

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: April 29, 1996

**TO:** David Marshall, Chief  
Facilities Planning and Revitalization Branch, OCP

**FROM:** *Barbara A. Byron*  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**SUBJECT:** Proposed Telecommunications Facility at 10700 Parkridge Drive,  
(Tax Map 27-1 ((1)) 13)

This is in response to a request for a determination as to whether the telecommunications facility proposed by AT&T Wireless Services at the existing 6-story office building, 10700 Parkridge Drive, is in substantial conformance with Rezoning RZ 79-C-023 as approved by the Board of Supervisors. As described in the letter dated February 14, 1996, from Jonathan P. Rak, Hazel & Thomas, P.C., twelve (12) panel antennas (each 4 to 5 feet tall and 6 to 10 inches wide) and a two (2) foot diameter satellite dish and an equipment/control cabinet are proposed on the roof top of an existing 6-story office building. A copy of the letter is attached for reference. A sketch attached to the letter depicts the proposed location of the telecommunications facilities.

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 provided that it is determined to be in substantial conformance with any applicable rezoning. It is my determination that the telecommunications facility described above is in substantial conformance with the approved rezoning. 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, call Kul Sandhu at (703) 324-1290.

BAB/KS/hh:n:\zed\sandhu\memos\rz79c023.wpd

Attachments: A/S

cc: Robert B. Dix, Jr., Supervisor, Hunter Mill District  
John M. Palatiello, Planning Commissioner, Hunter Mill District  
Jane W. Gwinn, Zoning Administrator  
Melinda Artman, Deputy Zoning Administrator for Zoning Permit Review  
Edward J. Jankiewicz, Director, Design Review Division, DEM  
Bonds and Agreements Branch, DRD, DEM  
Parkridge Four, 10700 Parkridge Drive, Reston, VA  
Jonathan P. Rak, Hazel & Thomas, P.C., 3110 Fairview Park Drive, Suite 1400  
File: RZ 79-C-023

WORK COPY

Fairfax County  
Office of Comprehensive Planning, Planning Division, Suite 730  
12055 Government Center Parkway, Fairfax, Virginia 22035-5507  
Memorandum

TO: Distribution

DATE: 2-16-96

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

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

APR 12 1996

SUBJECT: Application for Planning Commission Determination  
Under Section 15.1-456 of the Code of Virginia

ZONING EVALUATION DIVISION

Application Number: FEATURE SHOWN Tax Map: 27-1 (( 1 )) 13

Attached for your review and comment is an application from

AT & T WIRELESS SERVICES (NEW APPLICANT)

requesting the Planning Commission to make a determination pursuant to Section 15.1-456 of the Code of Virginia whether their proposal to

INSTALL UNMANNED WIRELESS COMMUNICATION RADIO LINK, CONSISTING OF 12 PANEL ANTENNAS, 1 x 24" DIAM. SATELLITE DISH, & 1 EQUIPMENT/CONTROL CABINET ON ROOF-TOP OF EXISTING 6-STORY OFFICE BUILDING

at 10700 PARKRIDGE <sup>BLVD.</sup> ~~DRIVE~~, RESTON (INTERSECTION HUNTER MILL RD./ SUNRISE VALLEY DR.)

is in substantial conformance with the Comprehensive Plan. In order to be considered in the staff analysis, send your written comments to David Jillson (324-1249 or by fax 324-3924) by FRIDAY, MARCH 1, 1996

Distribution:

Office of Transportation

Fire and Rescue Services:  
Communications Section

Office of Comprehensive Planning:

- Planning Div.: E & DR Branch
- Zoning Administration Div.
- Zoning Evaluation Div.
- Heritage Resources Branch

Fairfax County Park Authority:  
Planning & Development Div.

Fairfax County Public Schools:  
Site Acquisition Development

Dept. of Environmental Management,  
Design Review Division:

- Special Projects Branch
- Urban Forestry Branch

Department of Public Works:  
Office of Waste Management:  
System Analysis Section  
Utilities Planning & Design Div.

Network Services Division:  
Radio Engineering & Services Branch

VDOT: Resident Engineer

Other:

- \_\_\_\_\_
- \_\_\_\_\_

Fairfax County Water Authority:  
Engineering & Construction Div.

