



County of Fairfax, Virginia

MEMORANDUM

DATE: August 7, 2008

TO: David Marshall, Chief
Facilities Planning and Revitalization Branch, DPZ

FROM: Kevin Guinaw, Chief *Kevin Guinaw*
Special Projects/Applications Management Branch, ZED, DPZ

SUBJECT: Proposed Cricket Telecommunications Facility at 6800 Versar Center, Tax Map 80-2 ((1)) 22B;
2232 Application FS-M08-52

This is in response to a request for a determination as to whether the telecommunications facility proposed by Cricket Communications, Inc., at 6800 Versar Center, is in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of Rezoning RZ 81-A-001 and Proffered Condition Amendment PCA 78-A-094, and with the development conditions approved in conjunction with Special Exception SE 80-A-072 for fill in the floodplain. As described in the 2232 application dated July 17, 2008, from Paige Cash, agent for the applicant, six (6) cylindrical antennas (72 inches high x 6 inches in diameter) are proposed to be mounted at a height of 178 feet on an existing 195-foot tall monopole. In addition, three (3) equipment cabinets (55 inches high x 52 inches wide x 30 inches deep) are proposed to be located on the ground within the existing fenced equipment compound at the base of the monopole. A copy of 2232 application, including illustrations depicting the proposed locations of the telecommunications equipment and facility, is attached for reference.

The Zoning Administration Division has determined that a telecommunications facility, as described above, is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable rezoning, proffered condition amendment and special exception. It is my determination that the proposed telecommunications facility is in substantial conformance with RZ 81-A-001, PCA 78-A-094 and SE 80-A-072. Please note that this proposal is also subject to 2232 review requirements and that Cricket's ability to proceed with its proposal is dependent upon the pending 2232 approval by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Carrie Lee at (703) 324-1290.

KG/CDL /O:\clee01\ActionAssignments\Antennas\6800 Versar Center_Cricket_monopole.doc

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District
Janet Hall, Planning Commissioner, Mason District
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Paige Cash, P.O. Box 141, Bridgewater, VA 22812
File: RZ 81-A-001, PCA 78-A-094, SE 80-A-072, ANT 0807 037, Imaging, Reading File





MEMORANDUM

TO: Zoning Administration Division, DP&Z
Technology Infrastructure Division, DIT
Other: _____

DATE: 7-17-08
RECEIVED
Department of Planning & Zoning

FAIRFAX COUNTY
RECEIVED
JUL 18 2008
2008-0394
DIVISION OF
ZONING ADMINISTRATION

FROM: David B. Marshall, Chief
Facilities Planning Branch, DPZ

JUL 23 2008
Zoning Evaluation Division

SUBJECT: Request for Review: 2232 Review Application

RE: Application Number: FS-M08-52 Tax Map: 80-2 (17) 22B

Attached for your review and comment is a 2232 Review application:

RECEIVED FROM: Cricket
PROPOSED USE: monopole collocation
LOCATION OF USE: 6900 Versar Center

Please send your comments to David Marshall by: 8/1/08 Additional comments:

ZAD COMMENTS:

Property is zoned I-5
 Proposed use is permitted by Zoning Ordinance and meets all zoning requirements, pursuant to Part 1 of Sect. 2-514 of the Zoning Ordinance
 Proposed use does not meet all Zoning Ordinance requirements as follows:

Referred to ZED for the following: Must be in substantial conformance with the proffer associated with R2 B1-A-001

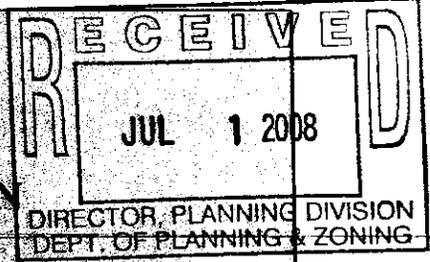
ZAD comments prepared by: Bryan Parsons Date: 7/22/08

ZED COMMENTS:

Proposed use is in substantial accord with all development conditions and/or proffers. and with the development cond associated with SE 80-A-072
 Proposed use is not in substantial accord with development conditions and proffers.

ZED comments prepared by: _____ Date: _____

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: FS-1008-52
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and I Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 6800 Versar Center
City/Town Springfield Zip Code 22151

APPLICANT(S)

Name of Applicant Cricket Communications, Inc.
Street Address 7100 Columbia Gateway Drive, Suite 120
City/Town Columbia State MD Zip Code 21045

Telephone Number: Work () IAD-446 Fax () _____

E-mail Address _____

Name of Applicant's Agent/Contact (if applicable) Paige Cash

Agent's Street Address P.O. Box 141

City/Town Bridgewater State VA Zip Code 22812

Telephone: Work (540) 908-5767 Fax () 707-929-0205

PROPOSED USE

Street Address 6800 Versar Center

Fairfax Co. Tax Map and Parcel Number(s) 80-2 ((1)) 22B

Brief Description of Proposed Use _____

Telecommunications facility-Applicant proposes to attach up to 6 antenna on the existing telecommunications structure and install up to 3 equipment cabinets in the existing equipment compound.

Total Area of Subject Parcel(s) 335,858 sq. ft. (acres or square feet)

Portion of Site Occupied by Proposed Use 1,200 sq. ft. (acres or square feet)

Fairfax County Supervisor District Mason Transportation

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Low rise office.

Zoning of Subject Property I-5

List all applicable Proffer Conditions, Development Plans, Special Exceptions,
~~Special Permits or Variances previously approved and related to this site~~

FS-M04-42. Approved 7/15/2004.
FS-M06-76. Approved 11/30/2006.

PROPERTY OWNER(S) OF RECORD

Owner Springfield Realty Invest.

Street Address 6850 Versar Center

City/Town Springfield State VA Zip Code 22151

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Catherine Blue

Signature of Applicant or Agent *Catherine Blue*

Date 6/27/2008

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

FOR STAFF USE ONLY
Date application received: <u>7/1/08</u>
By: <u><i>DBM</i></u>
Additional information requested to complete application: _____ _____
Date application accepted: <u>7/17/08</u>
By: <u><i>SMS</i></u>

**Application for Determination
Pursuant to
Section 15.2-2232, Code of Virginia**

Part II: Statement of Justification

I. Description of Proposed Use

Cricket wishes to add its antennas to an existing telecommunications facility and place its equipment in the adjacent equipment compound. Cricket will locate its antennas at the rad center described in the 2232 application.

The proposed facility will be unmanned and will operate around the clock, 365 days per year. Routine maintenance will occur once or twice per month, performed by a service technician driving a standard sized vehicle.

II. Requirement for Proposed Use

The proposed facility is a vital component of Cricket's area-wide wireless telecommunications network. Cricket is a new entrant in this market and as such is just beginning to build out its network in the Baltimore/Washington/Northern Virginia area. Because wireless communications facilities operate at low power levels, wireless service providers such as Cricket must locate antenna sites according to a network design based on interconnecting cells (coverage areas) so that a wireless call can be seamlessly handed off from one wireless communications facility to the next as a user travels throughout the area. Without a sufficient number of wireless communications facilities, calls will drop and disconnect as the user approaches the outer limits of a cell. In order to achieve maximum efficiency from each wireless communications facility in the network, the carrier attempts to locate wireless communications facilities at optimum locations within each cell so that it can attain the broadest pattern of signal distribution and the widest possible spacing between its wireless communications facilities. In order to build its network as efficiently and as quickly as possible, Cricket is collocating its equipment on existing towers and other suitable support structures in Fairfax County.

