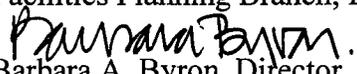


**FAIRFAX COUNTY, VIRGINIA
MEMORANDUM**

DATE: May 31, 2002

TO: David Marshall, Chief
Facilities Planning Branch, DPZ

FROM: 
Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

SUBJECT: Proposed Telecommunications Facility at 6359 Walker Lane
Tax Map 91-1 ((1)) 23C: VoiceStream

This is in response to a request for a determination as to whether the telecommunications facility proposed by VoiceStream at 6359 Walker Lane is in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of PCA 1998-LE-048 and approval of FDPA 1998-LE-048 by the Planning Commission. As described in the letter dated March 27, 2002, from Daniel H. Ryan, six (6) panel antennae (each 72 high, 8 inches wide and 2.75 inches deep) are proposed to be flush mounted on the penthouse walls of the existing office building. An equipment cabinet measuring 63 1/2x51 1/5x28 inches is proposed inside the penthouse. 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 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable proffered condition amendment and final development plan amendment. It is my determination that the telecommunications facility described above is in substantial conformance with the applicable proffered condition amendment and final development plan amendment. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. Please note that this proposal also is subject to 2232 review requirements and that VoiceStream's ability to proceed with its proposal is dependent upon the pending 2232 being approved by the Fairfax County Planning Commission. If you have any questions regarding this memorandum, call Kul Sandhu at (703) 324-1290.

BAB/KS/memos\VoiceStream6359WalkerLane

Attachments: A/S

cc: Dana Kauffman, Supervisor, Lee District
John B. Kelso, Planning Commissioner, Lee District
John W. Crouch, (Acting) Chief, Zoning Permit Review Branch, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Daniel H. Ryan, VoiceStream Wireless
12050 Baltimore Avenue, Beltsville, MD 20705
File: PCA/FDPA 1998-LE-048; ANT 0204 037

Kevin Gurnow

MEMORANDUM
DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION
Department of Planning & Zoning

FAIRFAX COUNTY
RECEIVED
APR 8 2002
DIVISION OF
ZONING ADMINISTRATION

APR 22 2002 DATE: 4/5/02

2002-0269

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

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

SUBJECT: Request for Review: 2232 Review Application

23C

RE: Application Number: FS-602-8 Tax Map: 91-1 (C1) 11B2

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

RECEIVED FROM: Voicestream
PROPOSED USE: 6 flush-mount panel antennas, each 72" h x 8" w x 3" deep
LOCATION OF USE: 6359 Walker Lane

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

ZAD Comments:

Property is zoned PDC

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.

____ Proposed use does not meet all Zoning Ordinance requirements. The following changes are necessary: provided ZED determines that it is in substantial conformance with RZ/FDP 1998-LE-048.

Referred to ZED for the following: conformance w/ RZ/FDP 1998-LE-048
(preferred conditions of final development plan)
ZAD comments prepared by: Diene Pham-Quinn Date 4-22-02

Case assigned to: WH 45 day review: 1/1 90 day end: 6/27/02 150 day end: 8/26/02
Case extended by applicant to: 1) 1/1 2) 1/1 3) 1/1

Comments received from: PC Office ZAD ZED DIT Other
Report sent to: PC Date of final PC action: 1/1 Action Day #
PC Day #
Rec't Day #
Total Days

LOGGED IN: 3/27

APPLICATION CHECKLIST

APPLICATION # ASSIGNED ES-L02-8
SUBMITTED BY VoiceStream
ADDRESS 6359 Walker Lane
TAX MAP 91-1 (Cr)) 11B2 → 23C
TYPE OF FACILITY Telecommunications
NUMBER OF ANTENNAS 6
ANTENNA DIMENSIONS 72" h x 8" w x 3" d
LOCATION OF ANTENNAS roof top
HEIGHT OF STRUCTURE TO WHICH MOUNTED 82'
HEIGHT OF ANTENNAS ABOVE GROUND 96'
SIZE OF EQUIPMENT BUILDING 63.5" h x 51.2" w x 28" d
LOCATION OF EQUIPMENT BUILDING inside building
MAP INCLUDED? Yes
PLAN INCLUDED? Yes
ELEVATION INCLUDED? Yes
PHOTOS INCLUDED? No