Fairfax County Soil Science Ofc.

ZAD: Permitted in accordance with and subject to the provisions of  
Zoning Ordinance, Section 2-514

RZ 79-C-073

LAW OFFICES

# Hazel & Thomas

A PROFESSIONAL CORPORATION

ALEXANDRIA OFFICE  
510 KING STREET, SUITE 200  
P.O. BOX 820  
ALEXANDRIA, VIRGINIA 22313  
(703) 836-8400

LEESBURG OFFICE  
SUITE 300  
44084 RIVERSIDE PARKWAY  
LEESBURG, VIRGINIA 22075  
(703) 729-8500

FAIRFAX OFFICE  
3110 FAIRVIEW PARK DRIVE, SUITE 1400  
P.O. BOX 12001  
FALLS CHURCH, VIRGINIA 22042  
(703) 641-4200  
FAX (703) 641-4340

PRINCE WILLIAM OFFICE  
THE OLD PIEDMONT BUILDING  
THIRD FLOOR  
9324 WEST STREET  
MANASSAS, VIRGINIA 22110  
(703) 330-7400

RICHMOND OFFICE  
411 EAST FRANKLIN STREET, SUITE 600  
P.O. BOX 788  
RICHMOND, VIRGINIA 23206  
(804) 344-3400

February 14, 1996

## **BY HAND DELIVERY**

Mr. James P. Zook  
Director  
Fairfax County Office of Comprehensive Planning  
12055 Government Center Parkway  
Seventh Floor  
Fairfax, Virginia 22035

**AT&T Wireless Services  
Request for Determination under  
Virginia Code Section 15.1-456  
reston - Tax Map Parcel 27-1((1))-13**

Dear Mr. Zook:

This Application is filed on behalf of Wireless PCS, Inc. d/b/a AT&T Wireless Services a wholly owned subsidiary of AT&T Corp. AT&T Wireless Services is seeking a determination from Fairfax County pursuant to Virginia Code Section 15.1-456 that AT&T Wireless Services' herein proposed roof-top telecommunications facility ("radio link") is substantially in accord with Fairfax County's Comprehensive Land Use Plan.

### **I. Applicant**

AT&T Wireless Services  
1150 Connecticut Avenue, NW  
Washington, D.C. 20036  
Telephone: (202) 416-6539  
Attention: Jeff Owens, AIA

Agent for AT&T Wireless Services:

Jonathan P. Rak, Esquire  
Hazel & Thomas, P.C.  
3110 Fairview Drive, Suite 1400  
Falls Church, VA 22042  
Telephone: (703) 641-4200  
Fax: (703) 641-4340

## **II. Location - Parkridge Four (AT&T Site No. W105.1)**

Street Address: 10700 Parkridge Drive  
Reston, Virginia

Tax Map Number: 27-1 ((1)) 13

Supervisor District: Hunter Mill

Planning Area: III

Planning District: UP5

## **III. Proposed Use & Site Description**

Applicant proposes to install an unmanned wireless communications radio link which consists of 12 panel antennas, a 2-foot diameter satellite dish, and an equipment/control cabinet on the roof-top of an existing 6-story office building located at the intersection of Hunter Mill Road and Sunrise Valley Drive, just south of the Dulles Toll Road. The proposed radio link would be part of Applicant's nationwide wireless PCS (Personal Communications Service) system and would be operated at frequency ranges of 1950 to 1965 MHz (for receive) and 1870 to 1885 MHz (for transmit). PCS is part of a new wireless telecommunications technology which will provide a better and wider range of services than the current cellular system. PCS will allow users to send and receive digital voice, data and (eventually) video imagery almost anywhere.

The panel antennas, which are approximately 4 to 5 feet tall and 6 to 10 inches wide, placed securely on the roof of the building in three sectors. Each sector will operate at less than 500 watts. The antennas will be painted a color which blends in with the office building or any other color which reduces their visibility.

Ancillary equipment as well as the equipment cabinet, which is connected to the antennas by coaxial cable, will be located on the roof-top next to the penthouse (please see roof plan).

