



## Executive Director's Recommendation

Commission Meeting: January 7, 2021

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<b>PROJECT</b> <b>EPA West Building T-Mobile Antenna Installation</b> 1301 Constitution Avenue, NW Washington, DC	<b>NCPC FILE NUMBER</b> 8236
	<b>NCPC MAP FILE NUMBER</b> 1.23(38.30)45246
<b>SUBMITTED BY</b> United States General Services Administration	<b>APPLICANT'S REQUEST</b> Approval of preliminary and final site development plans
<b>REVIEW AUTHORITY</b> Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	<b>PROPOSED ACTION</b> Approve preliminary and final site development plans
	<b>ACTION ITEM TYPE</b> Consent Calendar

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### PROJECT SUMMARY

The U.S. General Services Administration (GSA) has submitted preliminary and final site development plans for the installation of twelve antennas and six radios on non-penetrative cantilever mounts at the EPA West Building, located at 1301 Constitution Avenue, NW in Washington, DC. The proposal includes the removal of six existing antennas and installation of twelve on the north, south, and west sides of the building. The proposed installations will be affixed to the façade of the building at the cornice and will not extend above the roof of the building. The antennas and mounting hardware will be painted to match the exterior façade.

### KEY INFORMATION

- This EPA West Building is a building located in the Federal Triangle Historic District and the Pennsylvania Avenue National Historic Site.
  - This is the headquarters of the Environmental Protection Agency.
  - The proposed installations will be affixed to the façade of the building at the cornice and will not extend above the roof of the building.
  - The EPA West Building is a contributing building to the Pennsylvania Avenue and Federal Triangle Historic Districts. The District of Columbia Historic Preservation Office (DC SHPO) has concurred with the GSA that the proposed installation will not have an adverse effect on the building.
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## RECOMMENDATION

The Commission:

**Approves** the preliminary and final site development plans for the installation of 12 antennas on the EPA West building located at 1301 Constitution Avenue, NW in Washington, DC for a period of five years.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>None</b>
<b>Remaining actions (anticipated)</b>	– None

## PROJECT ANALYSIS

### Executive Summary

Staff analyzed the proposed T-Mobile antenna installation and finds they are generally not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. The GSA notes the service provider (T-Mobile) submitted an analysis that concludes that the new antennas will operate in a safe manner. Further, staff considered the placement of the antennas and the potential for viewshed impacts due to their placement. Six of the 12 antennas will replace existing equipment. They will be affixed to side of the building above the cornice line adjacent to existing cell antennas. The new equipment will be larger than the current equipment and will be painted to match the building. The equipment will not extend past the roofline of the building. Therefore, no significant visual impacts are anticipated. As such, staff recommends the Commission **approves the preliminary and final site development plans for the installation of 12 antennas on the EPA West Building located at 1301 Constitution Avenue, NW Washington, DC for a period of five years.**

The Commission approved updated antenna guidelines on December 3, 2020. These new guidelines will go into effect on February 8, 2021. While this application is not subject to the new guidelines, NCPC staff has determined the proposal is consistent with them as it minimizes the visual impact of these antennas along Constitution Avenue, a preeminent viewshed, by utilizing similar coloration as the building and the new antennas do not extend above the roofline.

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### **Analysis**

The existing facility consists of three sectors which house a total of twelve antennas. T-Mobile proposes to replace the six existing panel antennas with twelve new panel antennas. The first sector is located above the cornice along the pedestrian path between Ronald Reagan Building and EPA West Building. These antennas will be placed E Street, NW on a new flush mount against the building façade and above the cornice line. The second sector is located on the southern building façade along Constitution Avenue, NW on an existing flush mount against the building facade. The third sector is located on the west portion of the building above the cornice along 14th Street, NW. It will use existing flush mount and add new flush mount against the building facade.

The twelve new antennas will replace existing equipment. They will be affixed to the existing façade of the building and above the cornice. The new equipment will not extend any higher than the current equipment and they, the mounting equipment and cables will be painted to match the building. The applicant has submitted renderings from key view to demonstrate that views to the building will not change as a result of the installation. As such, staff finds that the proposed modifications will not significantly alter current views of the building.

### **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

#### **Comprehensive Plan for the National Capital**

Staff finds the project is generally consistent with the relevant policies contained within the Historic Preservation and Urban Design Elements of the Comprehensive Plan, particularly those pertaining to the placement of rooftop antennas on federal buildings.

#### **National Historic Preservation Act**

GSA has a responsibility to comply with Section 106 of the National Historic Preservation Act (NHPA). GSA determined that the proposed installation of the antennas will not adversely affect the EPA West Building or adjacent historic resources. The DC State Historic Preservation Office concurred with this finding on November 16, 2020.

Due to its review authority over the project, NCPC has an independent obligation to comply with the requirements of Section 106 of the NHPA. NCPC has elected to designate GSA as lead agency pursuant to 36 CFR § 800.2(a)(2) to satisfy the Commission's Section 106 responsibility.