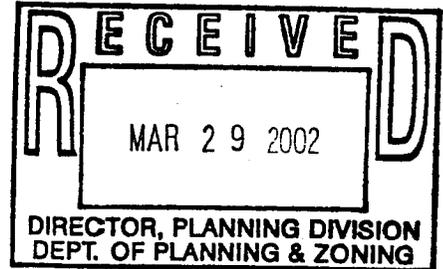
FS-602-8



VoiceStream

March 27, 2002

Fairfax County Department of Planning and Zoning
Attn.: Mr. James P. Zook, Director
12055 Government Center Parkway Suite 730
Fairfax, Virginia 22035-5505



RE: Omnipoint Communications Cap Operations LLC
Request for Determination
Virginia Code Section 15.2-2232
Tax Map ID 091-1-01-0011-B2

Dear Mr. Zook:

Omnipoint Communications Cap Operations, LLC ("VoiceStream") is licensed by the Federal Communications Commission ("FCC") to provide domestic wireless service. VoiceStream has begun to deploy its wireless telecommunications system in the Greater Washington D.C. and Baltimore Areas. As part of this deployment VoiceStream is seeking a determination in accordance with Section 15.2-2232 of the Code of Virginia that the proposed telecommunication facility is substantially in accordance with the Comprehensive Plan.

APPLICANT:

Omnipoint Communications Cap Operations, LLC (VoiceStream)
12050 Baltimore Avenue
Beltsville, MD 20705
Tel: (443) 254-1807
Fax: (240) 264- 8610

SITE LOCATION:

6359 Walker Lane
Tax Map ID 091-1-01-0011-B2
Supervisor District: Lee District

LOCATION:

The site is located at 6359 Walker Lane, Alexandria, VA.

EXISTING USE:

The subject property is zoned I-5 (See Attachment 1) the proposal is for antennas to be attached to the outside of a penthouse wall (96' in height). The tip of the antennas shall not exceed 96'. The unmanned equipment cabinet will be completely enclosed by the storage room as per sheet Z-1 of the drawings.

PROPOSED USE:

The planned antenna dimensions are 72 inches, by 8 inches, by 2.75 inches (length by width by depth) (See Attachment 2). The antenna will be attached by coaxial cables to the unmanned Ericsson equipment cabinet. The equipment cabinet measures 63 ½ inches, by 51 1/5 inches by 28 inches (height by width by depth) (See Attachment 3). The equipment cabinet will be placed inside the storage room.

JUSTIFICATION OF THE PROPOSAL:

VoiceStream seeks to design and site telecommunication facilities in a manner compatible with the guidelines for the location of towers in Fairfax County, while also providing reliable, quality service to our subscribers. VoiceStream encourages collocation on existing and proposed towers. VoiceStream also encourages design criteria that mitigate negative impacts on surrounding uses and the community. The need for a transmission facility at this location is driven by the demand to provide coverage and capacity for quality wireless services in and around the Occquan Area (See Attachments 4, 5 & 6).

COMPLIANCE WITH THE ZONING CODE OF FAIRFAX COUNTY:

2-514 (1) (A) (5): Structure or rooftop mounted antennas, in any zoning district on nonresidential structures which are Group 3 or 4 special permit use or Category 1,2,3 or 4 special exception use and are 35 feet or greater in height shall be permitted.

This property is located in an I-5 district (see attached zoning/tax map, attachment 1). Under the Comprehensive Plan this is designated as planned industrial.