The proposed facility will be unmanned and in operation 24 hours a day 365 days a year. The radio link typically receives regular maintenance on a monthly basis.

## **IV. Why This Site Was Selected**

(1) The proposed radio link is a necessary component of the area-wide system which Applicant is developing. The proposed facility is critical because it covers important segments of the Dulles Toll Road, Hunter Mill Road and Sunrise Valley Drive. In order to provide quality service, the PCS radio links must be located within a certain minimum proximity to each other in order to avoid a "dead spot" or a place in the system where the signal "drops" and becomes interrupted. Parkridge Four was selected because it is strategically located in relation to other proposed radio links and would provide the widest and most efficient possible coverage of any

existing structure in the area. Most important, it allows the Applicant to place its facility on the roof of an existing building and thereby obviates Applicant's need to construct a monopole in the immediate vicinity.

(2) Placement of the facility on the roof-top would not be disruptive because it would be inconspicuously located on an existing, relatively large structure which is surrounded by major thoroughfares.

(3) Other sites which were considered as alternatives to the subject property included adjacent office structures.

#### **V. External Impact**

The radio link will have no adverse impact on air quality, water quality, radiation exposure, light pollution, noise pollution, or traffic congestion or circulation.

#### **VI. Relationship to Comprehensive Plan**

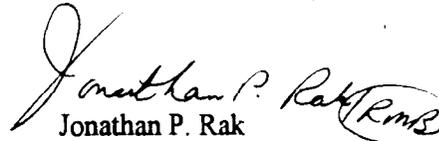
The proposed facility is located on an existing office building located on a parcel zoned "I-3" and designated "Commercial - Office" by the Comprehensive Land Use Plan.

Location of the proposed facility is supportive of Objective 41, Policy "e" of the Policy Plan: The Countywide Policy Element of the Comprehensive Plan. Objective 41, Policy "e" states: "Utilize, as possible, the roof areas of existing structures as an alternative to new communication tower construction."

In the event you have any questions or need further information, please do not hesitate to call me. Thank you very much for your timely attention to this matter.

Very truly yours,

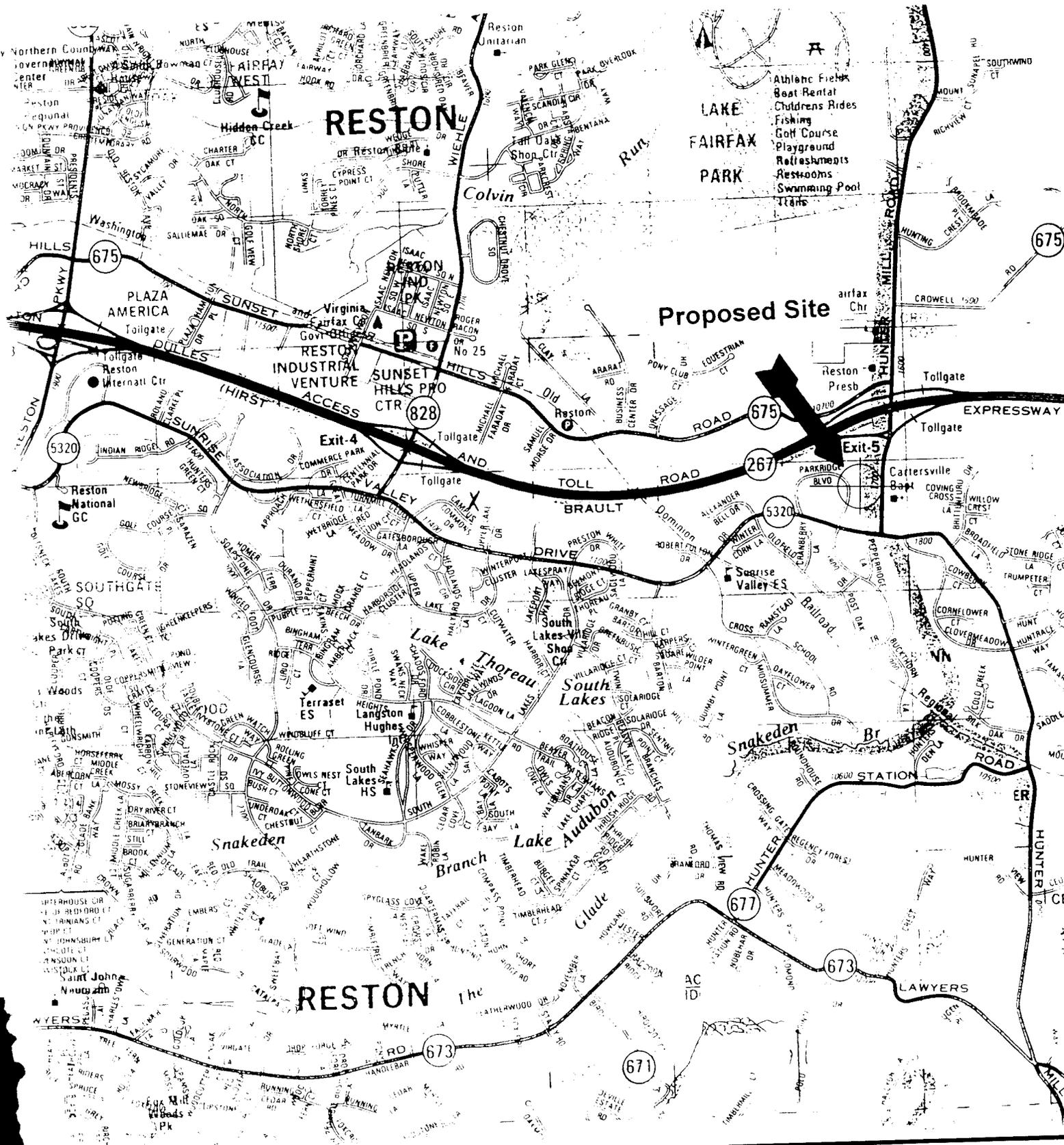
HAZEL & THOMAS, P.C.

