

9751



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

RECEIVED
AUG 05 2014

- Application is hereby submitted for: (check one)
- special use permit, new
 - special use permit, plan amendment
 - special use permit, text only amendment

LAND USE ADMINISTRATION

Project Name/Location GREATER
Project Name: RICHMOND CONVENTION CENTER **Date:** _____
Property Address: 416 E. BROAD ST. **Tax Map #:** N000-0017-028
Fee: \$2,000 **Total area of affected site in acres:** 2.25 AC.
 (See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning DOWNTOWN CONVENTION CENTER
Current Zoning: DOWNTOWN CONVENTION CENTER
Existing Use: CONVENTION CENTER
Is this property subject to any previous land use cases? VERIZON WIRELESS ROOFTOP
 Yes No
If Yes, please list the Ordinance Number: COLOCATION

Proposed Use
 (Please include a detailed description of the proposed use in the required applicant's report)

Applicant/Contact Person: DREW PATTERSON
Company: VERIZON WIRELESS
Mailing Address: 1831 RADY CT.
City: RICHMOND **State:** VA **Zip Code:** 23222
Telephone: (804) 363-0891 **Fax:** ()
Email: dpatterson@nbcllc.com

Property Owner: GREATER RICHMOND CONVENTION CENTER AUTHORITY
If Business Entity, name and title of authorized signer: _____
Mailing Address: 401 N. 3RD ST.
City: RICHMOND **State:** VA **Zip Code:** 23219
Telephone: (804) 783-7400 **Fax:** ()
Email: J.BERRY@RICHMONDVA.ORG

Property Owner Signature: [Signature] 9/25/14

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



NETWORK BUILDING & CONSULTING, LLC

Department of Community Development
Land Use Administration Division
Room 511
City Hall
900 East Broad Street
Richmond, Virginia 23219

RECEIVED
AUG 05 2014
LAND USE ADMINISTRATION

July 10, 2014

**RE: SPECIAL USE PERMIT (SUP) APPLICATION
VERIZON WIRELESS – RICHMOND CONVENTION CENTER
416 EAST BROAD STREET
TAX #N0000017028**

Dear Director:

Enclosed you will find the following materials to support the SUP application filed on behalf of the applicant, Cellco Partnership d/b/a Verizon Wireless, with respect to their proposed colocation of antennas on the roof of the Richmond Convention Center building at the above referenced address:

- SUP application form;
- Application fee: Check in the amount of \$2000.00 and made payable to "City of Richmond";
- Applicant's report;
- Nine (9) sets: passing structural analysis;
- Nine (9) sets: 11" x 17" site plans, drawn to scale.

If you have any questions or require any additional information, please contact me at any time. Thank you in advance for your consideration of this matter.

Sincerely,

Drew Patterson, Zoning Manager
Network Building & Consulting, LLC
Consultant to Verizon Wireless

VERIZON WIRELESS ROOFTOP COLOCATION – RICHMOND CONVENTION CENTER SPECIAL USE PERMIT – APPLICANT’S REPORT

REQUEST

The applicant, Cellco Partnership d/b/a Verizon Wireless (hereinafter “VZW”), is licensed by the Federal Communications Commission (“FCC”) to provide state-of-the-art wireless communications services within the City of Richmond. The proposed colocation on the roof of the Richmond Convention Center building located at 416 E. Broad Street will enhance VZW’s coverage along E. Marshall Street, N. 5th Street, N. 3rd Street, Broad Street as well as in-building coverage for the Convention Center and surrounding businesses. Specifically, per the attached site plan, VZW proposes the following modifications:

- Collocate rooftop antennas per the following:
 - Antennas attached to a new sled mount located on the northeast corner of the rooftop (generally facing corner of E. Marshall Street and N. 5th Street). The existing parapet is 71.5’ AGL and the top of the antennas will be at 75.5’ AGL; therefore, the antennas will only extend four (4) feet above the existing roofline. The sled and antennas will be painted to match the existing building.
 - Attach antennas to the east and west side of the existing parapet wall (generally facing N. 5th Street and N. 3rd Street). The antennas will be painted to match the existing building.
- Locate equipment cabinets and generator on a raised platform on existing (lower-level) rooftop. This equipment will not be visible from the street due to its central location on the lower-level roof.