2-514 (1) (D): Directional or panel antennas shall not exceed six (6) feet in height or two feet in width and shall be of a material or color to match the exterior or color which matches the exterior of the building or structure.

As shown by attachment 3 Voicestream's antennas will be six feet in height and less than 2 feet in width. VoiceStream will paint the antennas to match the existing exterior.

2-514 (1) (G): No commercial advertising shall be allowed on an antenna.

VoiceStream shall not have any commercial advertising on its antennas.

2-514 (1) (H): No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration, or the Court.

There shall be no signals, lights or illumination on these antennas.

2-514 (1) (I): The related unmanned equipment structure shall not contain more than 750 square feet of gross floor area or be more than 12 feet in height.

Per our attached drawings and specifications VoiceStream's equipment shall not contain more than 750 feet of gross floor area and shall be less than 12 feet in height.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

On pages 134, 136, 137 of the 1990 edition of the Policy Plan, as amended through February 10, 1997, under the heading "ENERGY AND COMMUNICATIONS SERVICES" in the Public Facilities element, the Plan states:

OBJECTIVE 40: "Locate utility and similar service facilities to provide maximum service levels as unobtrusively as possible....."

40 (A): "Avoid areas of environmental sensitivity"

By locating our facilities on this existing tower VoiceStream will avoid any impact on environmentally sensitive areas.

40(B): "Collocate facilities whenever possible."

VoiceStream will be attaching the antennas to an existing structure.

40 (K): "Locate and construct antennas owned and operated by private corporations in accordance with the same guidelines established in this "Energy and Communication Services Section".

Objective 41: “Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.”

41 (a): Justify the need for the proposed facility. Specify alternative actions and justify why the proposed location and type of facility is least disruptive. State why a new facility is necessary.

As shown on the attached propagation maps, the Applicant experiences significant difficulties in providing service to their subscribers in this area.

41 (b): Mitigate the facility’s visual impact from adjacent development unless the adjacent development is industrial.

This site is part of an office complex and zoned I-3 (See attachment 1).

41 (c): Follow screening, buffering and barrier requirements, as outlined in the Fairfax County Zoning Ordinance, and supplement these requirements where appropriate.

VoiceStream will comply with any County screening, buffering or barrier requirements.

41 (k): Avoid interference with radio, television, and telecommunication receivers of the public.

VoiceStream’s equipment will not interfere with any radio, television, or telecommunication receivers of the public.

41 (l): Assure that radiation levels from antennas, individually and cumulatively, will be maintained at acceptable levels.

All radiation levels from antennas, individually and cumulatively will be maintained at acceptable levels.

Objective 43: Locate the mobile and land based wireless telecommunication cell network’s necessary support facilities, which include antennas...and equipment buildings to minimize visual impact on the surrounding area and in accordance with the following policies.

43 (c): Site telecommunication facilities to minimize being visually solitary or prominent when viewed from residential areas and the public right of way. The facility should be obscured vegetation, tree cover, topographic features and buildings or other structures to the maximum extent feasible.

The antennas and equipment will not be visually prominent when viewed from residential areas and the public right of way.

SUMMARY

The size, scale and density of the proposal does not adversely impact the character of the area and visual impact of the antennas and cabinets have been minimized in our proposal. The proposed antenna co-location is consistent with the Comprehensive Plan and the objectives and policies of the Policy Plan.

ANTICIPATED IMPACT ON ADJOINING PROPERTIES

This facility will not have an adverse effect on road congestion or safety. Once the installation is completed the only traffic to the site would be for routine maintenance, which by past experience has amounted to only one or two visits per month, or for emergency repair.

There will be no adverse noise generated by this facility. The equipment is confined to the equipment cabinet previously described in this correspondence, and the outside antennae and transmission lines are silent.

There will be no offensive odors emitted by the attached equipment, transmissions lines, or antennas.

There will be no harmful emissions, nor electrical or blanketing interference from the equipment, transmission lines, or antennas.

There will be no material adverse impact to the use and development of the surrounding properties.