  
Jonathan P. Rak

JPR:ymb  
cc: Jeffrey Owens

# Parkridge Four (AT&T Site No. W105.1)

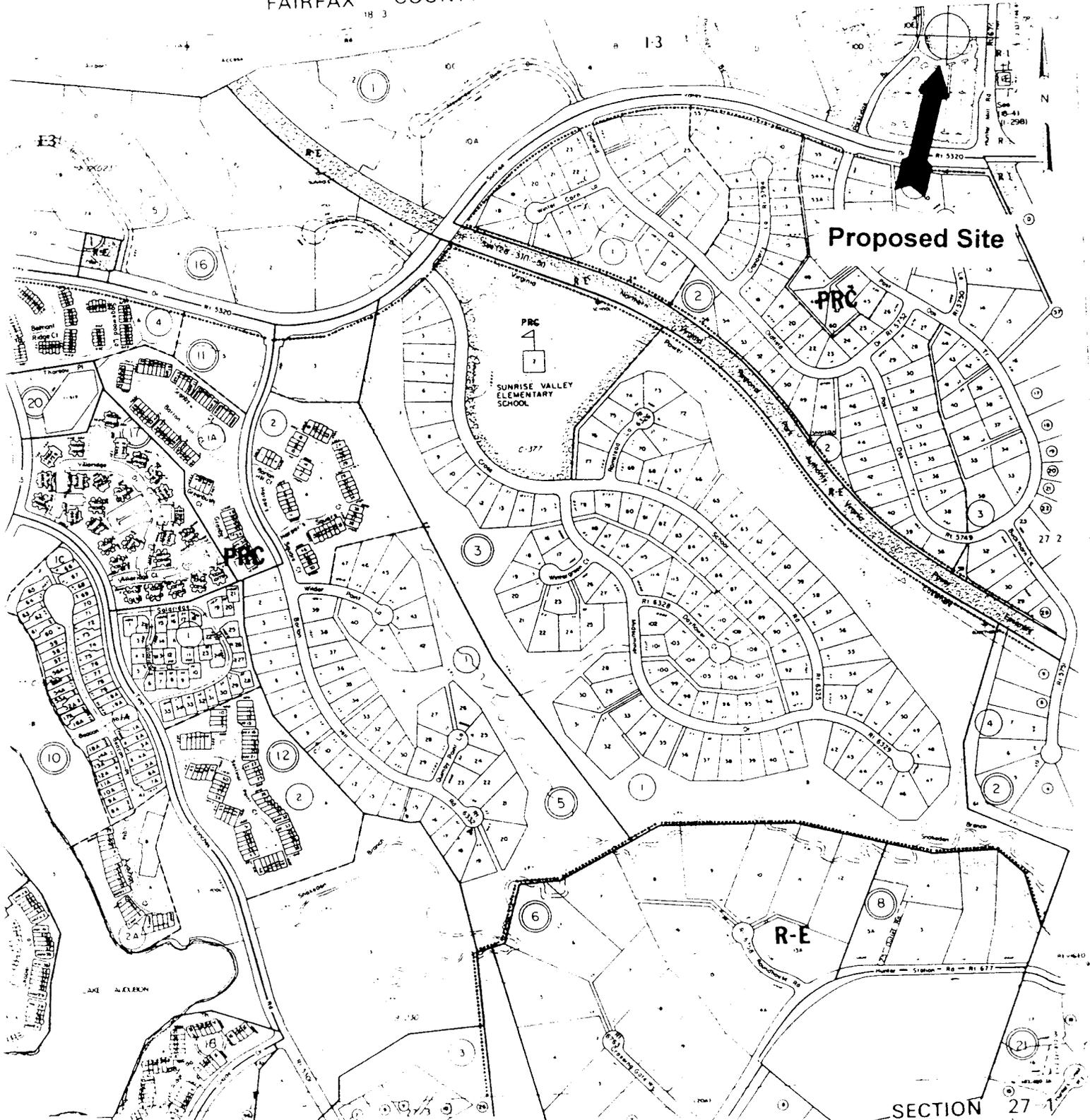
10700 Parkridge Drive  
Reston, VA 22090