Dropped calls are not only an inconvenience and an annoyance for mobile phone users, but a network with significant gaps in coverage also diminishes the important emergency services component of wireless telephone service. Signal quality and network access are what matter most to wireless users. This is particularly important to a new entrant like Cricket who does not have a network in Fairfax County at this time.

Cricket has no coverage in the area surrounding the existing wireless communications facility and by collocating on the existing communications facility, Cricket will be able to begin providing coverage.

III. Anticipated Impacts on Adjoining Properties

The proposed facility will have no impact on traffic, nor will it emit noise, fumes, or light. It will have no adverse effect on the environment or on the use or development of adjoining properties. Cricket's antennas will operate well below the RF emission guidelines adopted by the Federal Communications Commission and they will cause no interference to radio or television broadcast station reception or to other electronic devices.

IV. Relationship of the Proposal to the Comprehensive Plan

The proposed facility is consistent with and furthers the goals and objectives of the County Comprehensive Land Use Plan ("Plan") and the location, character and extent of the application are in substantial accord with the Plan.

As to location, the proposed facility will be collocated with an existing facility. Cricket will not have to increase the height or size of the existing communication facility. The existing support structure is strong enough to support Cricket's antennas.

Cricket's proposed use is also consistent with the objectives found under the policy plan element of the Comprehensive Plan regarding "Mobile and Land-Based Telecommunication Services."

Under the "General Guidelines" section, the policy plan states:

Objective 42: In order to provide for the multiple and land-based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment building in accordance with the following policies:

Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunications facilities on available existing structures such as building rooftops, ~~telecommunication and broadcast poles and towers, electrical utility poles and towers and water storage facilities~~ when the telecommunications facilities can be placed inconspicuously to blend with such existing structures.

Cricket is locating its antennas on a currently existing and approved communications facility. Cricket will not need to increase the height of the communication facility nor its size. Cricket will not expand the existing compound and will be able to place its equipment in the existing compound. Cricket's additional equipment will be screened in the same manner as the existing equipment currently located in the compound.

PART III: TELECOMMUNICATION PROPOSAL DETAILS

Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.

PROPOSED TELECOMMUNICATION USE

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:
 Prior 2232 Review application number: _____
 Date of Planning Commission approval: _____

PROJECT DETAILS

1. ANTENNA

Number and Type: 6 ~~poles~~ cylindrical
 Dimensions: height 72" width _____ depth _____ diameter 6"
 Location / Placement: _____
 Wattage: _____
 Material and Color: Grey Metal
 Material and Color of the Antenna Mounting: _____
 Height Above Ground: 178'

2. EQUIPMENT

Number and Type of Cabinets or Structures: up to 3
 Cabinet / Structure Dimensions: height 55" width 52" depth 30"
 Height of equipment platforms, if any: 20" max.
 Material and Color: Grey
 Location: within existing compound
 Method of Screening: Fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 195'
 Material: Steel
 Color: Grey
 If structure is within a utility right-of-way, state right-of-way width:



GENERAL NOTES

1. The zoning map is a plan view of the City of Toronto and does not show topography or other features which may be shown on other maps.

2. The zoning map is subject to change without notice.

3. The zoning map is subject to the provisions of the Zoning By-law.

4. The zoning map is subject to the provisions of the Planning Act.

5. The zoning map is subject to the provisions of the City of Toronto Act.

LEGEND

1. Residential Single-Family (R-1)

2. Residential Medium-Density (R-2)

3. Residential High-Density (R-3)

4. Commercial (C-1)

5. Commercial (C-2)

6. Commercial (C-3)

7. Industrial (I-1)

8. Industrial (I-2)

9. Industrial (I-3)

10. Industrial (I-4)

11. Industrial (I-5)

12. Industrial (I-6)

13. Office (O-1)

14. Office (O-2)

15. Office (O-3)

16. Office (O-4)

17. Office (O-5)

18. Office (O-6)

19. Office (O-7)

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21. Office (O-9)

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111. Office (O-99)

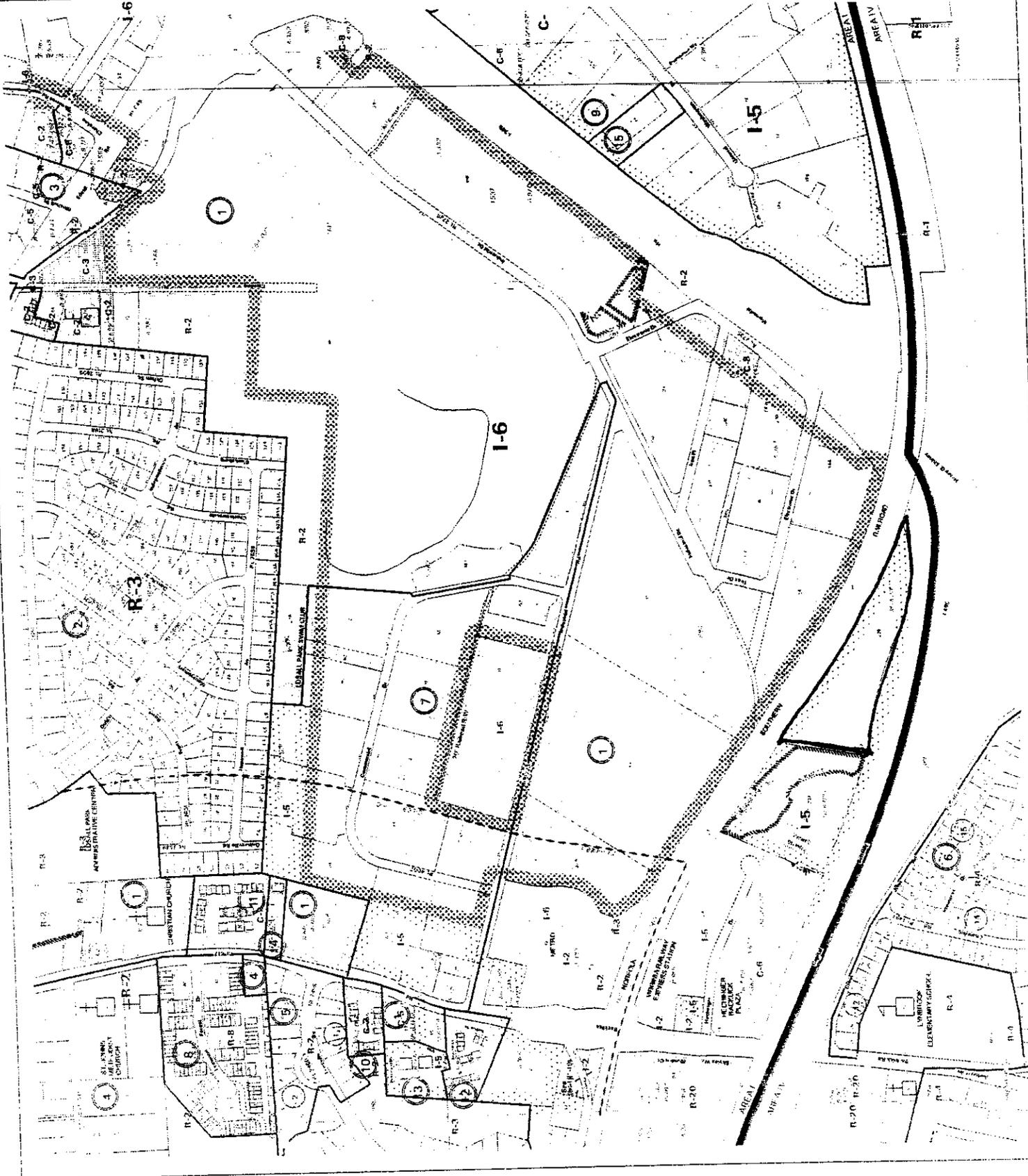
112. Office (O-100)