There is also significant benefit, which will inure to the County from the proposed installation, since, a number of County agencies including police, fire, and rescue are wireless communications users, their communication could improve thereby enhancing effective operations.

TRANSMISSION GOALS AND FREQUENCIES

The transmitting frequencies of the proposed antennae are between 1965 and 1975 megahertz (MHz) range with receiving frequencies between 1885 and 1895 megahertz. With differences in frequencies and careful placement of facilities, transmission on the band does not interfere with AM or FM radio, television, or direct satellite television reception. In any event, the FCC does not permit any such interference. The signal and sector/receive antennas that Omnipoint plans to install on the subject property emit no more than 450 watts per channel of effective radiated power (ERP). It is Omnipoint's

policy to identify and control by engineering design, protective equipment, administrative actions, or a combination thereof, potential Radio Frequency Emissions (RFE) hazards associated with our RF equipment. This policy is emphasized during all phases of system design, acquisition, installation, operation, and maintenance. It is Omnipoint's policy to limit RF exposure to levels within the Maximum Permissible Exposure (MPE) limits for both controlled and uncontrolled environments. The limits are based on recommendations in NCRP Report Number 86 and ANSI/IEEE C95.1-1992.

CONCLUSION

This proposal meets all the applicable sections of the Telecommunication Guidelines in Fairfax County. Omnipoint therefore requests a determination that the proposal is in accord with the Comprehensive Plan. If you have any questions or need further information, please feel free to contact me at (443) 254-1807.

Sincerely,

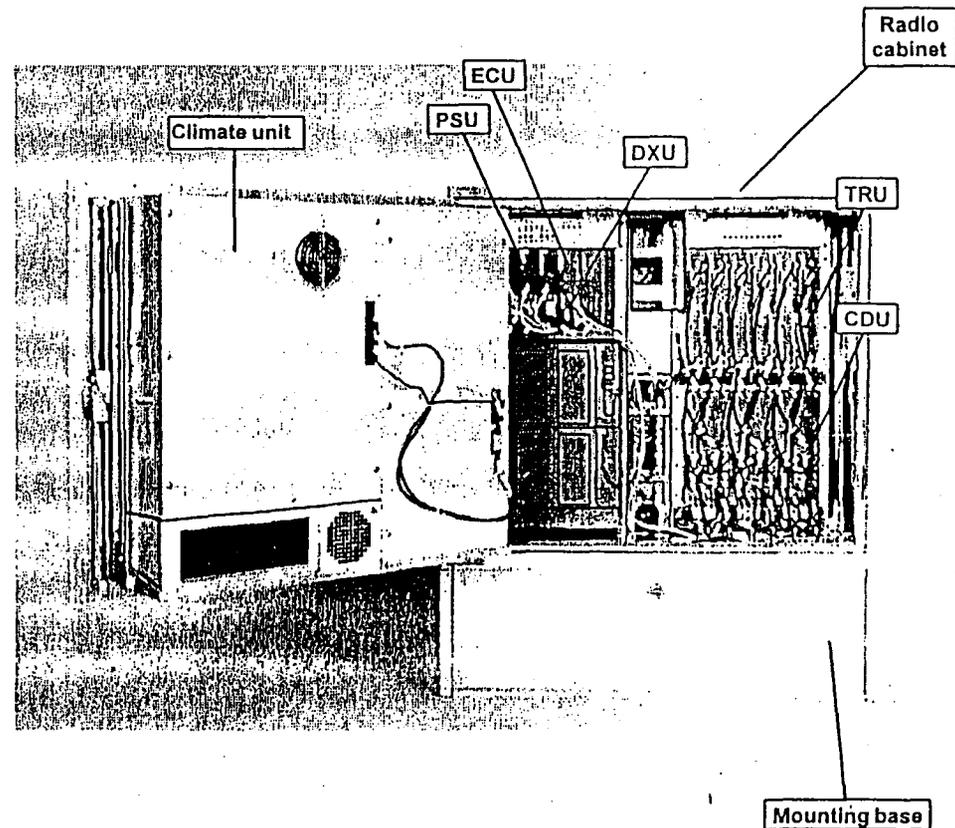
A handwritten signature in cursive script that reads "Daniel H. Ryan".