ORDINANCE REQUIREMENTS

City Master Plan

The subject property is located within the Downtown Convention Center (DCC) zoning district. “Wireless communications facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures” is not listed as a principal or accessory use in the DCC district; therefore, it is only allowed with an approved SUP. SUP applications are reviewed for compliance with the City’s Master Plan to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting SUP’s have been met. The City Charter requires that prior to City Council approval, it must be shown that the proposed special use will not:

1. Be detrimental to the safety, health, morals and general welfare of the community involved;

This request will not be detrimental to the safety, health, morals and general welfare of the community involved. The proposed antennas will enhance safety and general welfare in the area by providing improved wireless service to citizens and businesses in the area.

2. Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;

All antenna and equipment will be located on the roof of the Richmond Convention Center building; therefore, this request will not create congestion in any way.

3. Create hazards from fire, panic or other dangers;

This request will not create hazards from fire, panic or other dangers. This request will comply with all applicable governmental regulations (including those adopted by the FCC) regarding Radio Frequency (RF) emissions.

4. Tend to cause overcrowding of land and an undue concentration of population;

This request will have no effect on the overcrowding of land.

5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or

This request will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. The proposed antennas will provide much improved wireless service, which will assist students working in the area and enhance the overall experience for those visiting the Richmond Convention Center and surrounding businesses.

6. Interfere with adequate light and air.

This request will have no effect on light and air.

Division 11, Wireless Telecommunications Facilities

Division 11 of the Zoning Ordinance regulates wireless sites. The submission requirements listed in §114-692.2(a)(1) are as follows:

- (1) The applicant's narrative containing the following information:

- a. The address and latitude/longitude of the proposed location;

The address is 416 E. Broad Street and is at a latitude/longitude of 37° 32' 36.0N, -77° 26' 15.2W.

- b. A description of communications/broadcast services which the applicant intends to provide at the site;

VZW currently provides enhanced wireless service offering consumers and local businesses the latest technology, high-quality, all-digital code division multiple access or CDMA (IS-95 and 1X), Long Term Evolution (LTE) and evolution data only or EV-DO (1xEV-DO) wireless network.

- c. The methodology behind the site selection (i.e., describe alternative sites considered in the site selection process and why the proposed site is the most suitable);

In building out its network, VZW first looks to collocate on existing structures (telecommunications towers, power transmission towers, rooftops, etc.) within a search ring. VZW places a strong emphasis on co-location for two reasons: 1) it is the desire of most local governments and 2) it is typically cheaper than building a new site. For this search ring, the height and location of the Richmond Convention Center rooftop meets 1) the City's desire for carriers to use "alternative support structures" and 2) VZW's network design objective.

- d. A description of any other regulatory review required for the site and the status of that review (Federal Communications Commission, Federal Aviation Administration, NEPA impact report);

As a federal licensee, VZW will comply with all federal requirements. VZW obtained its license from the FCC to operate in the Richmond market in 1990.

- e. The measures that will be taken to ensure compatibility with surrounding properties;

This site will remain compatible with the surrounding properties for the following reasons:

- *All antennas will be placed on the rooftop (alternate support structure), therefore, blending with the existing commercial environment;*
- *The top of the sled mounted antennas will only extend four (4) feet above the existing rooftop parapet; therefore, having very limited visibility;*
- *The sled mounted antennas as well as the building mounted antennas will be painted to match the existing building; therefore, having very limited visibility;*
- *The equipment cabinets and generator will be located on a lower level rooftop where they will not be visible from any adjacent streets.*

- f. A statement acknowledging removal of antennas upon termination of the use;

VZW will agree to remove its antennas upon termination of the use.