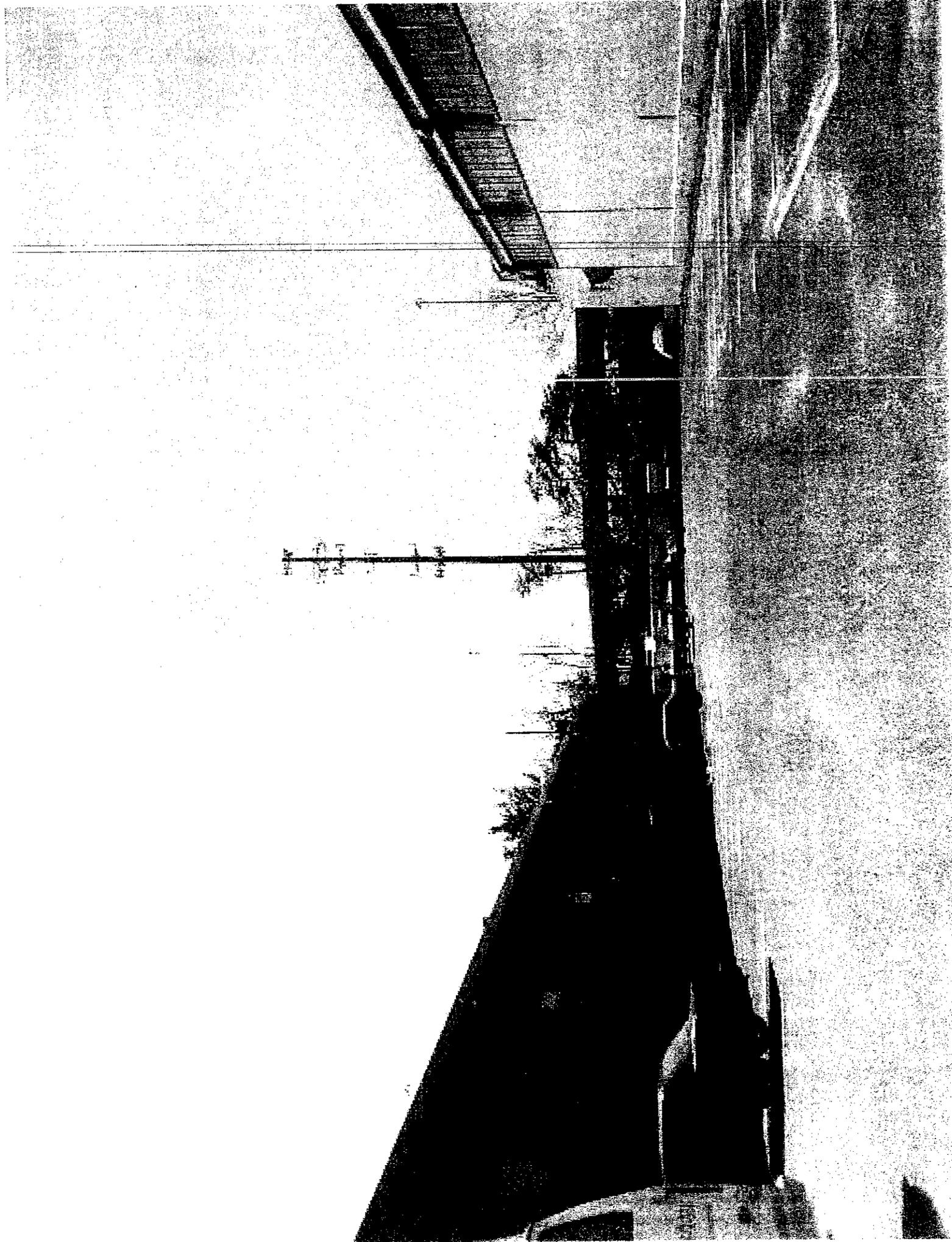
PROPERTY MAP

ZONING

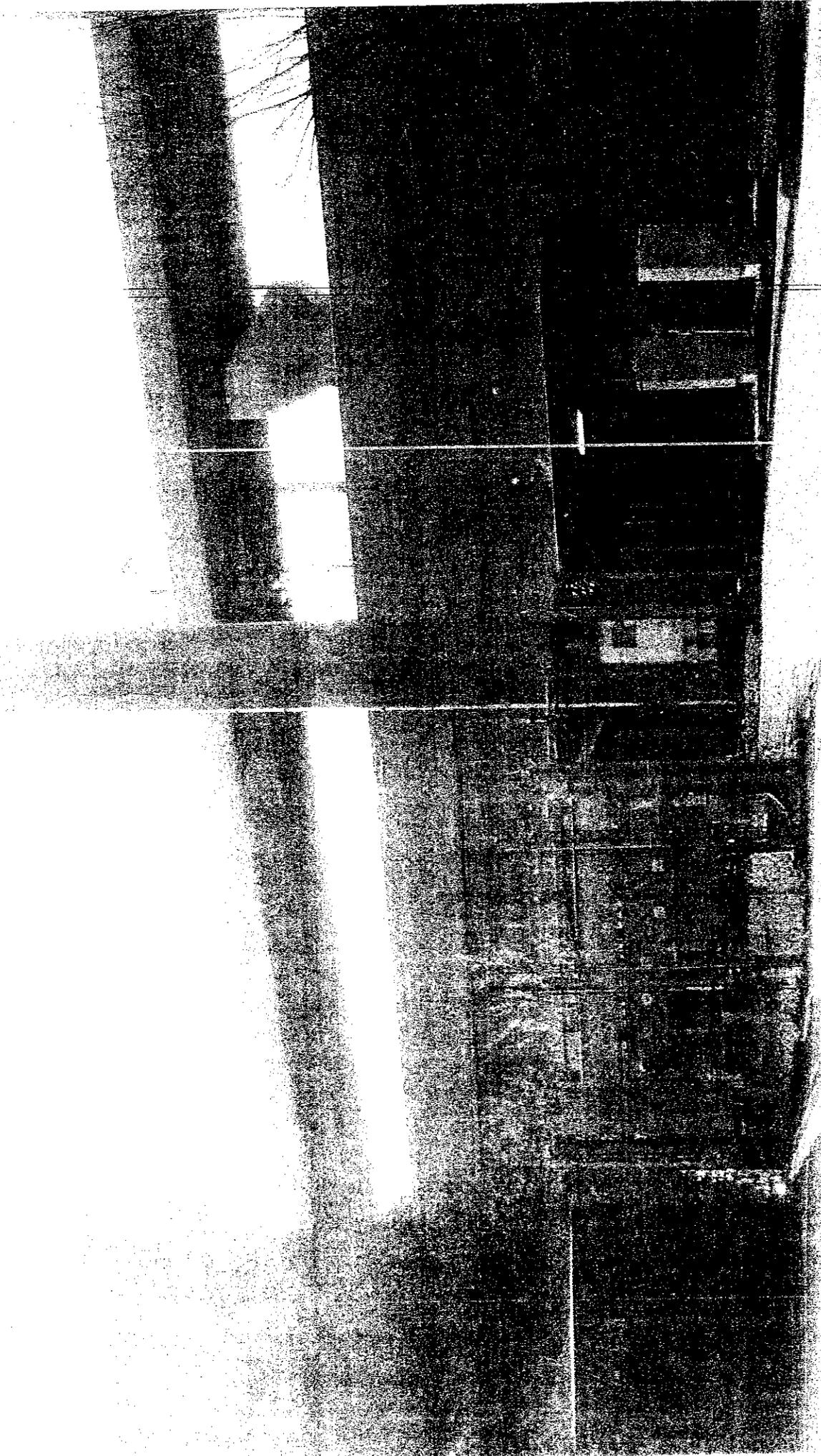
80-2