Daniel H. Ryan
Zoning Associate

Outdoor cabinet with six transceivers

RBS 2102

Environment:	Outdoor
No. of transceivers:	1..6
Operating temp:	-33 - +45 Celsius
Size (H/W/D):	1605x1300x710 mm
Transmission equipment:	Available inside cabinet
Battery back-up:	~ 2 hour
Power supply:	230 VAC



EXAMPLE OF ANTENNAS USED BY VOICESTREAM

RR90-18-XXDP

Wireless

1850 MHz - 1990 MHz (P)

90° beamwidth

18.0 dBi gain

±45° DualPol

72 inch

SPECIFICATIONS

Electrical

Azimuth Beamwidth	90°
Elevation Beamwidth	4.5°
Gain	17.5 dBi (15.4 dBd)
Polarization	Slant, ± 45°
Port-to-Port Isolation	≥ 30 dB
Front-to-Back Ratio	≥ 25 dB (≥ 30 dB Typ.)
Electrical Downtilt Options	0°, 2°
VSWR	1.35:1 Max
Connectors	2; 7-16 DIN (female)
Power Handling	250 Watts CW
Passive Intermodulation	≤ -147 dBc [2x20W (+43 dBm)]
Lightning Protection	Chassis Ground

Mechanical

Dimensions (L x W x D)	72in x 8in x 2.75in (183 cm x 20.3 cm x 7.0 cm)
Rated Wind Velocity	150 mph (241 km/hr)
Equivalent Flat Plate Area	4ft ² (0.37 m ²)
Front Wind Load @ 100 mph (161 kph)	115 lbs (512 N)
Side Wind Load @ 100 mph (161 kph)	40 lbs (176 N)
Weight	23 lbs (10.4 kg)

