National Capital Planning Commission

Joint Base Anacostia-Bolling New Telecommunications Installation - South

3720 Brookley Avenue, SW, Washington, DC

Approval of Preliminary Site Development Plans

United States Department of War

December 3, 2026 | File: 8691

Project Summary

Commission Meeting Date: December 3, 2026

NCPC Review Authority: Public Law 93-166, Section 610(a)

Applicant Request: Approval of Preliminary Site Development Plans

Session: Consent Calendar

NCPC Review Officer: Jamie Herr

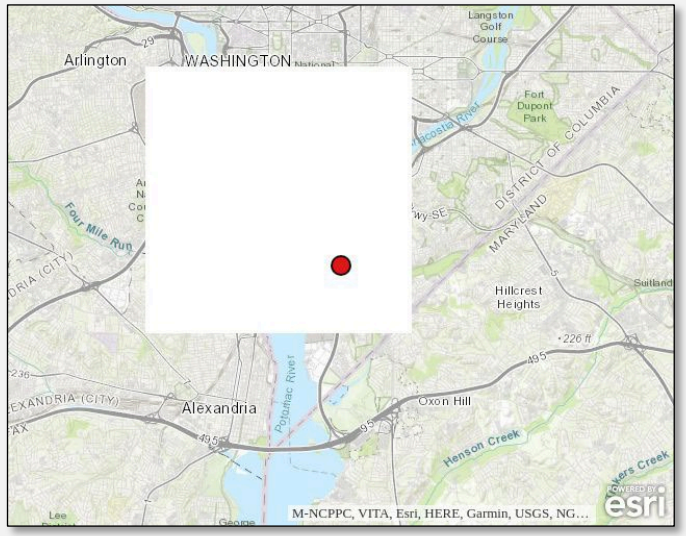
NCPC File Number: 8691

Project Summary:

The United States Department of the Air Force has submitted preliminary plans to install a new 120-foot-high monopole to allow the relocation of several existing private cellular antennas from the rooftop of a nearby dormitory (Blanchard Barracks) building, which is scheduled for demolition. The Air Force has plans to construct a new building on the Blanchard Barracks site in the future. The new cellular tower will maintain the existing service as well as the installation's public safety network. Currently, there are no other stand-alone cellular towers at JBAB, and the new tower is positioned near the Blanchard Barracks Building in a central location on the installation. The new monopole will be enclosed by a perimeter security fence, along with its supporting equipment shelters and concrete pad, to prevent public access to the 30- x 75-foot site. The project will not result in any tree removal, additional parking, nor change in on-base employment.

The Commission provided comments on the project at the September 2025 meeting.

Site Location





Location Map

Project Summary

September 4, 2025 Commission Comments:

Approves the following concept comments related to the proposed telecommunication installation at Joint Base Anacostia-Bolling (JBAB):

Notes the proposed new monopole will accommodate private cellular panel antennas that must be relocated from the nearby Blanchard Barracks rooftop, which is scheduled for demolition. There are no other buildings of similar height nearby that can accommodate the antennas.

Notes the location of the monopole will allow cellular service to continue at JBAB, which not only supports private users, but also supports the installation's emergency communications network.

Notes the telecommunications providers originally proposed a 150-foot monopole; however, NCPC and Air Force planners worked with the providers to lower the pole height to 120-feet to reduce its visual impacts to surrounding areas on the installation.

Finds the new monopole will visually impact the immediate area on-base, however, views of the pole will be more limited off-campus (over 0.5-miles away) based on its height; existing vegetation; and development surrounding the site.

Requests the following information as part of the next project submission:

- Engineering plans, details, and elevations;
- Landscape plans;
- Radio-Frequency Safety Compliance Report;
- Coordination documentation with the Federal Aviation Administration or the Metropolitan Washington Airports Authority; and
- Additional photo-simulations of the new monopole and antennas as seen from Hains Point; St. Elizabeths West Campus; and the Mount Vernon Trail.