Revised by: 08/01/06











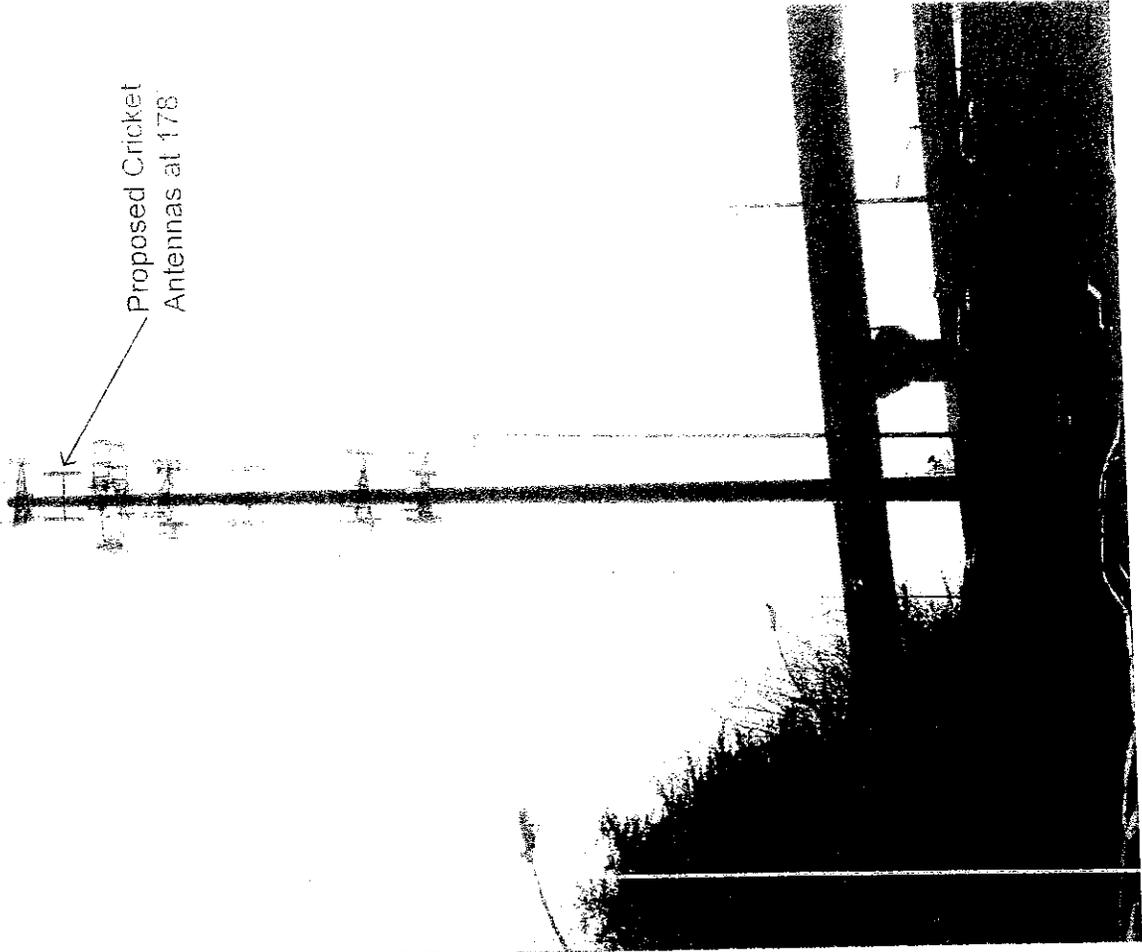
Proposed Cricket
Antennas at 178'