#### **National Environmental Policy Act**

Pursuant to the regulations implementing the National Environmental Policy Act, GSA determined that the project is a categorical exclusion based on GSA's environmental review standards. Due to its review authority over the project, NCPC has an independent obligation to carry out the requirements of NEPA. Staff finds that this project is in conformance with the NCPC Categorical

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Exclusion requirements under § 601.12 (a)(5) of the Commission's National Environmental Policy Act Regulations which apply to the approval of the installation of communication antennae on federal buildings. Staff found that no extraordinary circumstances were present.

## **CONSULTATION**

### **Coordinating Committee**

The materials were provided to the Coordinating Committee members on December 21, 2020 for review. Staff received responses from both the District of Columbia Department of Energy and the Environment and the District of Columbia State Historic Preservation Office stating they coordinated with the project. No other comments were received.

### **U.S. Commission of Fine Arts**

The Commission of Fine Arts reviewed and approved this project at its November 2020 meeting. This project was placed on the consent agenda.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package

Prepared by Carlton Hart  
12/30/2020

## **POWERPOINT (ATTACHED)**

# EPA West Building T-Mobile Antenna Installation

1301 Constitution Avenue, NW, Washington DC

Approval of Preliminary and Final Site Development Plans

United States General Services Administration

# Project Summary

**Commission Meeting Date:** January 7, 2021

**NCPC Review Authority:** 40 U.S.C. § 8722(b)(1) and (d)

**Applicant Request:** Approval of Preliminary and Final Site Development Plans

**Session:** Consent Calendar

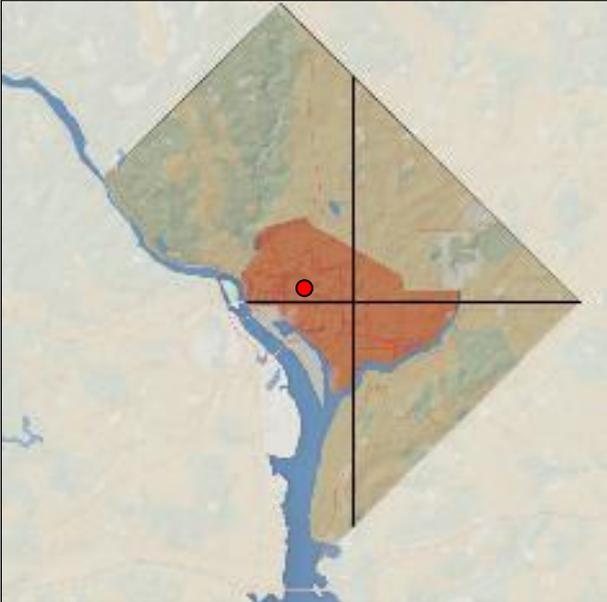
**NCPC Review Officer:** Carlton Hart

**NCPC File Number:** 8236

## Project Summary:

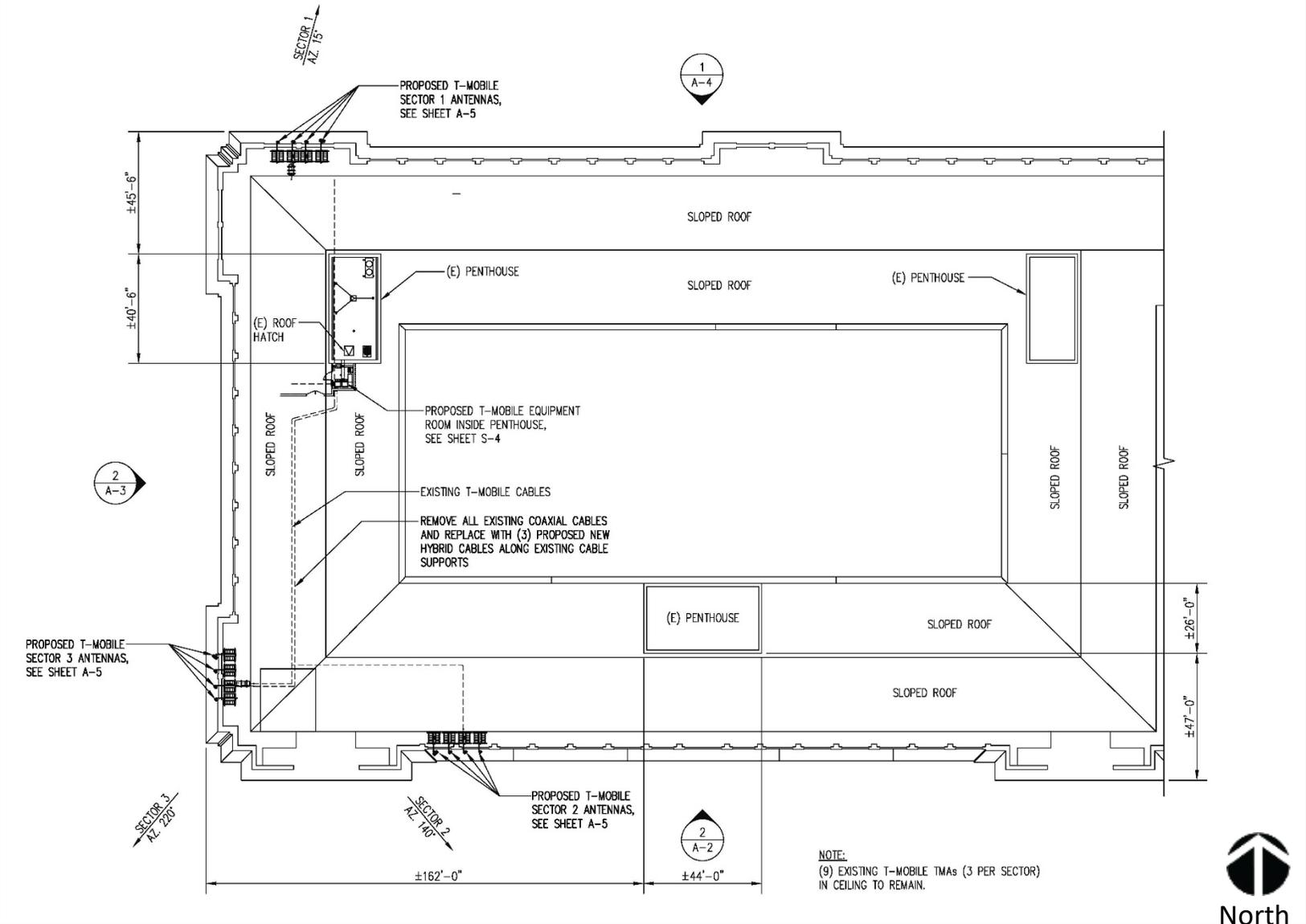
The U.S. General Services Administration (GSA) has submitted preliminary and final site development plans for the installation of twelve antennas and six radios on non-penetrative cantilever mounts at the EPA West Building, 1301 Constitution Ave., NW. The proposal includes the removal of six existing antennas and installation of a total of twelve antennas: four on the north, four on the south, and four on the west sides of the building. Antennas and mounting hardware will be painted to match the exterior façade.

