DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: September 15, 2010 DECISION DEADLINE: October 16, 2010
CMPT 2010-0005, T-Mobile Northeast (National Conference Center)
PROJECT MANAGER: Judi Birkitt DIRECTOR: Julie Pastor, AICP
ELECTION DISTRICT: Broad Run

EXECUTIVE SUMMARY

T-Mobile Northeast LLC of Beltsville, Maryland, has submitted a Commission Permit application to allow installation of up to nine (9) telecommunications panel antennas, one (1) GPS antenna, one (1) downlink antenna, and associated equipment on the roof of the existing six-story "South Building" within the National Conference Center. The National Conference Center parcel contains approximately 112.28 acres. The rooftop lease area for the proposed telecommunications equipment is approximately 200 square feet.

The property is located within the PD-SA (Planned Development–Special Activity) zoning district. The site is also located partially within the FOD (Floodplain Overlay District). No land disturbance is proposed. The property is located north and east of Riverside Parkway (Route 2401) and south and east of the Goose Creek at 18870, 18920, 18940 and 18980 Upper Belmont Place (Route 659). The area is governed by the policies of the Revised General Plan and the Strategic Land Use Plan for Telecommunications Facilities, which designate this area for residential uses.

This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit, in accordance with Section 6-1101, to determine if the general location, character and extent of the proposal are in substantial accord with the Comprehensive Plan. There is no related Special Exception request since telecommunication antennas are permitted by-right on existing structures forty (40) feet in height or greater, subject to performance standards of Section 5-618(A).

RECOMMENDATION

Staff recommends approval based on the Findings in this Staff Report.

SUGGESTED MOTIONS

1. I move that the Planning Commission approve CMPT 2010-0005, T-Mobile Northeast, subject to the plat dated November 13, 2009, revised through August 17, 2010, prepared by Compass Technology Services, and based on the Findings contained in the September 15, 2010 Staff Report, and forward the application to the Board of Supervisors for ratification.

   OR

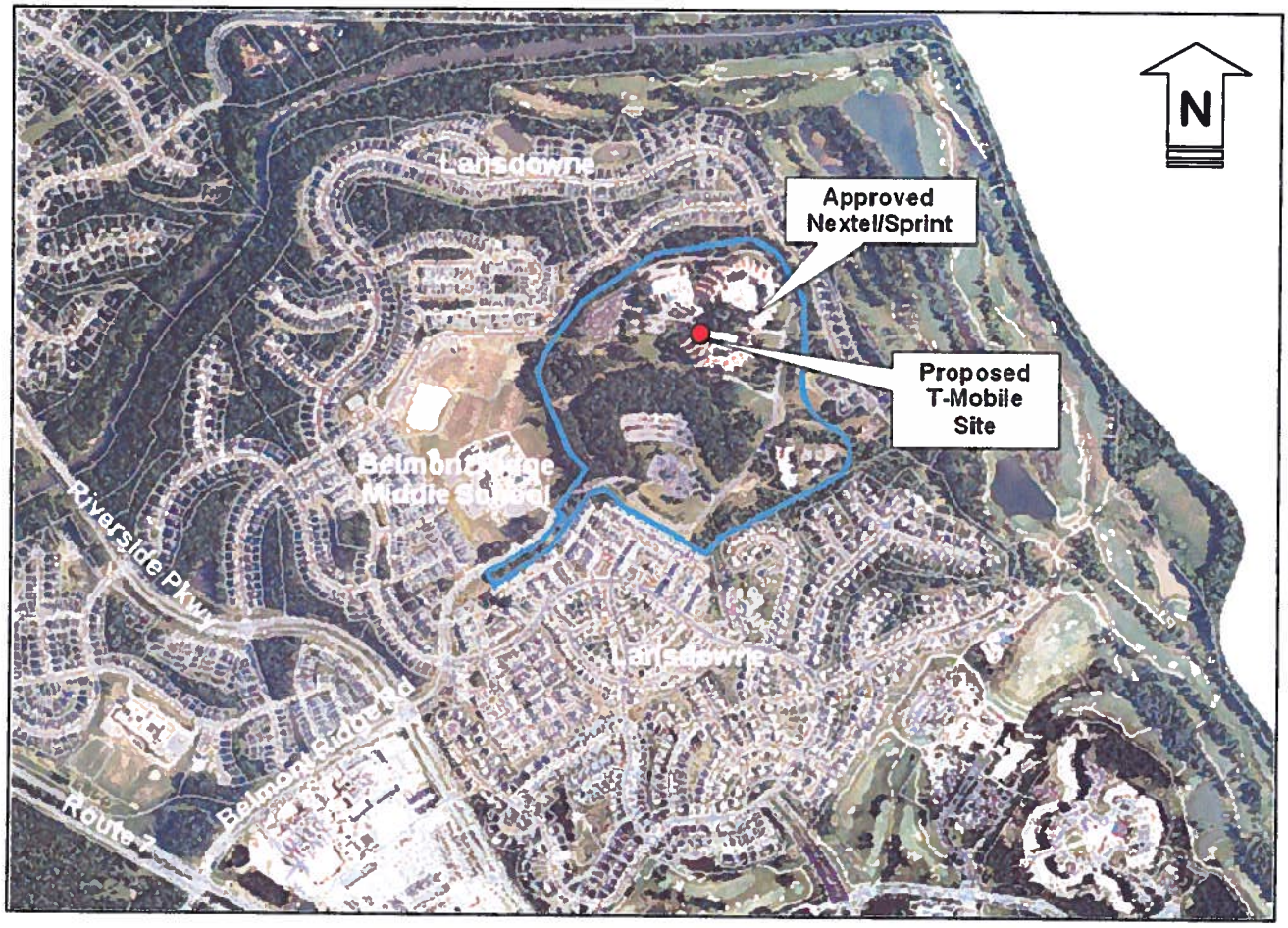
2. I move that the Planning Commission forward CMPT 2010-0005, T-Mobile Northeast to a work session for further discussion.