IAD-446-A: Full Tower View

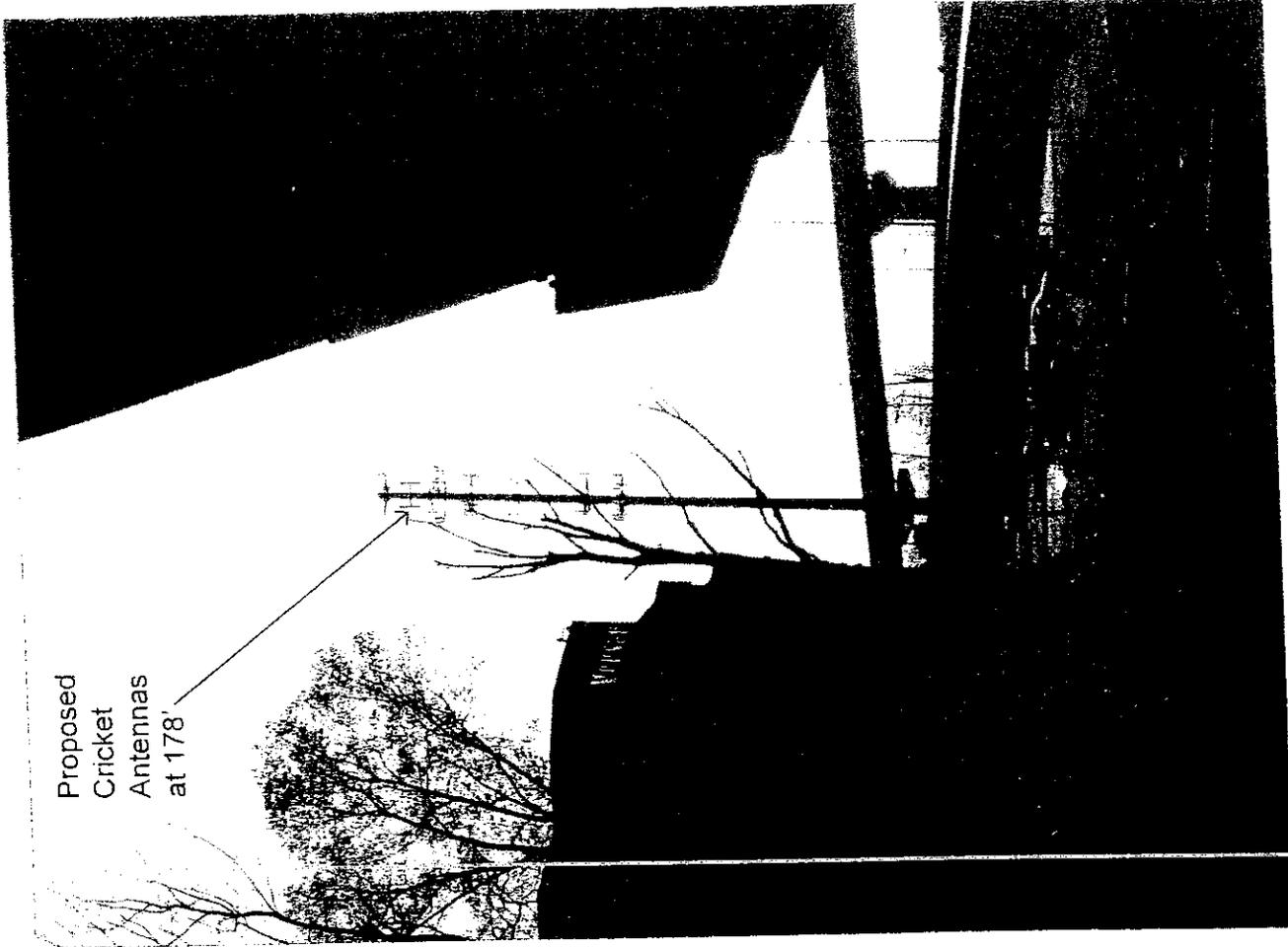
Mixing Bowl, 6800 Versar Center, Springfield, VA 22151

CRIC et



IAD-446-A: Tower From North
Mixing Bowl, 6800 Versar Center, Springfield, VA 22151

cric et



Proposed
Cricket
Antennas
at 178'

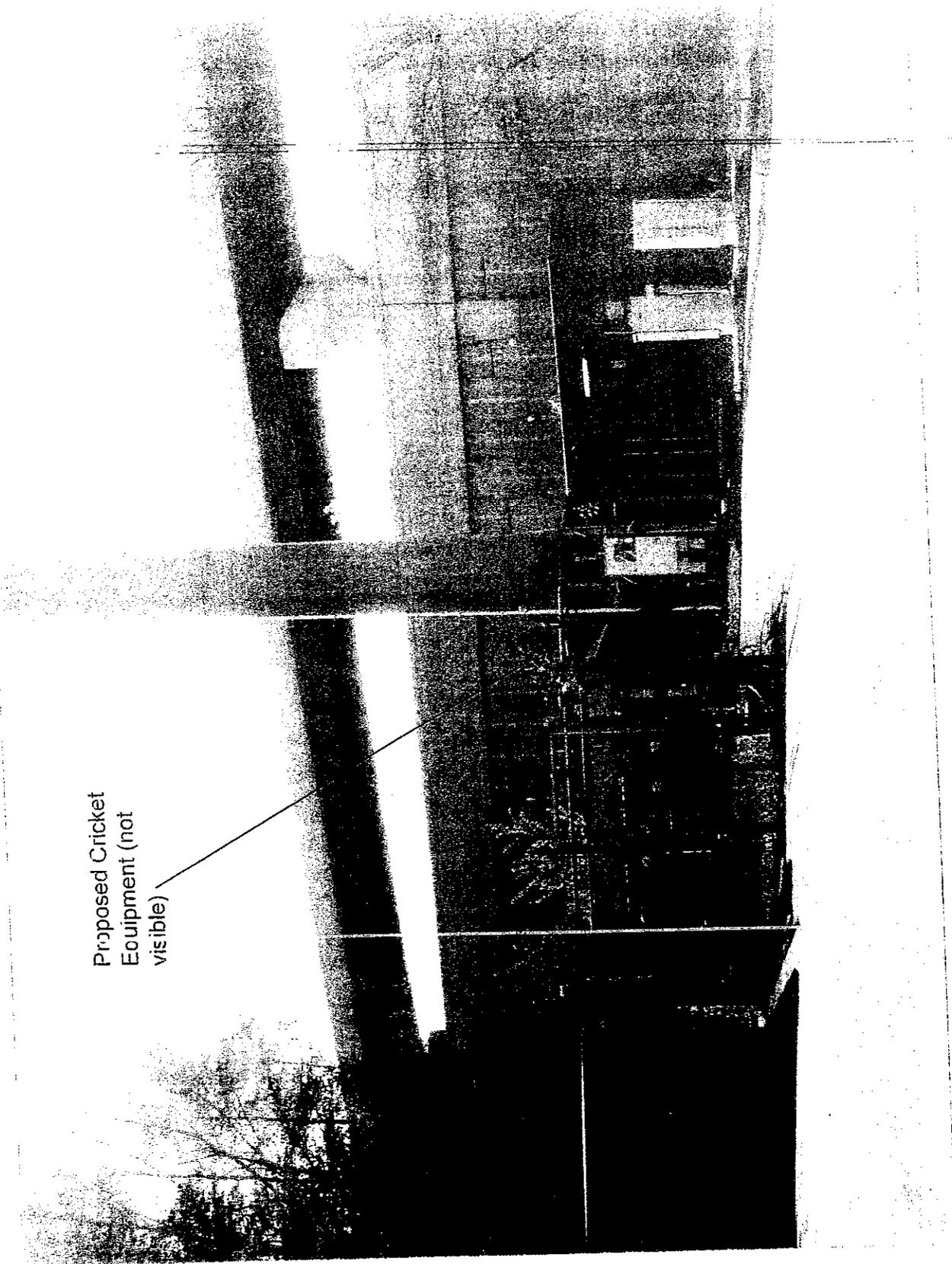
cricket

IAD-446-A: Tower From West From Access Road

Mixing Bowl, 6800 Versar Center, Springfield, VA 22151



Proposed Cricket
Equipment (not
visible)



IAD-446-A: Full Compound View
Mixing Bowl, 6800 Versar Center, Springfield, VA 22151

cric et

Proposed Cricket Equipment



IAD-446-A: Compound View of Proposed Equip. Area

Mixing Bowl, 6800 Versar Center, Springfield, VA 22151

CRIC et



cricket
Communications, Inc.
 7100 COLUMBIA GATEWAY DR
 SUITE 100
 COLUMBIA, MD 21046
 TEL (410) 877-0078
 FAX (410) 877-0442

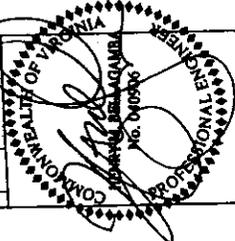


FedEx
 Fulfillment Enterprises, Inc./Virginia
 9700 W. HIGGINS ROAD
 SUITE 800
 ROSEMOUNT, VA 20155
 TEL (847) 292-0200
 FAX (847) 292-0206

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 SITE SPECIFICALLY IDENTIFIED.
 ALL RIGHTS ARE RESERVED.