# Site Location

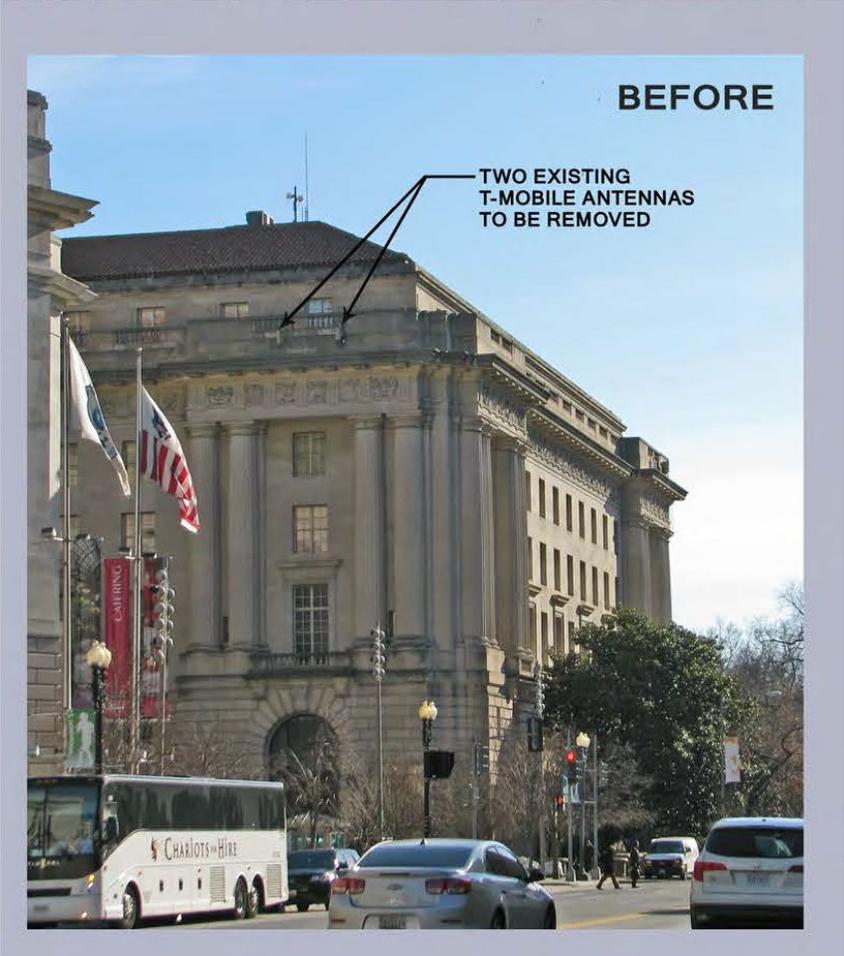
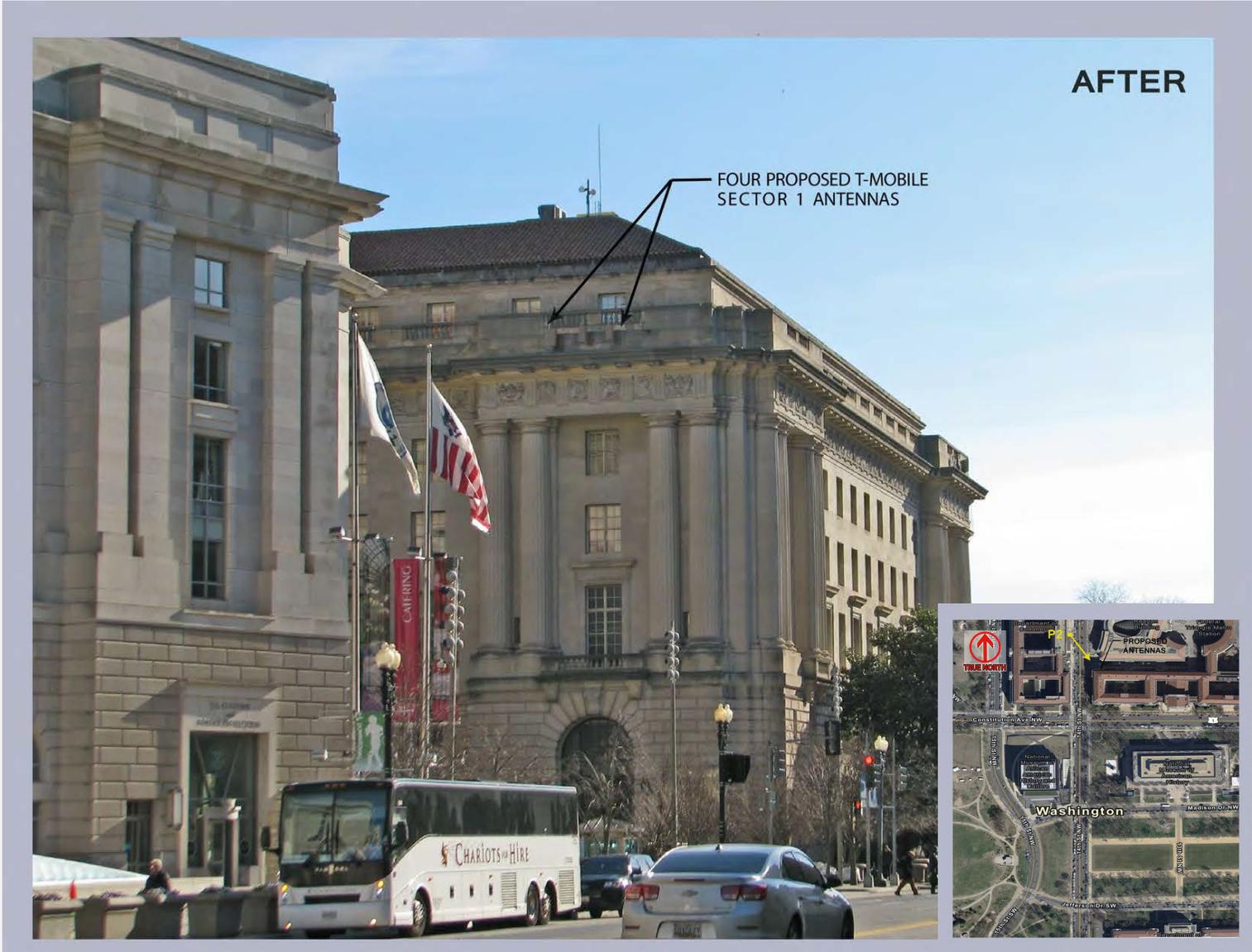