FAIRFAX COUNTY

18 3

13



Proposed Site

PRC  
4  
7  
SUNRISE VALLEY  
ELEMENTARY  
SCHOOL  
C-377

PRC

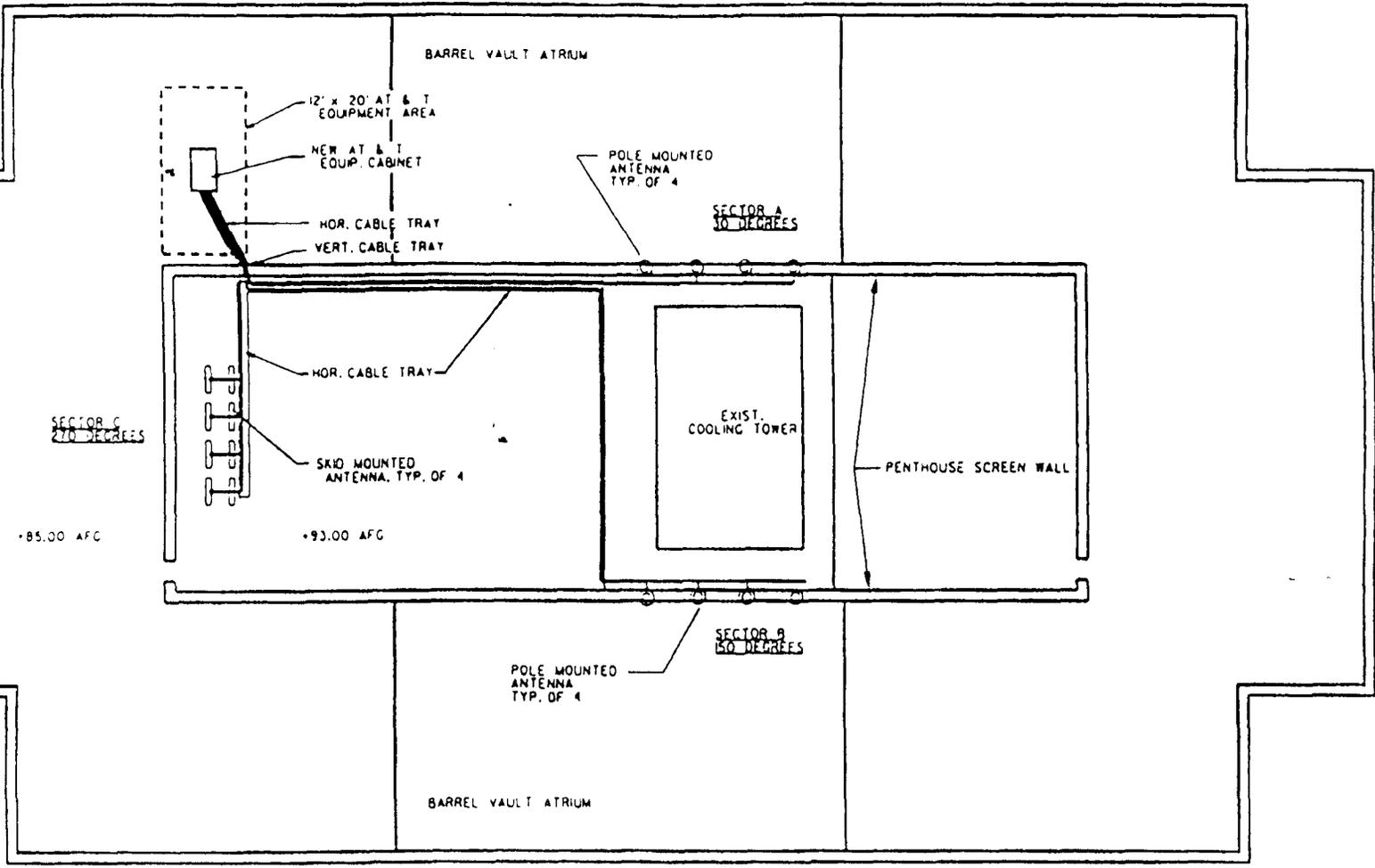
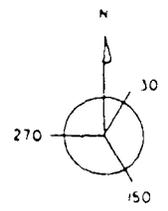
PRC

R-E

SECTION 27-1