   OR

3. I move that the Planning Commission deny CMPT 2010-0005, T-Mobile Northeast based on the following findings:

   _____
   _____
   _____
   _____

VICINITY MAP



Source: Staff prepared map from County land use records.

Directions: From Leesburg, proceed east on Route 7. Turn left onto Belmont Ridge Road, which becomes Upper Belmont Place. Continue past Belmont Ridge Middle School and the National Conference Center guard house. Turn left onto the one-way loop road and proceed to the "South Building".

TABLE OF CONTENTS

I. Application Information 5

II. Summary of Discussion 5

III. Findings 7

IV. Project Review 7

A. Context 7

B. Summary of Outstanding Issues 8

C. Overall Analysis 9

V. Attachments 11

Image 1. Staff photo of subject building.

I. APPLICANT INFORMATION

PROPERTY OWNER: WXIII/Oxford DTC Real Estate LLC
Doug Pfaff
18980 Upper Belmont Place
Lansdowne, VA 20176

APPLICANT/ REPRESENTATIVE: T-Mobile Northeast LLC
Erin S. Maheridis, Zoning Manager
12050 Baltimore Avenue
Beltsville, MD 20705
443-766-1024 Extension 103
erin.maheridis1@t-mobile.com

PROPOSAL: A Commission Permit to allow up to eleven (11) telecommunications antennas and up to five (5) equipment cabinets on an existing building. Application accepted on July 16, 2010.

LOCATION: National Conference Center
18920 Upper Belmont Place in Leesburg (Lansdowne)

TAX MAP/PARCEL: Tax Map—/50/////////4/ MCPI—081-36-9067-002

ZONING: PD-SA (Planned Development – Special Activity)

ACREAGE: 112.28 acres

SITE AREA: 200 square feet

SURROUNDING LAND USES/ZONING:

NORTH	PDH-3 (Planned Development – Housing)	Residential
SOUTH	PDH-3 (Planned Development – Housing)	Residential
EAST	PDH-3 (Planned Development – Housing)	Residential
WEST	PD-SA (Planned Development – Special Activity)	Belmont Ridge Middle School

II. SUMMARY OF DISCUSSION

TOPIC/ISSUE AREA	ISSUES EXAMINED AND STATUS
Comprehensive Plan	• Consistency with Revised General Plan (RGP) land use policies. The use is consistent. Status: No issues. • Consistency with Telecommunications Plan location policies. Co-locating on an existing tall building is the preferred location. Status: No issues. • Consistency with Telecommunications Plan visual impact policies. Status: No issues. • Remove antennas and equipment within 90 days of cessation of the use. Status: No issues.
Zoning	• A commission permit is required for a public utility. • A special exception is not required as antennas are a permitted use in PD-SA, subject to performance standards. • Conform to the additional performance standards for antennas in Section 5-618(A) of the Revised 1993 Zoning Ordinance. Status: No issues.
Transportation	• Consistency with the Revised Countywide Transportation Plan. Use will generate 1 trip/month. Status: No issues.
Utilities	• Necessary existing utilities are in place. Facility is unmanned, requiring no potable water or sanitary services. Status: No issues.
Proffers/ Conditions	• There are no proffers or conditions of approval associated with a Commission Permit. The approved proffers and Concept Development Plan for Lansdowne remain in effect.

APPLICABLE POLICY OR ORDINANCE SECTION
Revised General Plan Chapter 7: Planned Land Use Map.
Strategic Land Use Plan for Telecommunications Facilities Location Policy 1. Countywide Visual Impacts Policy 3. Tower and Monopole Design Policy 2. Safety and Health Policy C-2.
Revised 1993 Zoning Ordinance Section 4-703(AA). PD-SA (Planned Development - Special Activity) Section 5-618(A). Telecommunications Use and/or Structure (Performance Standards) Section 6-1103(A). Conformance with Comprehensive Plan.

III. FINDINGS

1. The general location, character, and extent of the proposal are in substantial accord with the Comprehensive Plan.

2. The application is in conformance with the general location and policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities, which identify co-location on existing tall structures as a preferable location for telecommunication antennas.

3. The design and visual impact of the proposed installation of telecommunication antennas and associated equipment on the roof of the existing building are in conformance with the design guidelines for telecommunication facilities in the Strategic Land Use Plan for Telecommunications Facilities.

4. The proposed project will not impact the flood plain or any other elements of the Green Infrastructure as outlined in the Revised General Plan.

5. The proposed project is consistent with the Revised Countywide Transportation Plan and, with one vehicle trip generated per month, will not directly impact area roads and the surrounding transportation network.

6. The proposal conforms to the additional performance standards of Section 5-618(A) of the Revised 1993 Zoning Ordinance.

IV. PROJECT REVIEW

A. CONTEXT

T-Mobile Northeast LLC proposes to install wireless broadband communications equipment on the roof of one of the existing National Conference Center buildings. (Refer to Image 2 below.) No land disturbance is proposed. The proposed rooftop equipment consists of the following:

- Up to 9 panel antennas (59" H x 11.9" W x 6.3" D) - flush mounted on the exterior of two existing penthouses (rooftop screen walls for equipment)

- 1 GPS antenna and 1 downlink antenna - mounted to an equipment structure

- Up to 5 equipment structures - installed on a 10' x 20' steel platform

The 112-acre National Conference Center property is located within the Lansdowne community, north of Harry Byrd Highway (Route 7), at the intersection of Belmont Ridge Road and Upper Belmont Place, approximately four miles east of Leesburg. The National Conference Center was originally constructed as part of the Xerox Document University, pursuant to a special exception (SPEX 1971-0006) approved in 1971, and

later rezoned from A-3 (Agriculture Residential) to PD-SA in 1995. The National Conference Center contains 265,000 square feet of meeting space and 917 guest rooms, which are available for small and large-scale corporate and social events.

Surrounding uses consist of single family detached units to the north and east and single family attached units to the northwest (Lansdowne on the Potomac), and Belmont Ridge Middle School to the west. The distance to the closest residential property line is 833 feet to the east.