Location Map

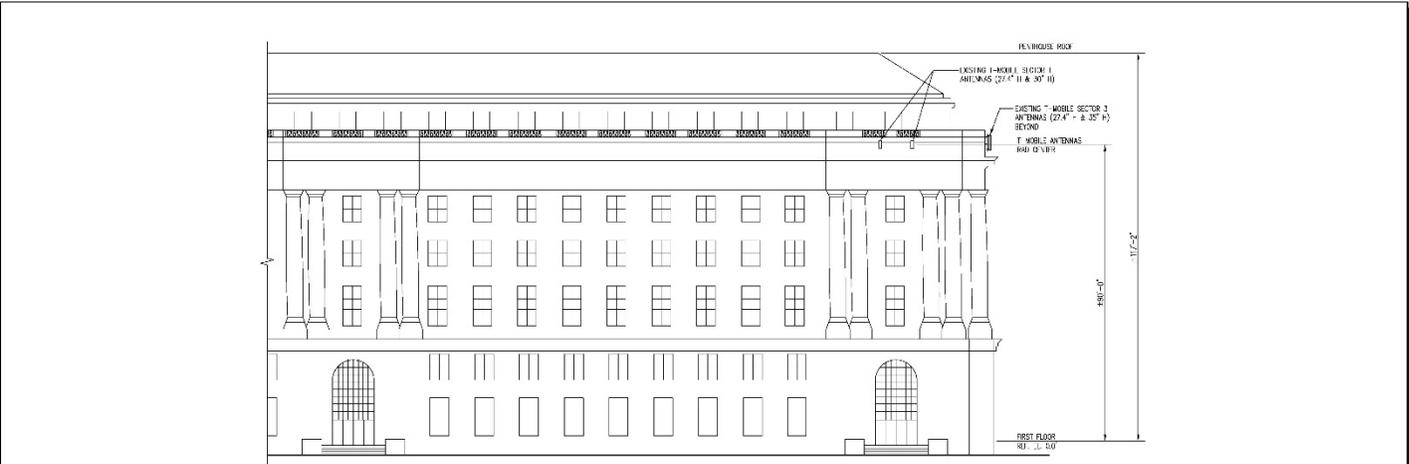
# Proposed Roof Plan



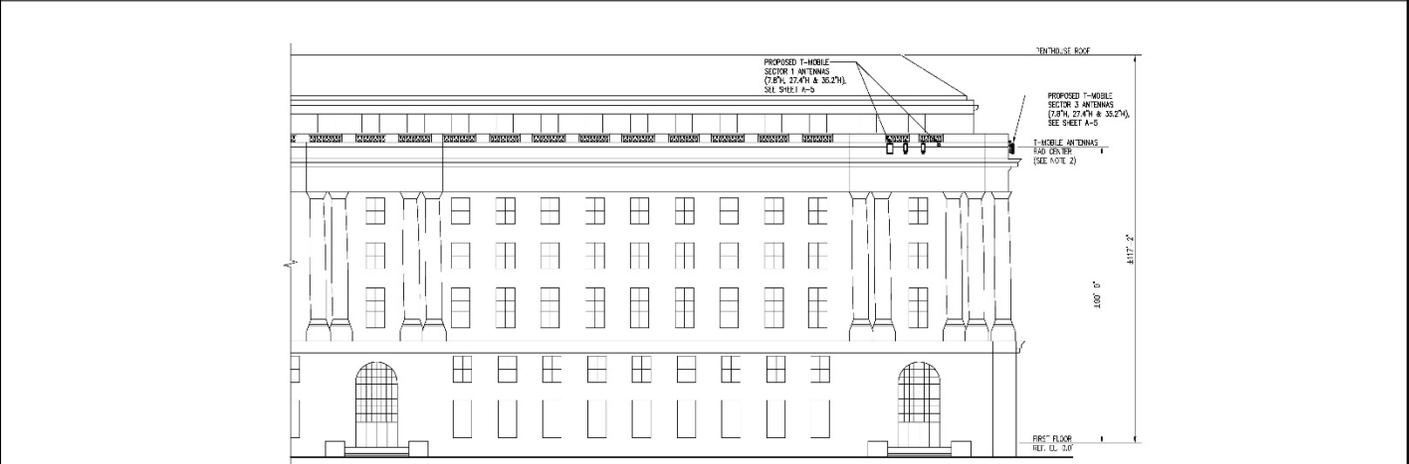
# Sector 1 Antennas



# Sector 1 - Elevation



Existing



Proposed

DCRA

SEAL:

**entrex**  
 Communication Services, Inc.  
 6500 Rockledge Drive, Suite 600  
 Bethesda, MD 20817  
 PHONE: (301) 486-0960  
 FAX: (301) 486-0951

**smartlink**  
 1322 MELLON RD, STE 140  
 HANOVER, MD 21075  
 PHONE: (410) 562-3643  
 FAX: (410) 521-2982

STRUCTURAL PLANS DERIVED AS PROVIDED IN SECTION 10.4 OF THE D.C. CONSTRUCTION CODE.  
 I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGN INCLUDED IN THIS APPLICATION AND SUBMITTED TO THE DISTRICT OF COLUMBIA HAS BEEN PERSONALLY PREPARED OR DIRECTLY SUPERVISED BY PREPARATION OF THE DRAWINGS OR ENGINEERED BY THE APPLICANT.

PROJECT NO: 1153.475  
 DESIGNER: W.A.  
 ENGINEER: C.S.  
 THESE DRAWINGS ARE FORMATTED TO 35" X 11" 5/8" AT 22" X 34" 0/1/2  
 GRAPHIC SCALE IN INCHES

**T-Mobile**  
 T-MOBILE NORTHEAST LLC  
 1400 BALTIMORE AVENUE  
 DELTAVILLE, MD 20705  
 PHONE: (240) 284-6600

**SITE NUMBERS:**  
 7WDC192B - 7WDC117K - 7WDC484A  
**SITE NAME:** GSA - EPA WEST BUILDING  
 1301 CONSTITUTION AVE, NW  
 WASHINGTON, DC 20004

SUBMITTALS		
DATE	DESCRIPTION	REVISION
02-19-2008	CONSTRUCTION - RELOCATE TO BEAM ANTENNA	0
02-26-2008	UPDATE PER SA	1
07-26-2008	ADDS W/BLD TO BEAM	2
08-19-2008	GSA COMMENTS	3
07-11-2009	REUSE SECTOR 3 ANTENNAS	4