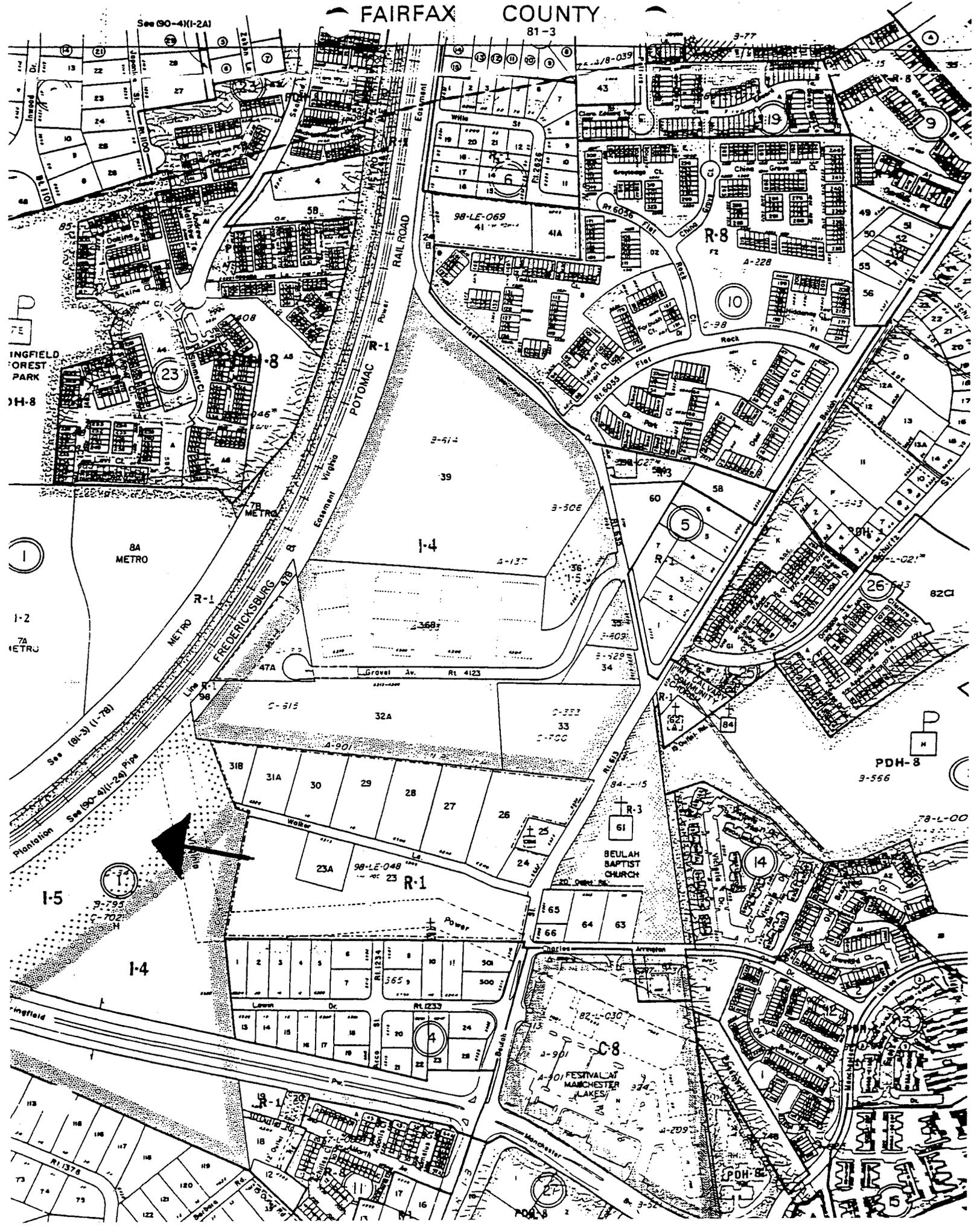
Note: Patent Pending and US Patent number 5, 757, 246.

Values and patterns are representative and variations may occur. Specifications may change without notice due to continuous product enhancements. Digitized pattern data is available from the factory or via the web site www.emswireless.com and reflect all updates.

FAIRFAX COUNTY

81-3

See (90-4)(1-2A)





COMMUNICATION CAP OPERATIONS, LLC

SITE NAME: FRIED COMPANY
SITE NUMBER: WAC163C
6359 WALKER LANE
ALEXANDRIA, VA 22310



1375 Elm Street, N.W.
WASHINGTON, D.C.
PHONE: (202) 462-1000
FAX: (202) 462-1001

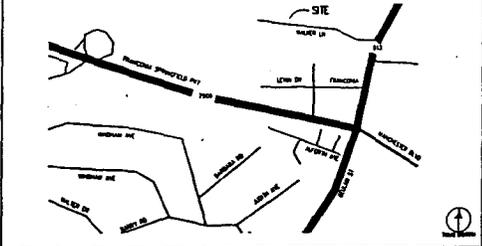
Table with columns: SUBMITTY, DATE, BY, CHECKED BY, etc.

Table with columns: NO., DESCRIPTION, etc.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PROTECT EXISTING UTILITIES, EXISTING PAVING, CURBS, ETC.
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VICINITY MAP



SHEET INDEX

Table listing sheet numbers and titles: T-1 TITLE SHEET, Z-1 SITE PLAN, ROOF PLAN AND EQUIPMENT LOCATION, etc.

SYMBOLS AND ABBREVIATIONS

Table defining symbols and abbreviations for materials, elevations, and equipment.

PROJECT DESCRIPTION

Table providing project details: 1. INSTALL A FIBER OPTIC RING, 2. INSTALL FIBER OPTIC EQUIPMENT RACK, etc.