- g. A statement indicating compliance with NIER standards;

VZW will operate this facility in compliance with all applicable governmental regulations (including those adopted by the FCC) regarding RF emissions.

- h. A noninterference statement;

VZW will operate this facility in compliance with all applicable governmental regulations (including those adopted by the FCC) regarding interference.

- i. A statement indicating willingness to allow and the feasibility of collocation of other users at the site; and

This is a collocation on the Richmond Convention Center rooftop; therefore, VZW does not have the authority to allow others to collocate. However, should the Richmond Convention Center allow others to collocate, VZW has no objections so long as they do not interfere with VZWs' equipment.

- j. A statement indicating whether the site will be shared with the city if needed for public safety purposes.

This is a collocation on the Richmond Convention Center rooftop; therefore, VZW does not have the authority to allow others to collocate. However, should the Richmond Convention Center allow others to collocate, VZW has no objections so long as they do not interfere with VZWs' equipment.

- (2) A map showing the location of the proposed site and the location of existing facilities operated or owned by the applicant within the city and within three miles of the corporate limits, with an accompanying description of each facility (address, latitude/longitude, height of support structure, mounting height of antenna array, and willingness to allow and feasibility of collocation of other users at site).

A vicinity map of the existing site is located on Sheet T-1 of the enclosed site plan. Enclosed you will also find a map showing the location of existing facilities operated or owned by VZW within the city and within three miles of the corporate limits, with an accompanying spreadsheet describing each facility.

Plans required for applications shall also clearly depict the following:

- a. The location of the facility within the overall property, the access point from a public street, the location of other structures within 100 feet.

See Sheet Z-1 of the enclosed site plan.

- b. A detailed layout plan consisting of a site plan, roof plan, floor plan, as applicable to the specific proposal.

See Sheets Z-1 and C-1 of the enclosed site plan.

- c. Detailed elevation drawings showing the location and type of antenna array, the structural element to which the array will be affixed, and for mounts using alternative support structures, any architectural device used to incorporate the array into building/structure design, the location and materials of any security fencing where required.

See Sheet C-1 of the enclosed site plan for the location of the antenna sleds and Sheet S-1 for the structural details of the sled. Since this is a rooftop collocation, there will be no security fencing.

- d. The location and details of lighting when required.

No additional lighting is proposed.

- e. The location, type of equipment, noise suppression measures and operational procedure for any emergency power supply.

VZW is proposing to install an emergency natural gas generator with this application. Noise should not be an issue for the following reasons:

- The generator will be located on the roof and will only be used in emergencies and during testing situations;*
- The subject property is in a high traffic, noisy area and the generator should generate much less noise than the existing environment.*

- f. The color of antennas, cables, support structure.

The proposed sled and antennas will be painted to match the existing building.

- g. Landscape plans-minimum evergreen hedge for the base of the support structure and ground-mounted equipment, with additional trees for support structure screening.

Not applicable for a rooftop collocation. The sled and antennas will be painted to match the existing building and the equipment cabinets and generator will be located in an area where they will not be visible.

- (3) Any antenna, support structure, and/or related electronic equipment which has not been used for the purpose of radio transmission for a continuous period of 12 months shall be deemed to be abandoned and shall be removed from the premises within 90 days of such abandonment.

Any antenna, support structure and/or related electronic equipment proposed herein which has not been used for the purpose of radio transmission for a continuous period of 12 months by VZW shall be removed from the premises within 90 days of the end of such 12-month period.

- (4) Statement regarding the need for a traditional array.

Not applicable for a rooftop colocation.

CONCLUSION

In conclusion, VZW requests approval of this SUP application as it (1) meets the requirements of the City of Richmond Zoning Ordinance and (2) does not adversely affect the character of the surrounding neighborhood, adjoining properties or the environment. This proposal reflects a solution that will allow VZW to provide improved wireless service to citizens, businesses and emergency officials while minimizing adverse impacts to the surrounding community.