TITLE:  
**NORTH BUILDING ELEVATIONS**

SHEET NUMBER:  
**A-4**

# Sector 2 Antennas

AFTER

FOUR PROPOSED T-MOBILE  
SECTOR 2 ANTENNAS

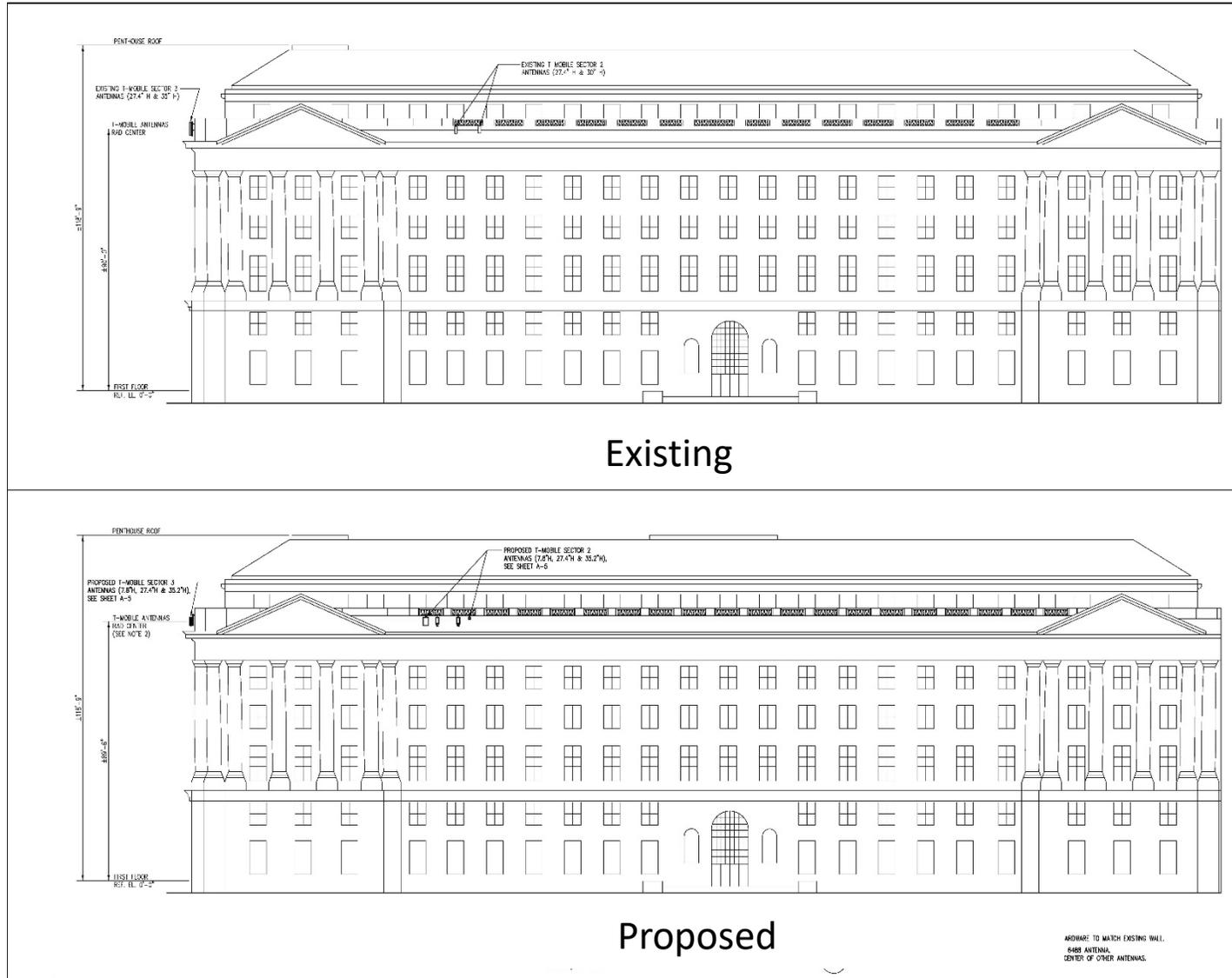


BEFORE

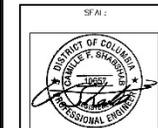
TWO EXISTING  
T-MOBILE ANTENNAS  
TO BE REMOVED



# Sector 2 - Elevation



DCRA



STRUCTURAL PLAN DEPICTED AS PROVIDED  
IS NOT TO BE USED FOR THE DESIGN OF  
CONCRETE WORK.

I AM RESPONSIBLE FOR DETERMINING THAT THE  
ENGINEERING DESIGN INCLUDES THE  
APPROPRIATE AND COMPLETE BRILLIANT  
CALCULATIONS AND CONSIDERATION OF THE  
DEPARTMENT OF DISTRICT OF COLUMBIA  
REQUIREMENTS, OR DIRECTLY SUPERSEDED THE  
PREPARATION OF THE ENGINEERING DESIGN  
REQUIREMENTS OF THIS PROJECT.

**entrex**  
communication services, inc.  
8800 Rockledge Drive, Suite 550  
Bethesda, MD 20817  
PHONE: (301) 408-9900  
FAX: (301) 408-6941

**smartlink**  
1362 MELLON RD, STE 140  
HANOVER, MD 21076  
PHONE: (410) 302-6643  
FAX: (410) 221-2962

PROJECT NO: 1153.175  
DESIGNER: W. A. C. S.  
ENGINEER: C. S.