Parkridge Four (AT&T Site No. W105.1)

Tax Map Number 027-1-((1))-13



ROOF PLAN



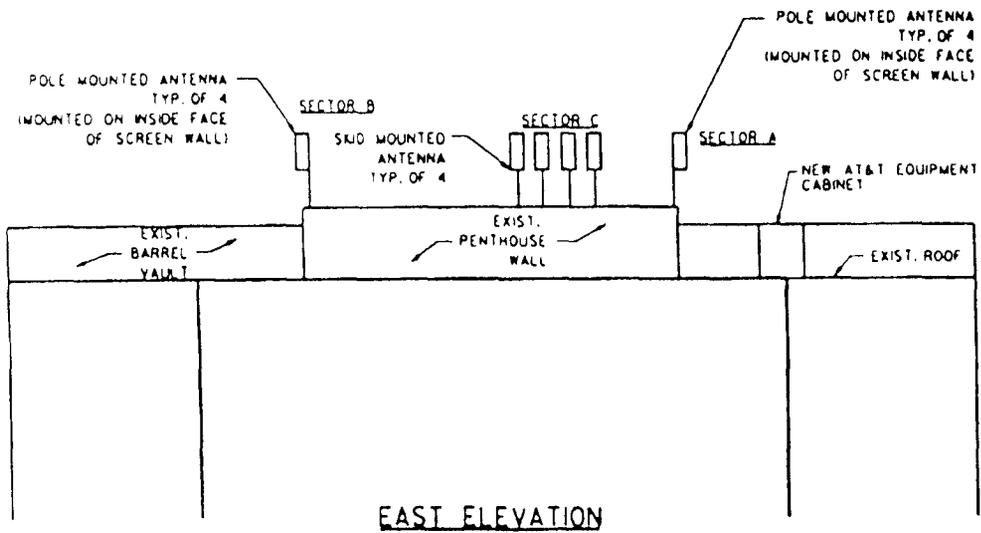
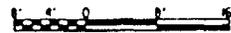
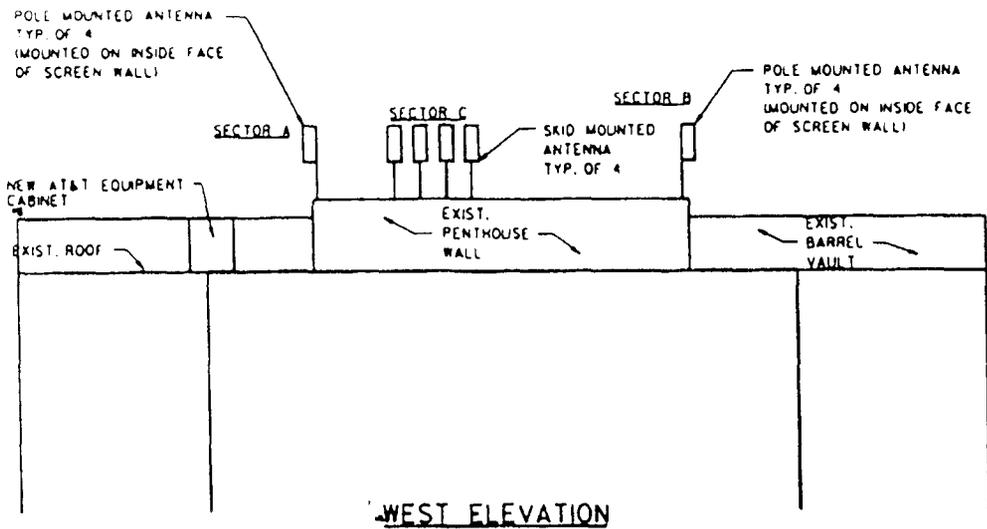
REV	STIONS	BY	DATE