REVISIONS

NO.	DATE	DESCRIPTION
1	4/22/08	FOR REVIEW
2	4/22/08	FOR REVIEW
3	6/23/08	ZONING



SITE NAME:
**SHIRLEY
 INDUSTRIAL
 COMPLEX**

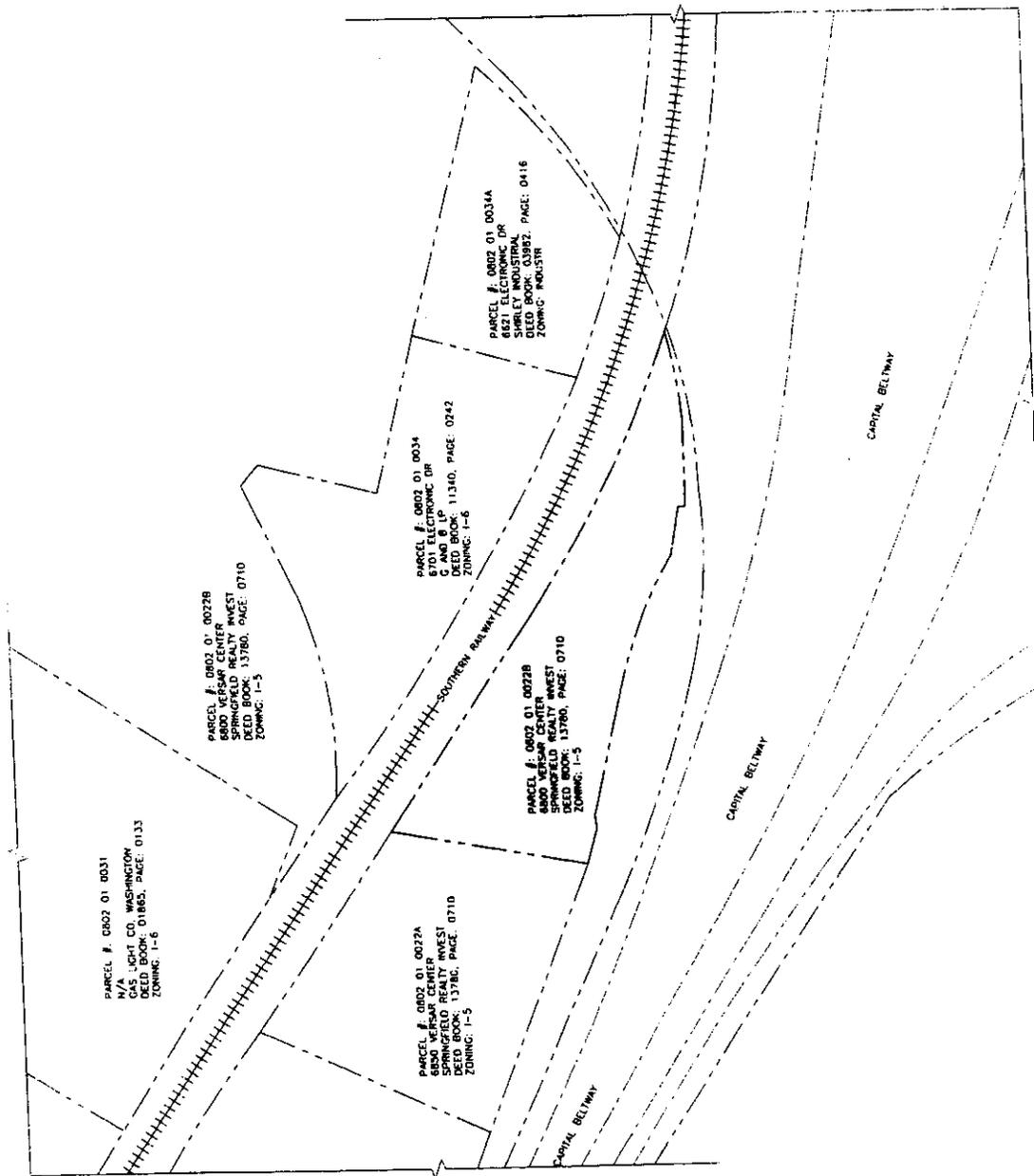
SITE NUMBER:
IAD-446-A

SITE ADDRESS:
**4800 A. 6850
 VESSAR CENTER
 SPRINGFIELD, VA 22151**

DESIGN TYPE:
COLLOCATION

DRAWING TITLE:
PARCEL MAP

SCALE: NTS
1



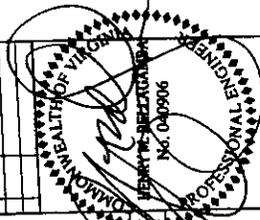
PARCEL MAP

P-1

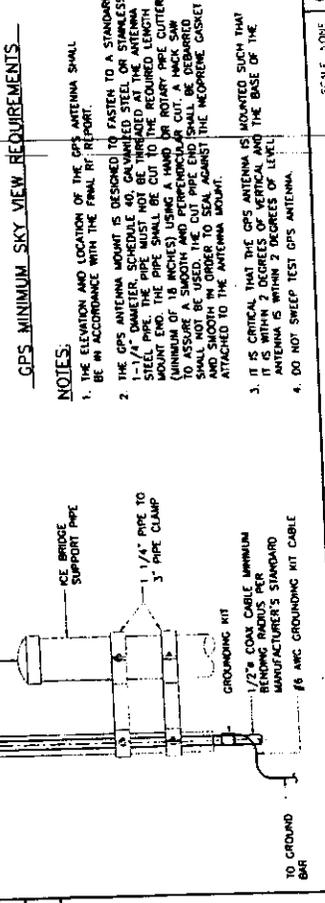
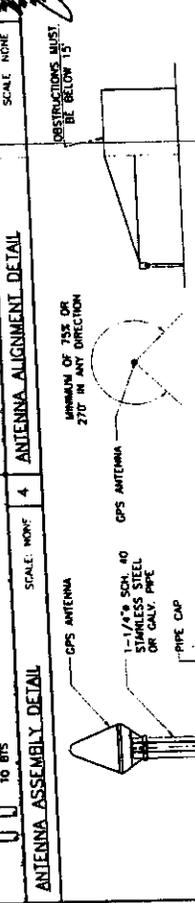
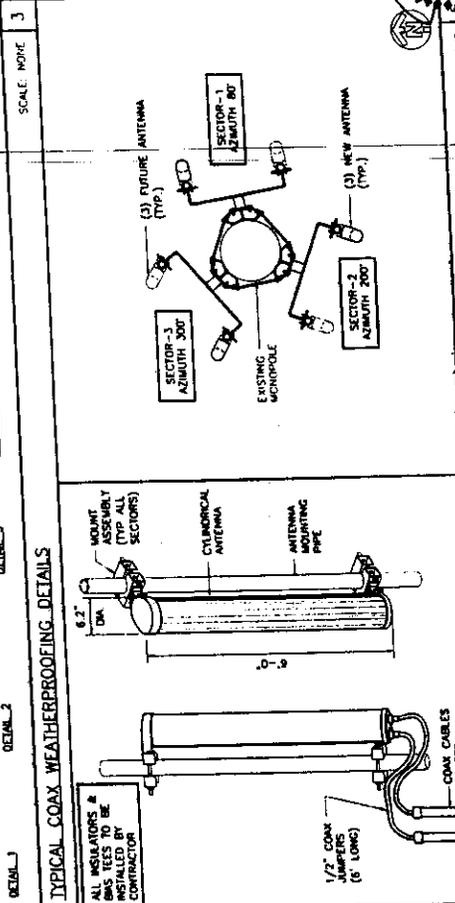
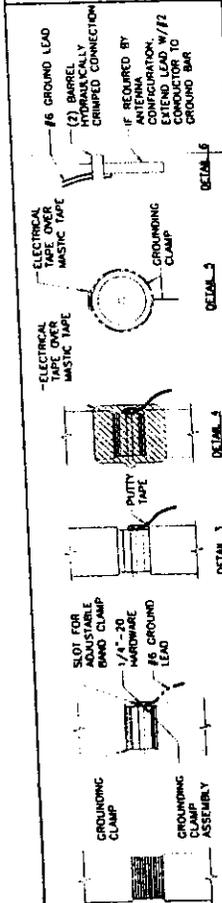
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REVISIONS