THESE DRAWINGS ARE FORWARDED  
TO THE DISTRICT OF COLUMBIA AT 777 334-  
3 1/2 1  
GRAPHIC SCALE: N INCHES

**T-Mobile**  
T-MOBILE NORTHEAST LLC  
12800 BALTIMORE AVENUE  
BELTSVILLE, MD 20850  
PHONE: (240) 264-6600

**SITE NUMBERS:**  
7WDC192B - 7WDC117K - 7WDC484A  
**SITE NAME:** GSA - EPA WEST BUILDING  
1301 CONSTITUTION AVE, NW  
WASHINGTON, DC 20004

SUBMITTALS		
DATE	DESCRIPTION	REVISION
02-16-2020	CONSTRUCTION - ILLUSTRATE 10' ULTRALIGHT ANTENNA	0
07-09-2020	PRINT FOR SA	1
04-28-2020	MOSS RETIRED TO BEAM	2
06-19-2020	GSA COMMENTS	3
07-01-2020	ILLUSTRATE SECTION 3 ANTENNAS	4

TITLE:  
**SOUTH BUILDING ELEVATIONS**

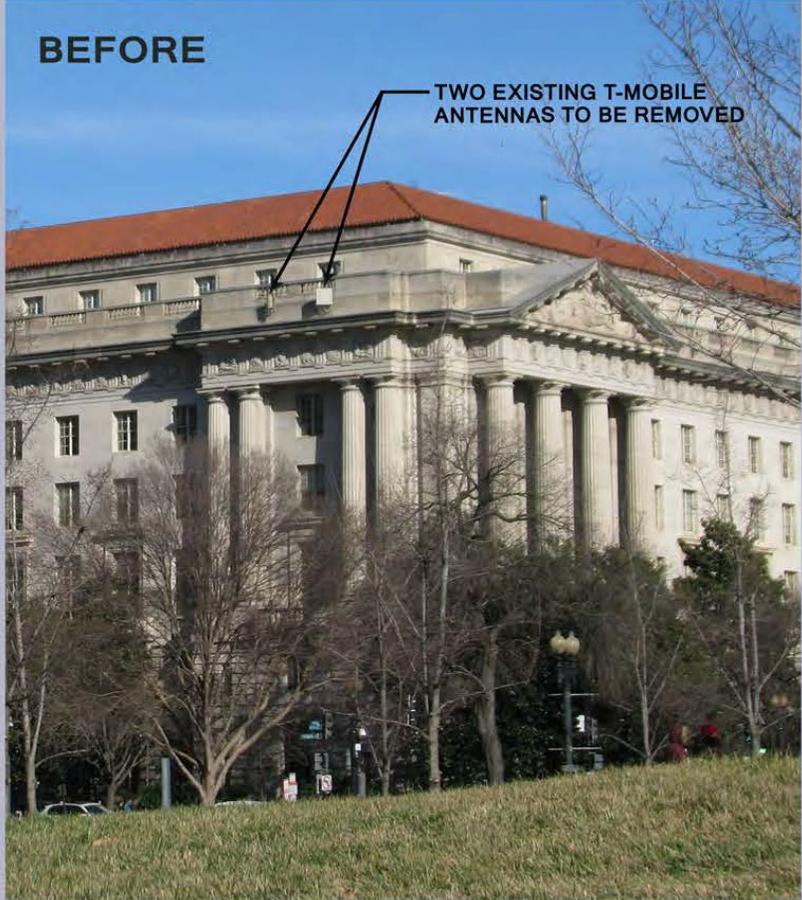
SHEET NUMBER:  
**A-2**

# Sector 3 Antennas

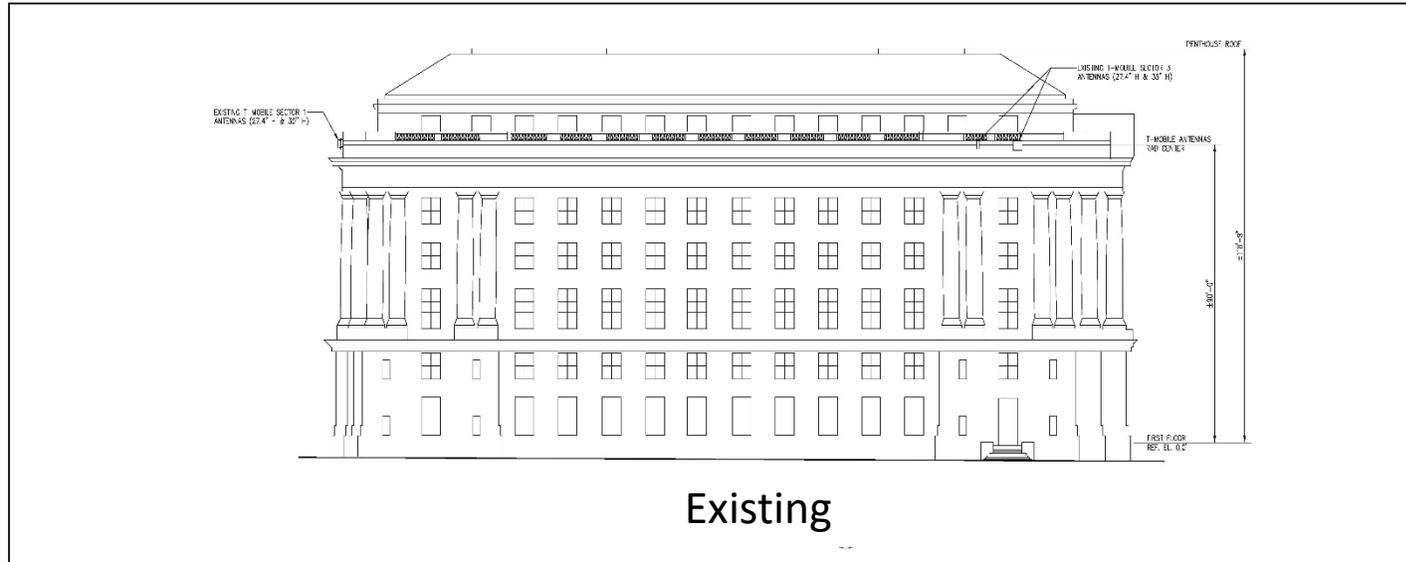
AFTER



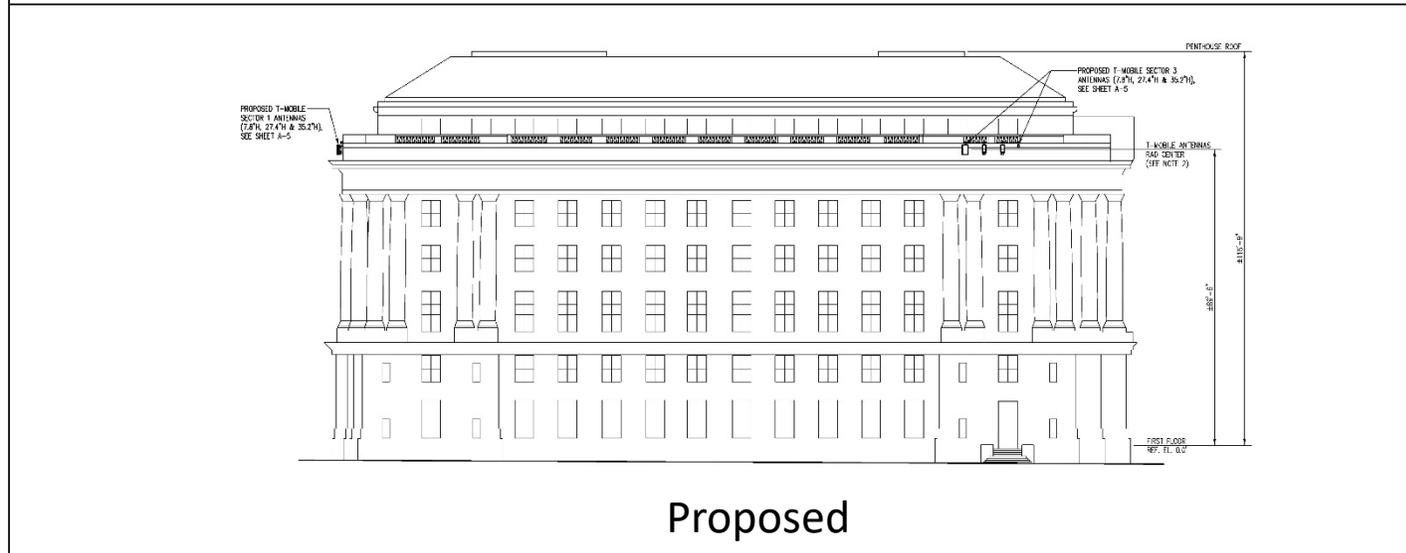
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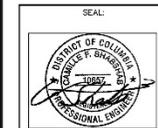
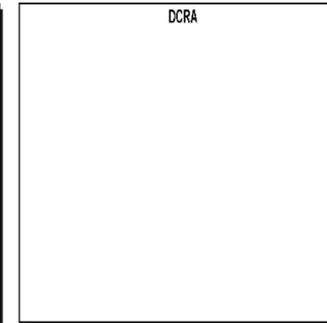
# Sector 3 - Elevation



Existing