BUILDING INFORMATION

Table with building information: SHEET GROUP OF BUILDING, NUMBER OF SHEETS, etc.

OWNER APPROVAL

Approval signature line for the owner.

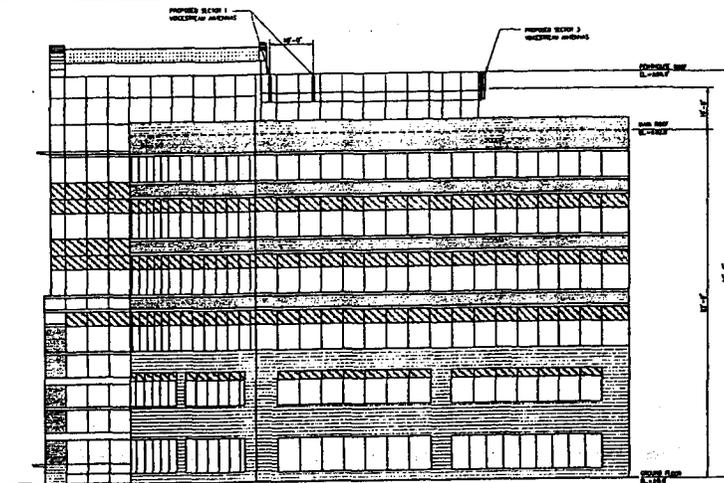


1375 BALTIMORE
BELLEVILLE, MO
PHONE: (314) 2...

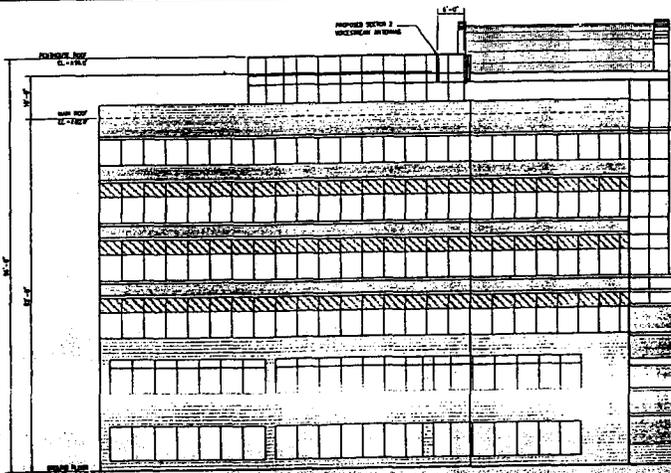
PROJECT NO: 10420
DESIGNER: K.M.C.
ENGINEER: W.W.M.

WAC163
FRIED C1
6359 WALKER
ALEXANDRIA, VA

TITLE SH1
SHEET NUMBER



NORTH BUILDING ELEVATION
SCALE 1/8" = 1'-0"