Source: Bing.

Legend
3 panel antennas at each of these 3 locations
10' x 20' platform for equipment cabinets

Image 2. Staff illustration - locations of rooftop antenna and equipment.

The southern portion of the National Conference Center property is the subject of an active rezoning application (ZMAP 2007-0004) that proposes to rezone approximately 46.6 acres from PD-SA (Planned Development - Special Activity) to PD-H4 (Planned Development - Housing) in order to develop up to 212 residential units (45 single-family detached, 105 single-family attached, and 62 multi-family) at a density of 4.6 dwelling units per acre. The Planning Commission held a public hearing on the application on October 15, 2009. Upon receipt of revised application materials, a Planning Commission work session can be scheduled.

On April 21, 2009, the Board ratified a Commission Permit that allowed Sprint/Nextel to install 9 panel antennas and 4 GPS antennas on the adjacent National Conference Center building to the north (CMPT 2007-0015).

B. SUMMARY OF OUTSTANDING ISSUES

There are no outstanding Staff issues. All of the issues that Staff identified in the initial referral comments have been addressed on the revised plat.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (RGP). The RGP designates this area for residential development. The proposed antennas are specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

Location

The proposed location on the roof of an existing tall building is consistent with the Telecommunications Plan's location policies. To minimize the need for new facilities, telecommunication antennas should be located on existing buildings, towers, monopoles, water tanks, overhead utility transmission lines, and other tall structures whenever possible. The proposed site is considered a preferred location since it uses the height of the existing building to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole.

Design Standards and Visual Impact

The Telecommunications Plan calls for design standards to mitigate the visual impacts of telecommunications facilities so as to "blend with the natural and built environment of the surrounding area." Specific attention should be given to setting, color, lighting, topography, materials, and architecture. Staff finds the overall character, design, and visual impact of the proposed telecommunication antennas and associated equipment to be in conformance with the design standards for telecommunication facilities.

The applicant's Commission Permit plat indicates that the 9 proposed panel antennas will be flush-mounted to the northwest and southwest elevations of the existing exterior penthouse walls. The antennas will not extend above the roof line of the building, so the profile of the building when viewed from adjacent properties will remain virtually unchanged. The proposed panel antennas will be visible from different vantage points around the building, but based on their size (4'11" x 1'), paint color to match the penthouse walls, and location on the upper portions of the building, views of the panel antennas will be negligible.

According to the applicant's Commission Permit plat, response to first referrals, and photo-simulations, the equipment cabinets will not be visible, as they will be located on a platform near the center of the roof (15 feet from the roof edge) and will be screened by the existing 3-foot tall parapet walls. Further, the applicant does not propose signage or lighting, and the proposal requires no land disturbance or impacts upon the Green Infrastructure, as outlined in the Revised General Plan.

Safety and Health

There are no outstanding safety and health policy issues. Consistent with the Telecommunications Plan's Safety and Health Policies, the Commission Permit plat contains a note stating that the applicant will remove all unused equipment from the site within 90 days of cessation of the use and will restore the site as closely as possible to its original condition (see sheet T-1, Site Note 10).

ZONING

There are no outstanding zoning issues. The subject property is zoned Planned Development - Special Activity (PD-SA), is regulated by the Revised 1993 Zoning Ordinance, and is subject to the Concept Development Plan and Proffer Statement associated with Lansdowne, ZMAP 1994-0001 and ZCPA 1994-0002. Pursuant to Section 4-703(AA), a telecommunication antenna is a use permitted within the PD-SA zoning district on buildings that are 40 feet or greater in height, subject to the additional regulations of Section 5-618(A). As shown on Table 1, the Commission Permit request meets all of the performance standards.

Table 1. Performance Standards for Telecommunication Antenna Section 5-618(A) of the Revised 1993 Zoning Ordinance

	PROPOSED	PERFORMANCE STANDARD
Building height	Existing building is 82' tall	Permitted on buildings 40'+ tall
Panel antenna dimensions	4' 11" H x 1' W	Maximum 10' H x 2' W
Panel antenna material or color	Painted to match exterior building wall	Match exterior building/structure
Equipment shelter height	5' 8"	Maximum 12'
Equipment shelter floor area	200 square feet (20' x 10')	Maximum 500 square feet
Percentage of roof occupied by equipment shelters	0.6%	Maximum 25%
Equipment shelter material or color	Painted to match exterior building/structure	Match exterior building/structure
Lighting/signals	Not proposed unless required by FCC, FAA, or federal/state/county agency	Not permitted unless required by FCC, FAA, or federal/state/county agency
Commercial advertising	Not proposed	Not permitted

Source: Revised 1993 Zoning Ordinance, Section 5-618 and Applicant's Commission Permit Plat, dated 11/13/09.

V. ATTACHMENTS (Attachments are available electronically on the County website or may be viewed at the Planning Department Front Counter or in Building & Development.)	**PAGE NUMBER**
1. Review Agency Comments	
a. Planning Department, Community Planning (08-16-10)	**A-1**
b. Building and Development, Zoning Administration (08-05-10)	**A-5**
2. Applicant's Statement of Justification (05-11-10)	**A-7**
3. Applicant's Response (08-10-10)	**A-10**
4. Applicant's Photo-simulations (08-16-10)	**Attached**
5. Commission Permit Plat (11-13-09, revised through 08-17-10)	**Attached**

County of Loudoun

Department of Planning

MEMORANDUM

DATE: August 16, 2010

TO: Judi Birkitt, Project Manager
Land Use Review

FROM: Pat Giglio, Planner
Community Planning

SUBJECT: **CMPT 2010-0005, T-Mobile Northeast National Conference Center, Lansdowne**

BACKGROUND

T-Mobile Northeast LLC (T-Mobile), the applicant is requesting a Commission Permit to locate nine (9) telecommunication panel antennas on the "South Building" within the National Conference Center, located at 18920 Upper Belmont Place, Lansdowne. The "South Building" is an irregular shaped multi-story concrete masonry and glass building that is approximately eight-two (82) feet in height and terminates in a series of flat roofs with parapets. The building-mounted telecommunication antennas will be attached to the exterior walls of the penthouse and will be painted the same color of the building. Three (3) associated telecommunication cabinets and a future cabinet will be located on a low platform near the center of the roof and will be hidden behind a screen wall. The antennas and screen wall will be visible from the grounds of the Conference Center and surrounding properties.