AT&T WIRELESS SERVICE  
 PROPOSED EQUIPMENT LOCATION  
 SITE NUMBER: W105.1  
 SITE NAME: PARKRIDGE 4  
 SITE ADDRESS: 10700 SUNRISE VALLEY DRIVE.  
 RESTON VA. 22091

ROOF PLAN

DRAWING NO.	1
SHEET NO.	1
PROJECT NO.	71846



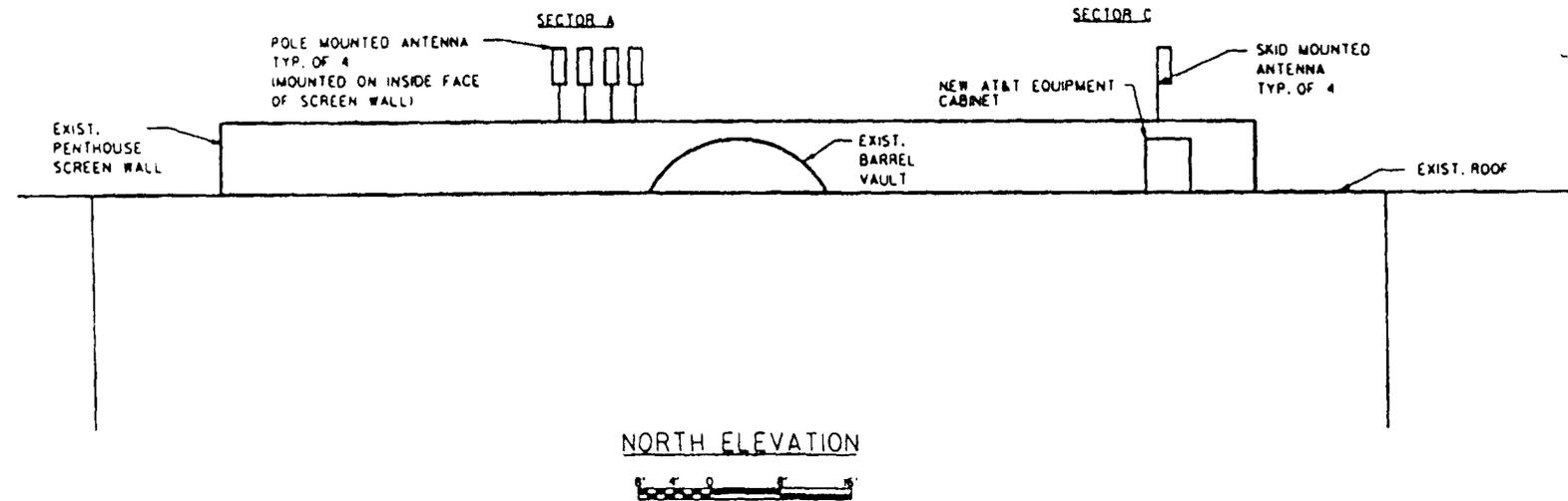
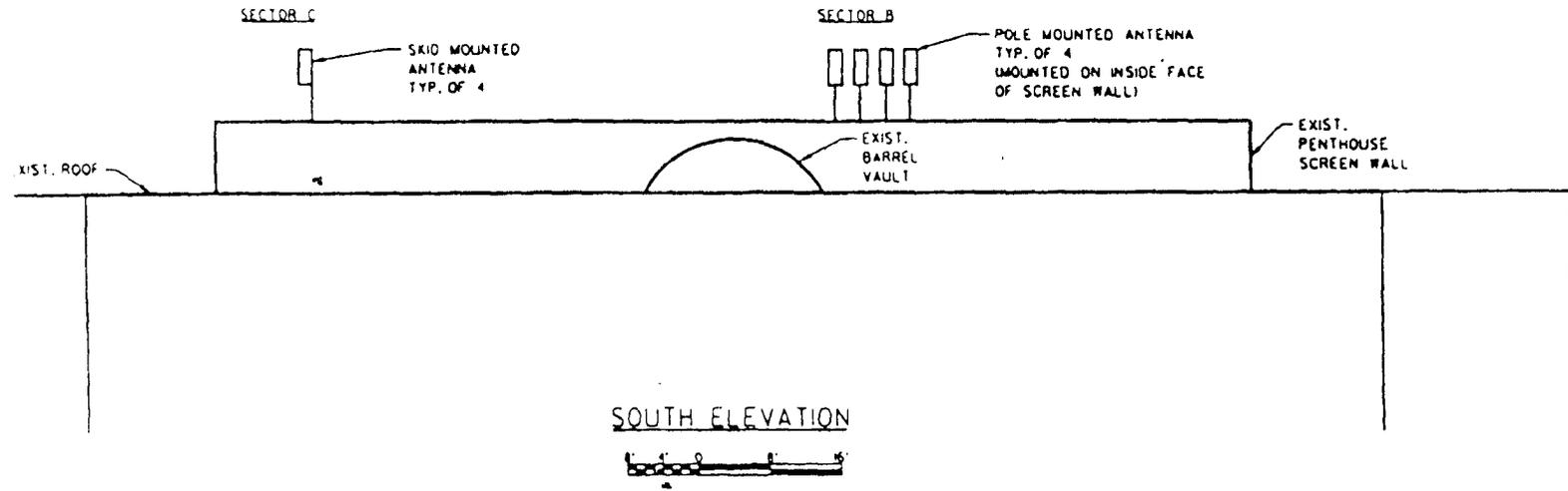
REVISIONS	BY	DATE



AT&T WIRELESS SERVICE  
 PROPOSED EQUIPMENT LOCATION  
 SITE NUMBER: W105.1  
 SITE NAME: PARKRIDGE 4  
 SITE ADDRESS: 10700 SUNRISE VALLEY DRIVE.  
 RESTON VA. 22091

ROOFLINE ELEVATIONS

DRAWING NO.	3
SHEET NO.	3
PROJECT NO.	71846



NO.	REVISIONS	BY	DATE



AT&T WIRELESS SERVICE  
 PROPOSED EQUIPMENT LOCATION  
 SITE NUMBER: W105.1  
 SITE NAME: PARKRIDGE 4  
 SITE ADDRESS: 10700 SUNRISE VALLEY DRIVE,  
 RESTON VA. 22091

ROOFLINE ELEVATIONS

DRAWING NO.	2
SHEET NO.	2
PROJECT NO.	71846