ent
COMMUNICATIONS, INC.
1875 Eye Street, N.W.
WASHINGTON, D.C.
PHONE: (202) 741-1000
FAX: (202) 741-1001

SUBMITTY

DATE	REVISION

SCALE

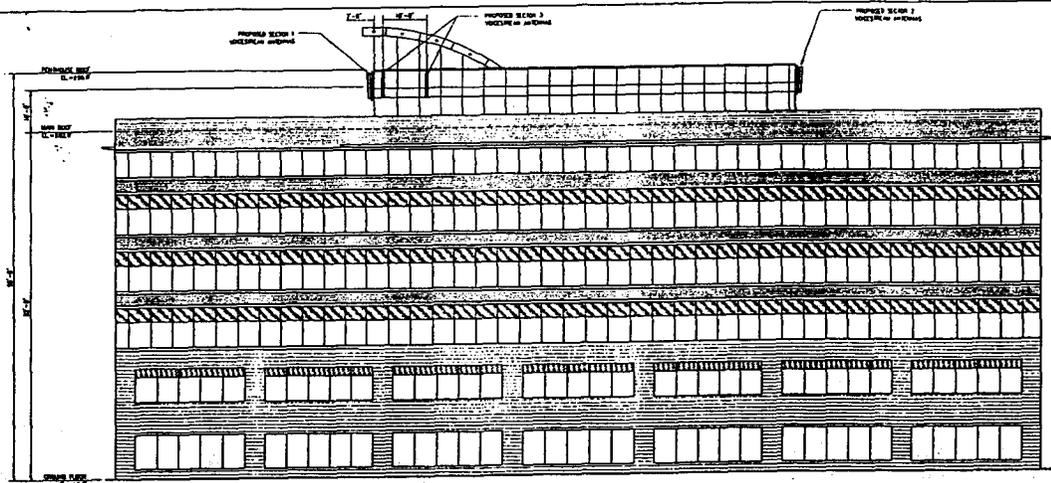
OMNIP
COMMUNICATIONS, INC.
1200 BALTIMORE
BELTVILLE, MD
PHONE: (244) 244

PROJECT NO. 1042 G
DESIGNER: F.V.
DRAWN: M.A.
SCALE:
1/8" = 1'-0"
GRAPHIC SCALE

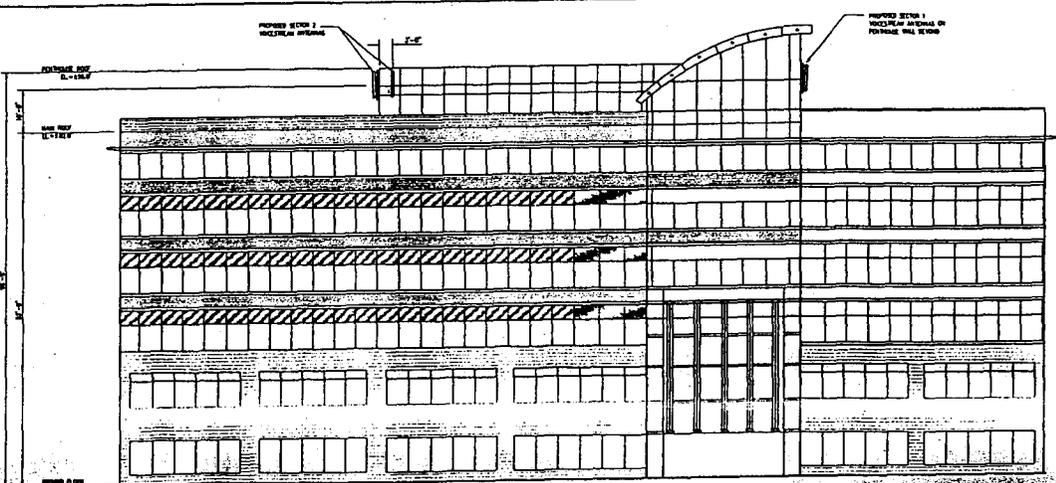
WAC1634
FRED CC
6359 WALKER
ALEXANDRIA, VA

TITLE:
NORTH & S
BUILDING
ELEVATION

SHEET NUMBER



WEST BUILDING ELEVATION
SCALE 1/8" = 1'-0"



WEST BUILDING ELEVATION
SCALE 1/8" = 1'-0"

ent
1575 Eye Street, N.E.
WASHINGTON, D.C.
PHONE: (202) 462-1100
FAX: (202) 462-1101

SUBMITTAL	
DATE	REVISION

SCALE:

OMNIF
COMMUNICATIONS GROUP, INC.
1300 BALTIMORE
BELTSVILLE, MD
PHONE: (301) 244-1100

PROJECT NO. 10-27
DESIGNER: F.V.
DRAWN: M.W.
SCALE:
1/8" = 1'-0"
GRAPHIC SCALE

WAC16
FRIED C
639 WALKER
ALEXANDRIA, VA

SCALE:
WEST & E
BUILDING
ELEVATION

SHEET NUMBER