NO.	DATE	DESCRIPTION
1	6/27/06	ISSUE FOR REVIEW
2	6/27/06	ISSUE FOR REVIEW



SITE NAME	SHIRLEY INDUSTRIAL COMPLEX
SITE NUMBER	IAD-446-A
SITE ADDRESS	8800 & 6850 VERSAR CENTER SPRINGFIELD, VA 22151
DESIGN TYPE	COLLOCATION
DRAWING TITLE	ANTENNA & COAX DETAILS
DRAWER'S NO.	C-4



ANTENNA INFORMATION

SECTOR	SECTOR 1	SECTOR 2	SECTOR 3
MFR	HB-X-AM-19-85-001	HB-X-AM-19-85-001	HB-X-AM-19-85-001
QUANTITY	1	1	1
WEIGHT (LBS)	28.7	28.7	28.7
DM (mm)	6.2" x 7.2"	6.2" x 7.2"	6.2" x 7.2"
ANTENNA GAIN (dB)	19	19	19
AZIMUTH BEAMWIDTH	6.5	6.5	6.5
ELEVATION BEAMWIDTH	4.8	4.8	4.8
RAD CENTER (FT)	178	178	178
AZIMUTH (DEG)	90	200	300
ELECTRICAL DOWN TILT	1	0	0
MECHANICAL DOWN TILT	0	0	0

CABLE INFORMATION

COAX CABLE MFR	ANDREW	ANDREW	ANDREW
COAX CABLE MODEL	AL7-50A	AL7-50A	AL7-50A
COAX CABLE DM (IN)	1.5/8	1.5/8	1.5/8
QUANTITY	2	2	2
COAX LENGTH (FT)	210	210	210
COLOR CODE (TS)	YELLOW/BROWN	RED/BROWN	GREEN/BROWN
COLOR CODE (RS)	YELLOW/WHITE	RED/WHITE	GREEN/WHITE
JUMPER MFR	ANDREW	ANDREW	ANDREW
JUMPER MODEL	L44-PDWH-B	L44-PDWH-B	L44-PDWH-B
JUMPER LENGTH (FT)	6	6	6
CONNECTOR MFR	ANDREW	ANDREW	ANDREW
CONNECTOR MODEL	AL7-DF-PS	AL7-DF-PS	AL7-DF-PS

1. EACH LINE OF COAX SHALL BE LABELED PURSUANT TO THE COLOR CODING SCHEDULE 127 BEFORE ANY CONNECTOR COLOR CODING IS DONE. BY MEANS OF 3" WIDE COLORED ELECTRICAL TAPE WRAPPED AROUND COAX THREE TIMES TO PRODUCE RESISTANT, FAST BUILD UP, UV RESISTANCE TAPE-3/4" WIDE.

2. ALL MAIN COAX LINES WILL BE GROUNDED AT SPECIFIED LOCATIONS AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

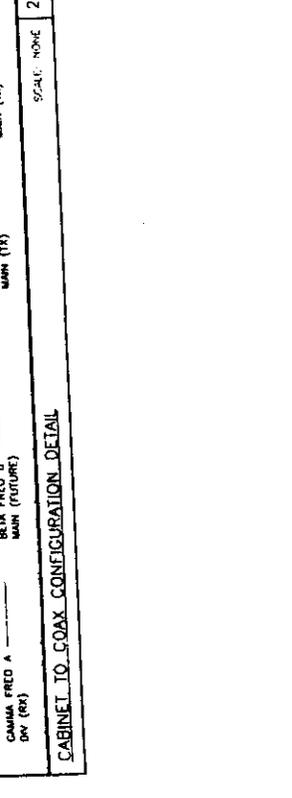
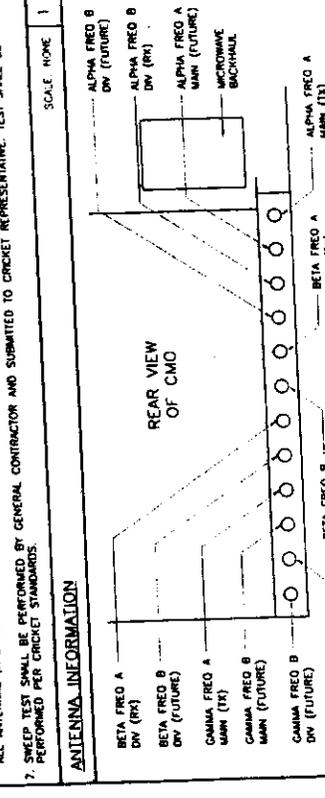
3. ALL INSTANCES WHERE THE COAX HAS BEEN CUT, MODIFIED, SPLICED, OR STRIPPED SHALL BE PROPERLY SEALED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

4. ALL COAX IS TO BE PROPERLY INSPECTED UPON RECEIPT AND SHALL BE LABELED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. IT SHALL NOT BE BENT BEYOND SPECIFICATIONS.

5. COAX SHALL BE FASHIONED TO SHED WATER IMMEDIATELY BEFORE ENTRY INTO INTERIOR AREAS OF THE EQUIPMENT.

6. ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH THE ANTENNA FACE IS ORIENTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.