Proposed



STRUCTURAL PLANS DERIVED AS PROVIDED BY CONTRACTOR. SEE PLAN OF THE D.C. CONSTRUCTION CODE.

I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGN INCLUDES A SAFE APPROXIMATE AVERAGE OF THE PRESENT LAW AND REGULATIONS OF THE DISTRICT OF COLUMBIA, AND I HAVE PREPARED OR DIRECTLY SUPERVISED THE PREPARATION OF THE ENGINEERING DESIGN IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT OF 1964, AS AMENDED.



PROJECT NO.: 1153.475  
 DESIGNER: W.A.  
 ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X34"

0 1/2" = 1"

GRAPHIC SCALE IN INCHES



**SITE NUMBERS:**  
 7WDC192B - 7WDC117K - 7WDC484A  
**SITE NAME:** GSA - EPA WEST BUILDING  
 1301 CONSTITUTION AVE, NW  
 WASHINGTON, DC 20004

SUBMITTALS		
DATE	DESCRIPTION	PERSON
02-19-2020	CONSTRUCTION - RELOCATE 12 BEAM ANTENNA	0
02-26-2020	UPDATES PER SA	1
04-28-2020	MOISTURE MITIGATION BEAM	2
06-19-2020	GSA COMMENTS	3
07-02-2020	SECTOR 3 ANTENNAS	4

TITLE:  
**BUILDING ELEVATIONS**

SHEET NUMBER:  
**A-3**