023 and 2025 rooftop plan submissions to illustrate the differences, included as Attachment 08.

Attachments:

- 01 – Staff Memo to the Board
- 02 – Application & Authorization
- 03 – Site Plan
- 04 – Roof & Equipment Layout Plan
- 05 – Building Elevations
- 06 – Photo Renderings
- 07 – BAR Work Session Materials June 2023
- 08 – Roof Layout Overlay 2023 vs 2025 proposals

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.