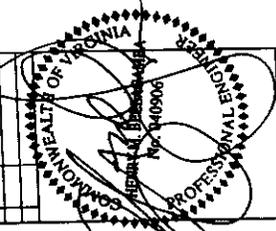
7. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO CRICKET REPRESENTATIVE. TEST SHALL BE PERFORMED PER CRICKET STANDARDS.



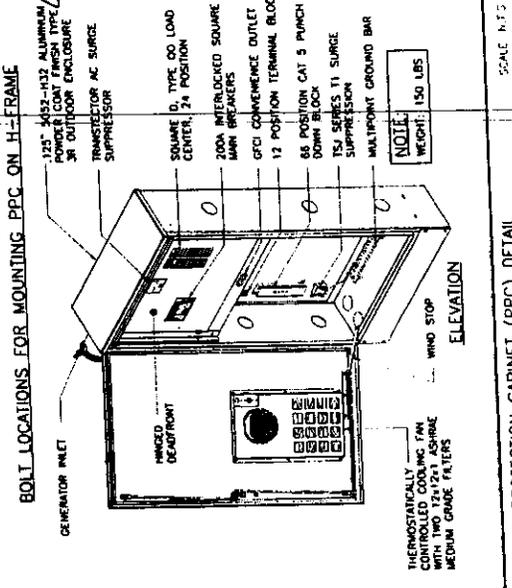
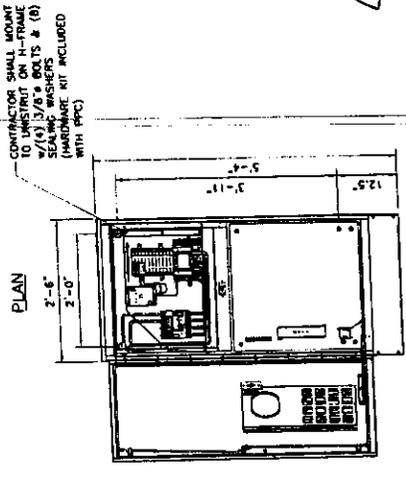
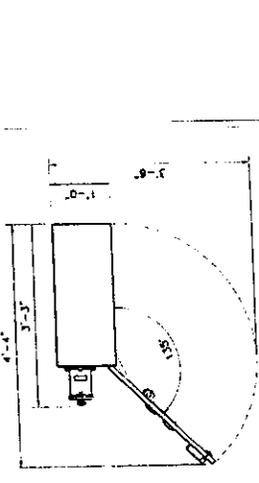
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REVISIONS

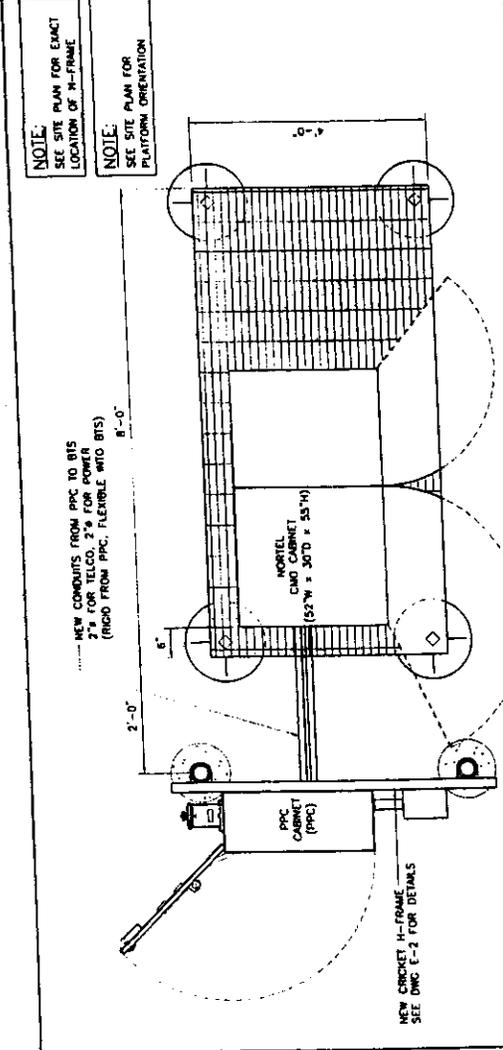
NO.	DATE	DESCRIPTION
1	5/20/08	ISSUE NUMBER
2	5/20/08	ISSUE NUMBER
3	5/20/08	ISSUE NUMBER



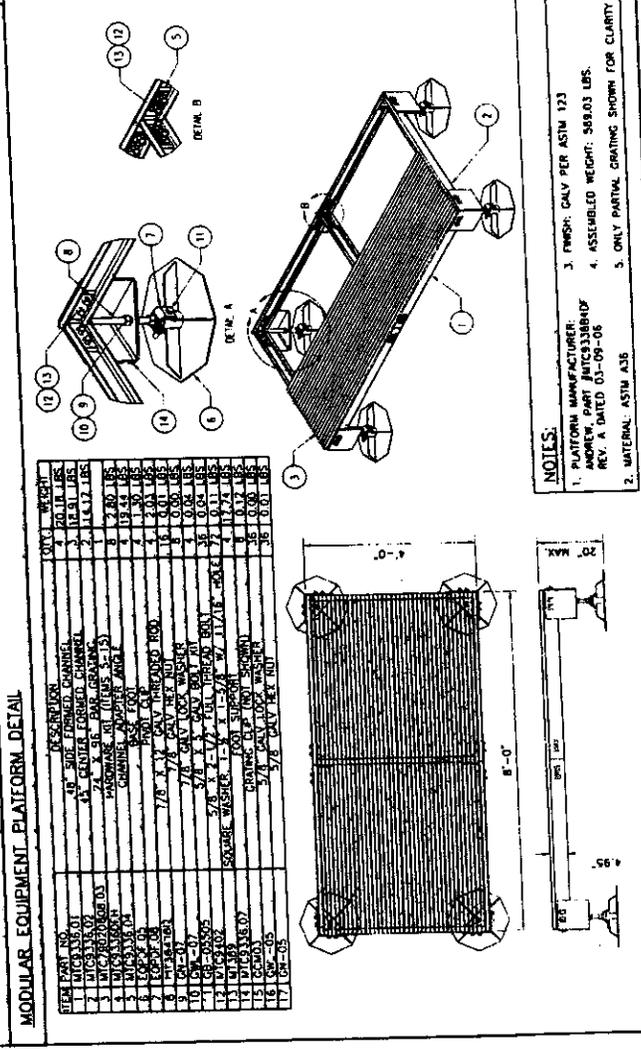
SITE NAME: SHIRLEY INDUSTRIAL COMPLEX
SITE NUMBER: IAD-446-A
SITE ADDRESS: 6800 & 6850 VERSAR CENTER SPRINGFIELD, VA 22151
DESIGN TYPE: COLLOCATION
DRAWING TITLE: EQUIPMENT & PLATFORM DETAILS
DATE: 08/14/08
SCALE: C-5



POWER PROTECTION CABINET (PPC) DETAIL
SCALE: N.T.S.



MODULAR EQUIPMENT PLATFORM DETAIL
SCALE: N.T.S.



MODULAR EQUIPMENT PLATFORM DETAIL
SCALE: N.T.S.