The subject site is zoned Planned Development–Special Activity (PD-SA) and governed under the provisions of the Revised 1993 Zoning Ordinance. In accordance with the Revised 1993 Zoning Ordinance, telecommunication antennas are permitted by-right on existing structures forty (40) feet in height or greater, but a Commission Permit is required whenever a public utility or public service facility is constructed. A Commission Permit is used to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan.

The installation of the proposed antennas and associated equipment on the existing building requires no land disturbance or impact on any aspects of the Green Infrastructure as outlined in the Revised General Plan.

ATTACHMENT 1

COMPREHENSIVE PLAN CONFORMANCE

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Residential uses (Revised General Plan, Chapter 7, Planned Land Use). The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

ANALYSIS

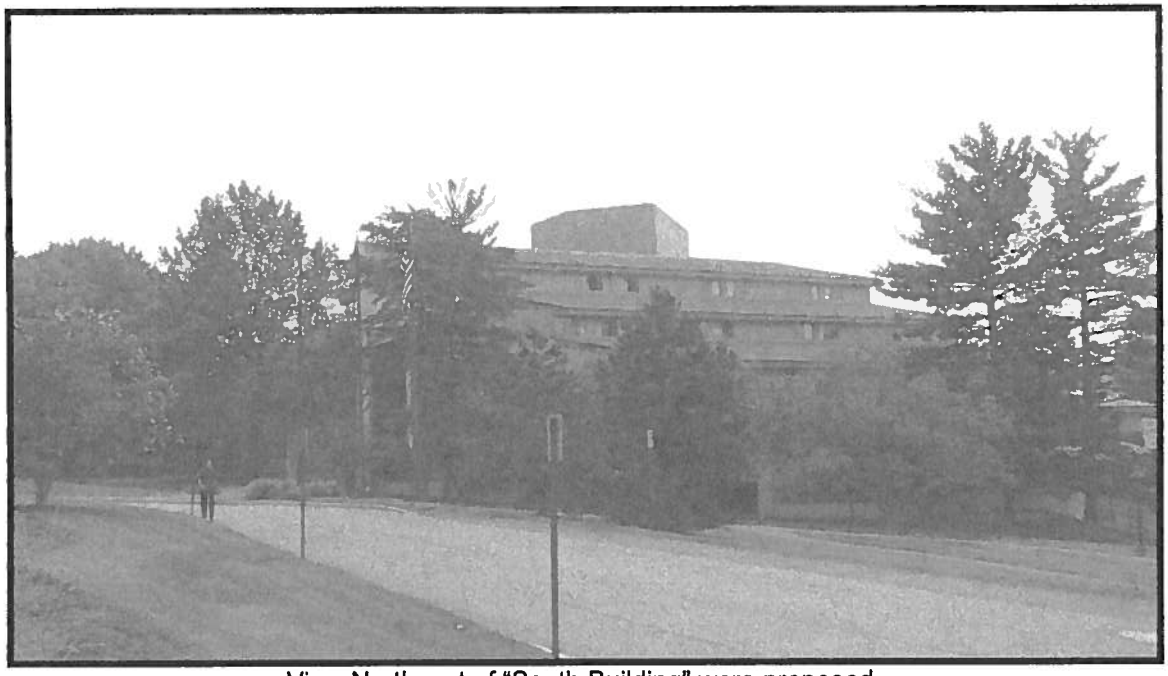
A. LOCATION POLICIES

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on "existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible" (*Telecommunications Plan, Policy 1, p. 3*). The proposed site is considered a preferred location because it effectively uses the height of the existing building to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. The proposed location of the antennas on the exterior walls of the penthouse is consistent with Plan policies and countywide goals to minimize the need for construction of new towers and monopoles (*Telecommunications Plan, Countywide Location Policies, Policy 1*).

Staff finds the proposed site and location of the antennas on the penthouse of the building is an appropriate and preferred location as identified by the Plan.

B. DESIGN GUIDELINES AND VISUAL IMPACT

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to "blend with the natural and built environment of the surrounding area." The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (Telecommunications Plan, Tower and Monopole Design, Policy 2). Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping, and visual screening (*Telecommunications Plan, Countywide Visual Impacts, Policy 3*).



View Northeast of "South Building" were proposed antennas will be mounted on the penthouse wall.

The application includes drawings which depict the locations and details of the building mounted panel antennas and the equipment cabinets. The antennas will be flush mounted on the northwest and southwest elevations of the penthouse and will be painted to match the color of the building. The antennas will not extend above the roof line of the building, so the profile of the building when viewed from adjacent properties will remain virtually unchanged. The associated telecommunication cabinets will be located on a platform near the center of the roof and will be screened by a metal wall. The proposed antennas and screen wall for the equipment cabinets will be visible from different vantage points around the building but based on their size and location on the upper portions of the building views should be negligible.

Staff finds the overall design and visual impact of the proposed antennas and screen wall for the equipment cabinets on the existing building to be in conformance with the design guidelines for telecommunication facilities.

C. SAFETY AND HEALTH POLICIES

Plan policies state "an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopolies, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Safety and Health Policies, Policy 2*).

Staff acknowledges the applicants commitment to remove the antennas and equipment following cessation of use.

RECOMMENDATION

The location of telecommunications facilities is governed by the Strategic Land Use Plan for Telecommunications Facilities, which identifies co-location on existing tall structures as a preferable location for telecommunication antennas. Staff finds that the application is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities. Staff recommends approval of the subject Commission Permit.