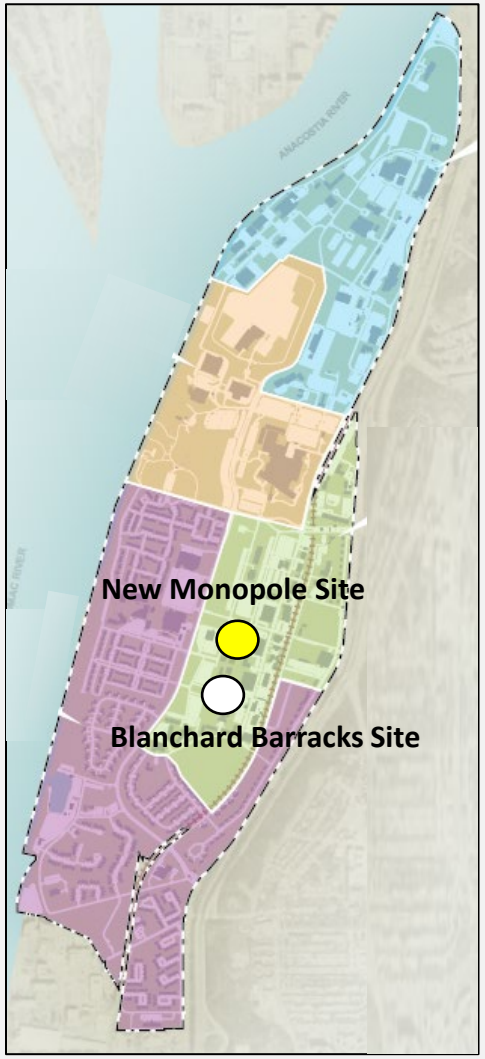
Notes the monopole is proposed on a greenfield site in an area that is designated as a higher-density future town center area in the approved JBAB Installation Development Plan and Historic Bolling District Area Development Plan.

Finds that a monopole and required setbacks are a poor use of a greenfield site slated for town center development, but the Commission understands the necessity at this time.

Encourages the applicant, as the town center area develops, to relocate the antennas from the monopole to future buildings in the area and/or install a more distributed communications network that may include small cell antennas to allow for better use of the site in the future.

Site Location





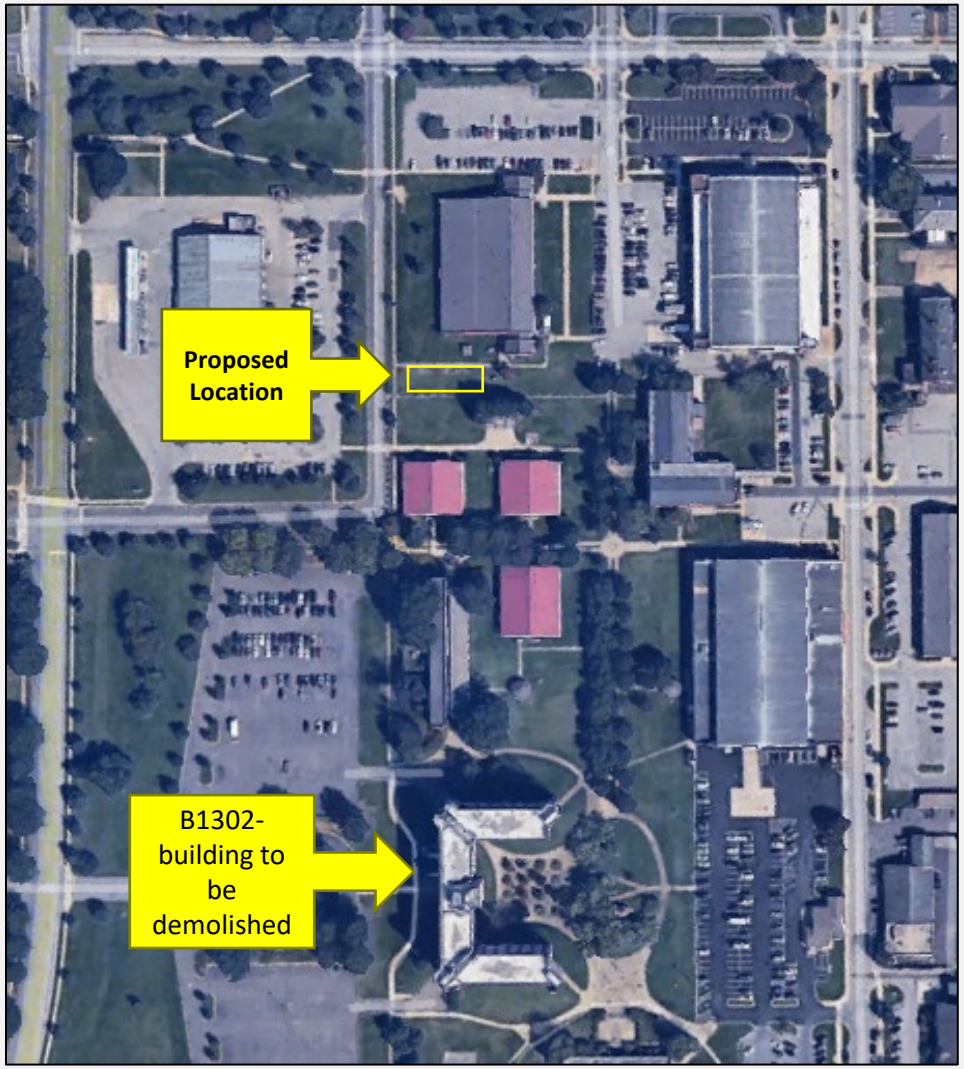
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Existing and New Sites