CC: Julie Pastor, AICP, Director, Planning
John Merrithew, AICP, Assistant Director, Planning-via email

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

ZONING ADMINISTRATION REFERRAL

DATE:	August 5, 2010
TO:	Jane McCarter, Project Manager
THROUGH:	Marilee Seigfried, Deputy Zoning Administrator
FROM:	Nita Bearer, Planner, Zoning Administration
CASE NUMBER AND NAME:	CMPT-2010-0005 T-Mobile Northeast WAN 523
LCTM/MCPI:	/50/////////4/ 081-36-9067-002
PLAN SUBMISSION NUMBER:	1st referral

I. APPLICATION SUMMARY

The applicant is requesting ratification of a Commission Permit to locate telecommunications antennas and associated equipment on the building addressed as 18920 Upper Belmont Place, Leesburg. The subject property is zoned Planned Development-Special Activity (PD-SA), is regulated by the Revised 1993 Loudoun County Zoning Ordinance and is subject to the CDP and proffers associated with ZMAP-1994-0001 and ZCPA-1994-0002. Pursuant to Section 4-703(AA), telecommunication antenna is a use permitted within the PD-SA zoning district subject to the additional regulations of Section 5-618(A).

II. COMMISSION PERMIT PLAT

1. Add "Commission Permit" and the application number "CMPT-2010-0005" to the title sheet.
2. Replace the note on Sheet T-1 regarding Section 5-618(A)(10) with a note indicating that the site will be in compliance with the additional regulations of Section 5-618(A).
3. Add a note that the property is subject to the CDP and proffers associated with ZMAP-1994-0001/ZCPA-1994-0002.
4. In the "Site Summary," "Tower Location," provide the height of the building and remove the "±."
5. Site Note #9 indicates that no additional parking spaces are proposed for the project. Please inform the applicant that, at the time of site plan, it must be shown

that there is sufficient parking for all uses on the property, including the one space required by the telecommunications antenna use.

6. On Sheet C-1, label the dashed line running through the property.
7. Remove the "Zoning History" list from Sheet C-2 as this is required with the site plan submission.
8. The adjacent property #10 is split-zoned PD-SA & PDH-4. Correct the zoning of the adjacent property #10 in the "Property Owner Key" on Sheet C-2.
9. Remove Sheet S-1 as this is required with the site plan submission.

III. OTHER ZONING COMMENTS

1. Please inform the applicant that, after ratification of the commission permit, approval of a site plan, as well as a building/zoning permit, is required.

T-Mobile

12050 Baltimore Avenue
Beltsville, MD 20705

May 11, 2010

RECEIVED
AUG 19 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Loudoun County, Virginia
Department of Planning
1 Harrison Street, SE
Leesburg, VA 20175

Dear Department of Planning:

T-Mobile Northeast LLC ("T-Mobile") is a federally licensed wireless telecommunications provider in the metropolitan Baltimore/Washington DC area. As part of T-Mobile's effort to expand and improve its network and satisfy customer demand, T-Mobile invests annually to improve wireless network quality and provide the best possible coverage and service for its customers. Therefore, T-Mobile is requesting approval of a Commission Permit from Loudoun County.

The proposed application details are as follows:

> T-Mobile is proposing a telecommunications facility to be located at 18920 Upper Belmont Place, Leesburg, VA 20176. The facility proposed is the installation of up to nine (9) telecommunications antennas (six (6) proposed, three (3) future) onto an existing building. The existing building is approximately eighty-two (82) feet in height and the antennas will be flush-mounted to the existing building's screen walls. The proposed antennas will be located at a centerline height of eighty (80) feet. All of the antennas will be painted to match the existing exterior of the building. The installation will also include the placement of one (1) radio equipment cabinet and two (2) future equipment cabinets, one (1) PPC cabinet and one (1) future BBU cabinet. These cabinets will be used to operate the facility and will be installed on a steel platform located on the roof. The cabinets will be located fifteen (15) feet away from the edge of the building towards the center of the roof to reduce visibility and will match the existing exterior of the building. One (1) GPS antenna and one (1) downlink antenna will be located on the equipment cabinets.
>
> PIN: 081-36-9067-002
>
> Zone: PDSA

T-Mobile's application is consistent with the Revised General Plan of the Loudoun County Comprehensive Plan. T-Mobile's proposed installation of antennas and related equipment cabinets will be located within the Suburban Policy Area. The installation of the proposed antennas and equipment cabinets on the existing building requires no land disturbance or impact on any aspects of the Green Infrastructure as outlined in the Revised General Plan. All of the antennas and related equipment cabinets will be designed to match the existing building furthering the County's goal to protect the policies of the Revised General Plan and to reduce visibility.

ATTACHMENT 2

In addition, T-Mobile's application is governed by and in keeping with the Strategic Land Use Plan for Telecommunications Facilities. The Strategic Land Use Plan for Telecommunications Facilities favors attaching antennas onto existing structures, such as buildings, monopoles, water tanks, and other tall structures whenever possible. T-Mobile's application for antennas to be located on an existing building is a preferred method of providing wireless coverage to its customers in and around Upper Belmont Place. The proposed location is consistent with the policies set forth in the Strategic Land Use Plan for Telecommunications Facilities to minimize the need for new telecommunications structures.

T-Mobile's application is consistent with the zoning ordinance requirements set forth in Section 5-618 of the Loudoun County Code. Each requirement of Section 5-618 is addressed in turn below:

"The following performance standards shall be applied to telecommunication uses and/or structures.

> *(A) Antennas. Structure mounted and roof top mounted antennas and related unmanned equipment may be developed subject to the performance standards below to the extent permitted by right in the district use lists.*
>
> > *(1) Antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in this section.*
> >
> > **T-Mobile complies with this section. T-Mobile's proposed antennas will be located on an existing building that is eighty-two (82) feet in height. See page C-3 of the drawings.**
> >
> > *(2) Notwithstanding the height requirements in Section 5-618(A)(1), antennas and related unmanned equipment are permitted in all zoning districts on buildings and structures owned or controlled by a public use or fire and/or rescue company.*
> >
> > **Not applicable.**
> >
> > *(3) Such antennas and related equipment may exceed the maximum building height limitations, provided the use is in accordance with the development criteria herein.*
> >
> > **T-Mobile's antennas and related equipment will be in accordance with the development criteria herein.**
> >
> > *(4) Omnidirectional or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter and shall be of a material or color which matches the exterior of the building or structure.*
> >
> > **Not applicable.**
> >
> > *(5) Directional or panel antennas shall not exceed ten (10) feet in height or two (2) feet in width and shall be of a material or color which matches the exterior of the building or structure.*
> >
> > **T-Mobile will use panel antennas. The antennas will not exceed ten (10) feet in height or two (2) feet in width. The antennas measure fifty-nine (59) inches in height and 11.9 inches in width. The antennas will be painted to match the existing building. See page C-2 of the drawings.**
> >
> > *(6) Satellite and microwave dish antennas shall not exceed six (6) feet in diameter and shall be screened from public view.*
> >
> > **Not applicable.**

(7) No commercial advertising shall be allowed on any antenna.
T-Mobile will not advertise on any antennas.
(8) Signals or lights or illumination shall not be permitted on any antenna, unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County.
T-Mobile will not use signals, lights or illumination unless required by the federal, state and local authorities.
(9) The related unmanned equipment structure(s) shall not contain more than 500 square feet of total gross floor area per user on each site. Structures shall not exceed 12 feet in height. If located within the structure upon which the antennas are mounted, they may be located in the areas which are excluded from the determination of net floor area without changing the exclusion of those areas from the calculation of the density of the structure. The structure shall be of a material or color which matches the exterior of the building or structure.
T-Mobile's unmanned equipment structures will be located on the roof of the existing building on a ten (10) foot by twenty (20) foot platform with screen wall to match the existing building. The equipment cabinets will not exceed 12 feet in height. The height of the equipment will be 69 inches. See page C-2 of the drawings.
(10) If the equipment structure is located on the roof of a building, the area of the equipment and structures shall not occupy more than twenty-five (25) percent of the roof area.
Not applicable as T-Mobile's proposed equipment will impact only 200 square feet of the roof area. See pages C-1, C-3, of the drawings and see the calculation of roof area on all pages.

T-Mobile seeks approval of the Commission Permit as required by the Loudoun County Zoning Ordinance. Should you have any questions regarding this application, please contact me at your earliest convenience. Please send any written correspondence to:

Erin S. Maheridis
COMPASS Technology Services, Inc.
5575 Sterrett Place, Suite 300
Columbia, MD 21044

Thank you for your time and consideration,

Erin S. Maheridis

Erin S. Maheridis
Zoning Manager
T-Mobile Northeast LLC
erin.maheridis1@t-mobile.com
443-766-1024 ext 103 (office)
410-258-2152 (mobile)
443-766-1025 (fax)

COMPASS
TECHNOLOGY SERVICES

COMPASS Technology Services, Inc • 5449 Bells Ferry Road • Acworth, GA 30102
Phone: 770-701-2500 • Fax: 770-701-2501

RECEIVED
AUG 1 9 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

August 10th, 2010

Loudoun County
Department of Planning

Re: Review Comments for: CMPT 2010-005 – T-Mobile WAN523
Reviewer: Judi Birkitt - Senior Planner, Project Manager
Subject: T-Mobile Northeast WAN523 (National Conference Center)
CMPT 2010-0005
Date of Review: 07/27/10

I have completed the revisions for the above referenced plan review. Please see the response to your comments below. I have attached a copy of the content of your e-mail (dated 7/27/10) for your reference. A representative for Compass Technology Services will be submitting the revisions on our behalf for the above referenced permit. If you have any questions feel free to contact me.

Item: 1

Photo-Simulations – Please provide photO-simulations showing the existing building without antennas and equipment shelters and the building as proposed after antennas and equipment shelters are installed.

Response: To be provided.

Item: 2

Number of Antennas – The equipment detail on Sheet S-1 shows 1 GPS antenna and 1 downlink antenna. The project description on Sheet T-1 and the Statement of Justification should include all proposed antennas and should specify the total number of antennas (11?), including those mounted to the equipment shelters.

Response: Total antennas noted on drawing modified to reflect the nine panel antennas, one GPS antenna and one LMU (downlink) antenna.

Item: 3

Number of Cabinets – the equipment detail on Sheet S-1 shows 5 cabinets (including 1 future). The project description on Sheet T-1 mentions 4, and the Statement of Justification notes 3. Please include all proposed, including future, cabinets in the project description and on the Statement of Justification.

Response: Corrected.

COMPASS Technology Services, Inc • 5449 Bells Ferry Road • Acworth, GA 30102
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Item: 4

Platform Percentage of Roof – To verify conformance with Section 5-618(A)(10), which limits the area of the equipment structures to no more than 25% of the roof area, please specify on the plans what percentage of the roof area will be occupied by the 200 square foot steel platform.

Response: Calculated and added to information added to drawing sheets T-1, C-1,2 and 3.

Item: 5

Panel Antenna Dimensions – Section 5-618(A)(5) limits panel antenna to 10-feet in height and 2-feet in width. Please provide the dimensions of all proposed antenna on sheet S-1

Response: Dimension of panel antennas added to sheet C-2 (Sheet S-1 has been eliminated per comments from the Department of Building and Development).

Item: 6

Cabinet Appearance – Please add a note that equipment shelters will match the exterior building wall.

Response: A note directing the cabinet to be painted to match the existing building exterior has been added to the drawings.

Item: 7

Screen Wall – The project description on Sheet T-1 states that the nine antennas will be mounted on the two existing screen walls on the roof. The Statement of Justification suggest that a screen wall is proposed in conjunction with the platform (see page 3, number 9).

Response: The antennas will be mounted to an existing screen wall and painted to match existing screen wall exterior. The statement of justification has been modifited.

Item: 8

Platform Size – A label on Sheet 3 identifies the size of the steel platform as 10' by 16'. All other references state 10' by 20'. Please provide consistently throughout the plan set.