Existing and New Sites



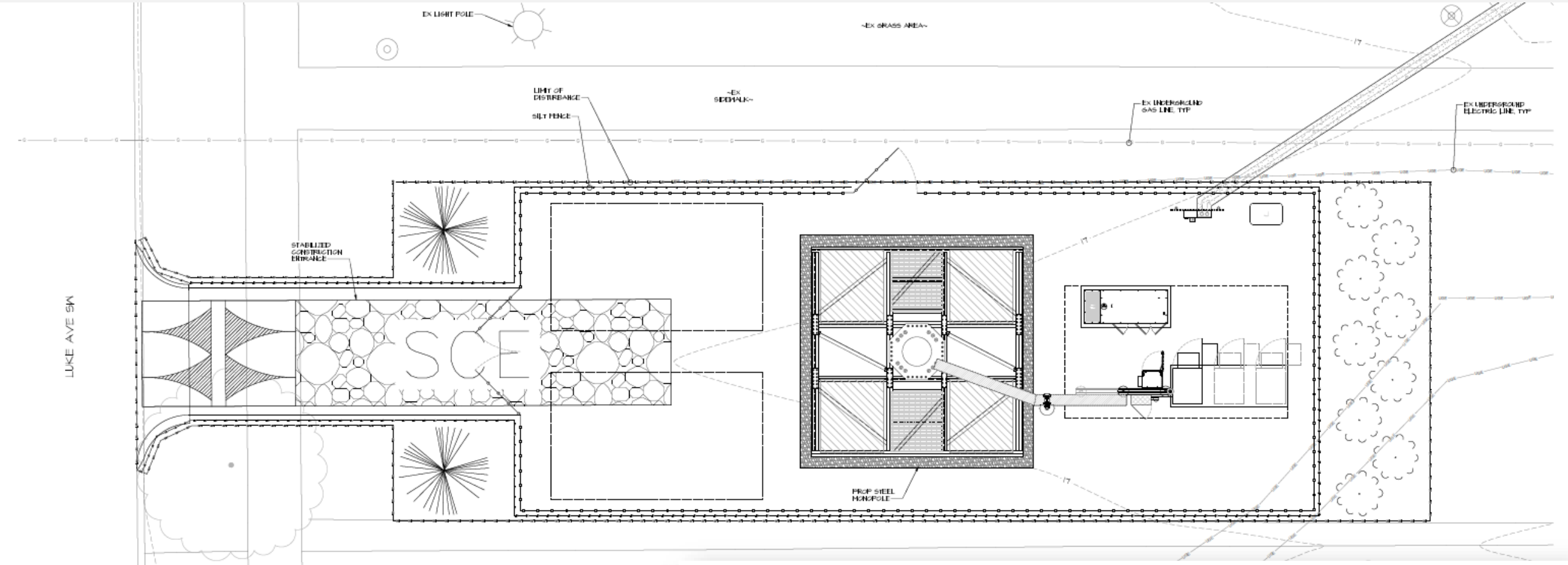


Existing Blanchard Barracks Building