Response: The correct platform size is 10' X 20' and has been corrected on the necessary drawing sheets.

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Item: 9

General Notes – General notes 13, 14 and 15 on Sheet T-1 do not pertain to this site and should be removed to avoid confusion.

Response: Removed notes 13, 14 and 15 on sheet T-1.

Item: 10

Site Notes – Is site note 6, regarding stormwater runoff, accurate or should it be removed.

Response: Note 6 is correct.

With Regards,

Victoria G. Claffey
Designer/Drafter
Compass Technology Services

For:
John Cunningham
Project Manager
Compass Technology Services

- **REFERENCE T-MOBILE SITE NUMBER: WAN523A (NATIONAL CONFERENCE CT.)**

County of Loudoun

Department of Planning

MEMORANDUM

DATE: July 27, 2010

TO: Erin S. Maheridis, Zoning Manager ***sent via email only***
Erin.maheridis1@t-mobile.com

FROM: Judi Birkitt, Senior Planner, Project Manager
judi.birkitt@loudoun.gov

SUBJECT: T-Mobile Northeast WAN523 (National Conference Center)
CMPT 2010-0005

Erin,

First, I would like to introduce myself as the new project manager, and your new primary contact with the Loudoun County Department of Planning, for the above-referenced application. The department has shifted some applications around due to caseload.

Also, referral comments from Zoning and Community Planning are not due to be completed until August 15, 2010. However, as the project manager, I have the following comments that you can begin addressing in the meantime:

1. **Photo-simulations** - Please provide photo-simulations showing the existing building without antennas and equipment shelters and the building as proposed after antennas and equipment shelters are installed.

2. **Number of Antennas** - The equipment detail on Sheet S-1 shows 1 GPS antenna and 1 downlink antenna. The project description on Sheet T-1 and the Statement of Justification should include all proposed antennas and should specify the total number of antennas (11?), including those mounted to the equipment shelters.

3. **Number of Cabinets** - The equipment detail on Sheet S-1 shows 5 cabinets (including 1 future). The project description on Sheet T-1 mentions 4, and the Statement of Justification notes 3. Please include all proposed, including future, cabinets in the project description and on the Statement of Justification.

4. **Platform Percentage of Roof** - To verify conformance with Section 5-618(A)(10), which limits the area of the equipment structures to no more than 25% of the roof area, please specify on the plans what percentage of the roof area will be occupied by the 200 square foot steel platform.

5. **Panel Antenna Dimensions** - Section 5-618(A)(5) limits panel antenna to 10-feet in height and 2- feet in width. Please provide the dimensions of all proposed antenna on sheet S-1.

6. **Cabinet Appearance** - Please add a note that equipment shelters will match the exterior building wall.

7. **Screen Wall** - The project description on Sheet T-1 states that the nine antennas will be mounted on the two existing screen walls on the roof. The Statement of Justification suggests that a screen wall is proposed in conjunction with the platform (see page 3, number 9).

8. **Platform Size** - A label on Sheet 3 identifies the size of the steel platform as 10' by 16'. All other references state 10' by 20'. Please provide consistently throughout the plan set.

9. **General Notes** - General notes 13, 14 and 15 on Sheet T-1 do not pertain to this site and should be removed to avoid confusion.

10. **Site Notes** - Is site note 6, regarding stormwater runoff, accurate or should it be removed?

Thank you very much for addressing these minor revisions. Please do not resubmit the revised plans until you receive referral comments from Zoning and Community Planning. I will forward those comments to you by email, as soon as I receive them.

Regards,

Judi

COMPASS TECHNOLOGY SERVICES

COMPASS Technology Services, Inc • 5449 Bells Ferry Road • Acworth, GA 30102
Phone: 770-701-2500 • Fax: 770-701-2501

August 12th, 2010

Loudoun County
Department of Building and Development

Re: Review Comments for: CMPT 2010-005 – T-Mobile WAN523
Reviewer: Nita Bearer, Planner, Zoning Administration
Subject: T-Mobile Northeast WAN523 (National Conference Center)
CMPT 2010-0005
LCTM/MCPI: /50/////////4/ 081-36-9067-002
Plan Submission Number: 1st referral
Date of Review: 08/05/10

I have completed the revisions for the above referenced plan review. Please see the response to your comments below. I have attached a copy of the comments sent to Jane McCarter, Project Manager (dated 8/5/10) for your reference. A representative for Compass Technology Services will be submitting the revisions on our behalf for the above referenced permit. If you have any questions feel free to contact me.

II. COMMISSION PERMIT PLAT

1. Add "Commission Permit" and the application number "CMPT-2010-0005" to the title sheet..

Response: Added Commission Permit and CMPT-2010-0005 to the title sheet.

2. Replace the note on Sheet T-1 regarding Section 5-618(A)(10) with a note indicating that the site will be in compliance with the additional regulations of Section 5-618(A).

Response: Revised note to reflect Section 5-618(A) as directed.

3. Add a note that the property is subject to the CDP and proffers associated with ZMAP-1994-001/ZCPA-1994-0002.

Response: Add the required information to the 'note' block in the upper left of sheet T-1.

4. In the "Site Summary," "Tower Location," provide the height of the building and remove the "+/-" .

Response: Revised the building height and changed "Tower Location" to "Site Location".

5. Site Note #9 indicates that no additional parking spaces are proposed for the project. Please inform the applicant that, at the time of site plan, it must be shown that there is sufficient parking for all uses on the property, including the one space required by the telcommunications antenna use.

COMPASS TECHNOLOGY SERVICES

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Response: Expanded note #9. The existing building/conference center has adequate parking facilities for any planned uses, allowing for the one parking spot required for the monthly maintenance check of the equipment.

6. On sheet C-1, label the dashed line running through the property.

Response: Removed the dashed line shown on the property in sheet C-1.

7. Remove the "Zoning History" list from Sheet C-2 as this is required with the site plan submission.

Response: Zoning History list removed from sheet C-2 and reference block to Zoning History removed from sheet T-1.

8. The adjacent property #10 is split-zoned PD-SA & PDH-4. Correct the zoning of the adjacent property #10 in the "Property Owner Key" on Sheet C-2.

Response: Revised the #10 property zoning call out on sheet C-2.

9. Remove Sheet S-1 as this is required with the site plan submission.

Response: Sheet S-1 deleted from set and removed from index to drawings on sheet T-1.

With Regards,

Victoria G. Claffey
Designer/Drafter
Compass Technology Services

For:
John Cunningham
Project Manager
Compass Technology Services

- **REFERENCE T-MOBILE SITE NUMBER: WAN523A (NATIONAL CONFERENCE CT.)**

T-Mobile
12050 Baltimore Avenue
Beltsville, MD 20705

To: Loudoun County Department of Planning

From: Erin S. Maheridis

Date: August 16, 2010

Re: Photo Simulations

Attached are the requested photo simulations for the attachment of telecommunications antennas onto the existing building located at the National Conference Center. An explanation of the photos is discussed below:

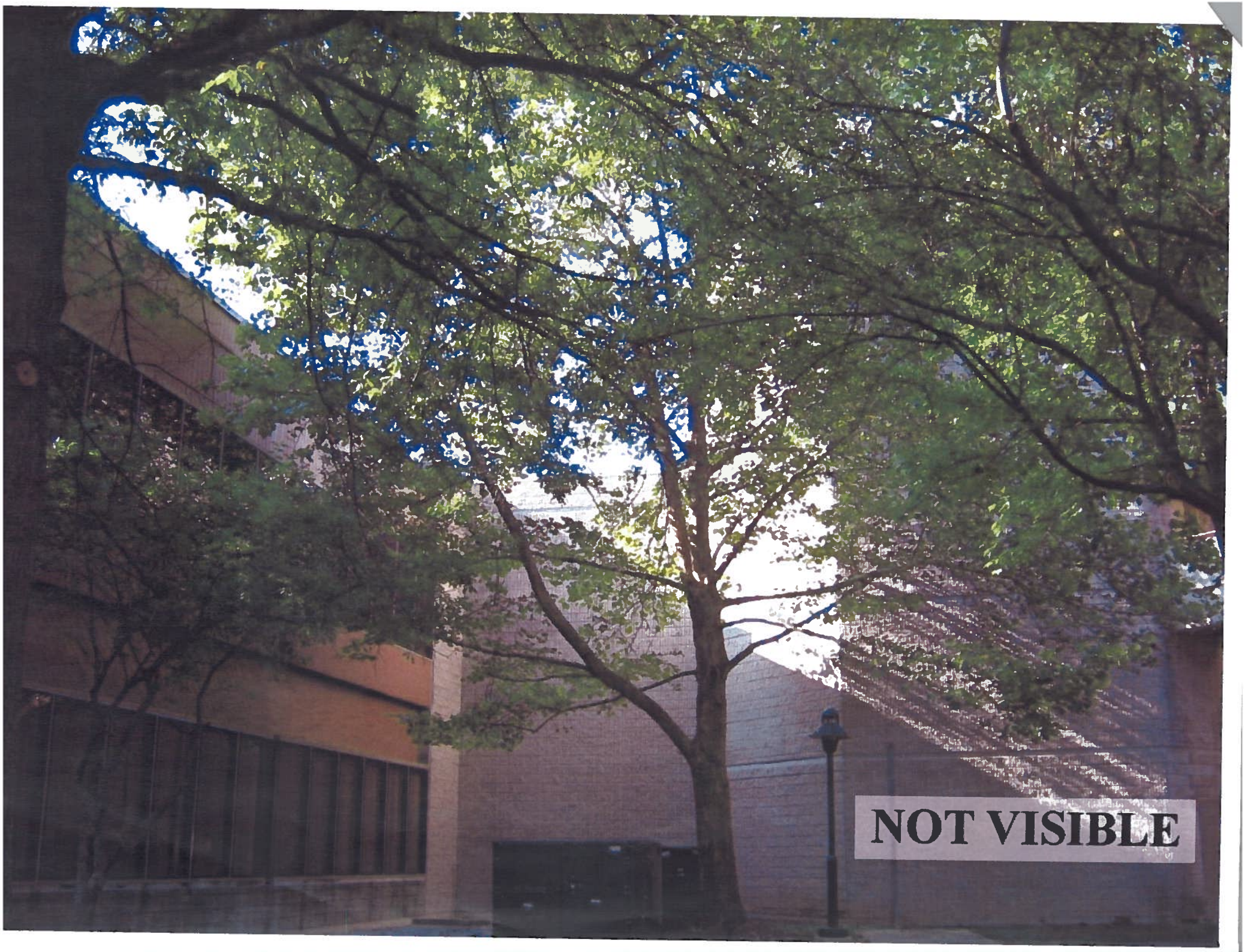
1. Photo 1 is a photo of the existing South Building, in particular, the North existing penthouse/screen wall.
2. Photo 2 is a simulation of the proposed antennas to be located on the North existing penthouse/screen wall.
3. Photo 3 is a photo of the existing South Building, in particular, the South existing penthouse/screen wall.
4. Photo 4 is a simulation of the proposed antennas to be located on the South existing penthouse/screen wall.
5. Photo 5 is a photo of the existing South Building, in particular, where the closest part of the equipment will be located on the building.
6. Photo 6 is a photo with the note "Not Visible" meaning that the proposed equipment on the roof will not be visible. The proposed equipment cabinets will be located fifteen (15) feet from the roof edge and the existing parapet walls are approximately 3 feet high, thus reducing any visibility.

If you have any questions, please let me know.

Thank you for your time and consideration,

Erin S. Maheridis
Zoning Manager
T-Mobile Northeast LLC
erin.maheridis1@t-mobile.com
443-766-1024 ext 103 (office)
410-258-2152 (cell)
443-766-1025 (fax)

ATTACHMENT 4


NOT VISIBLE