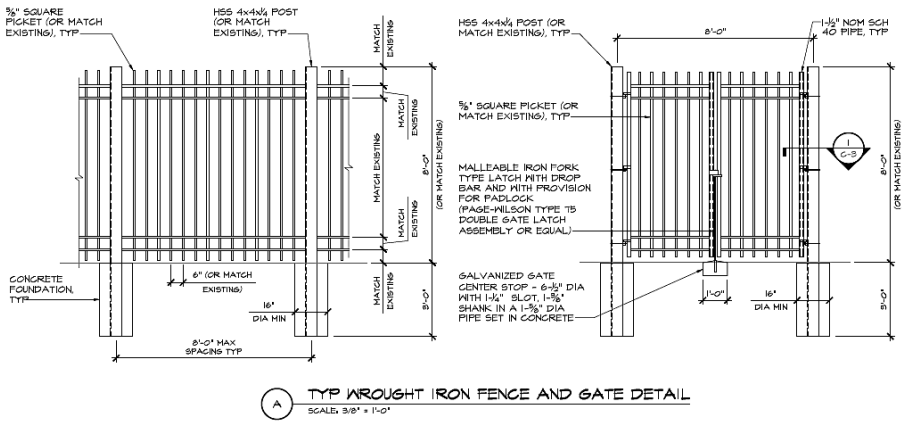


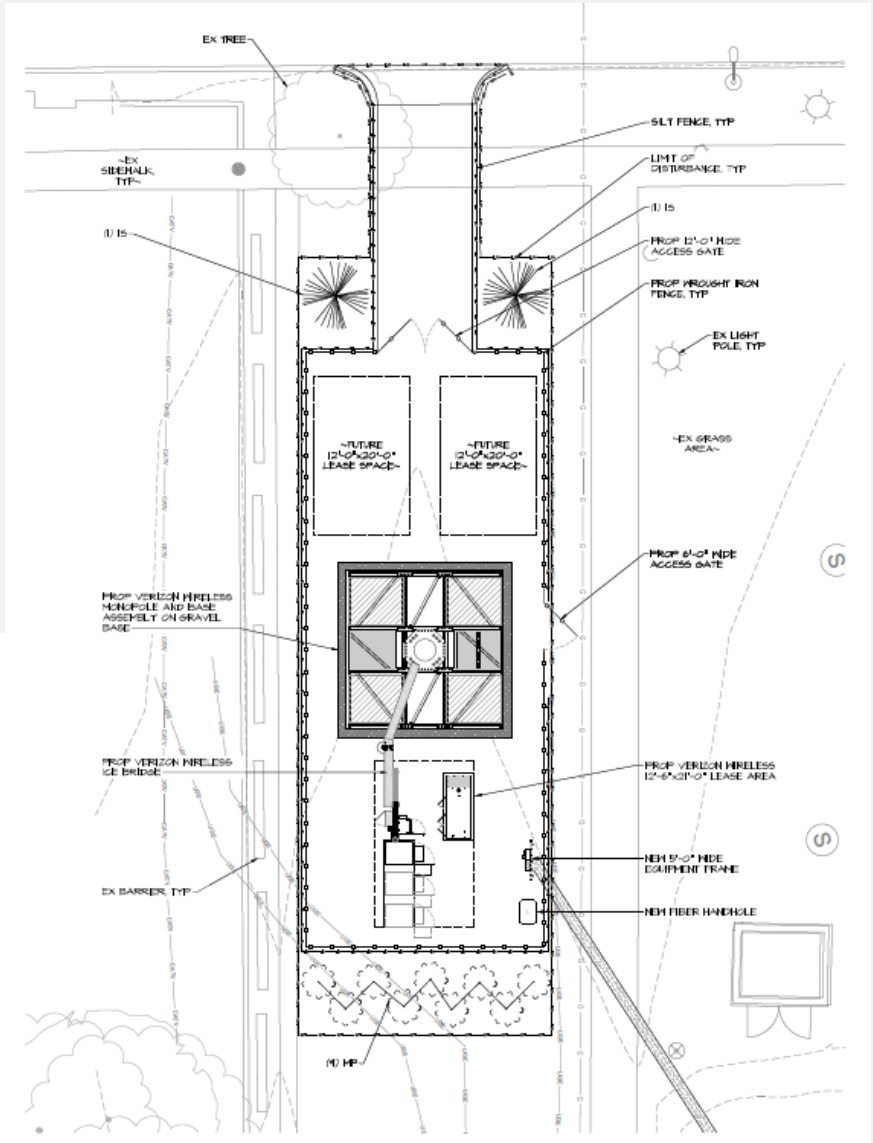
Proposed Site Plan



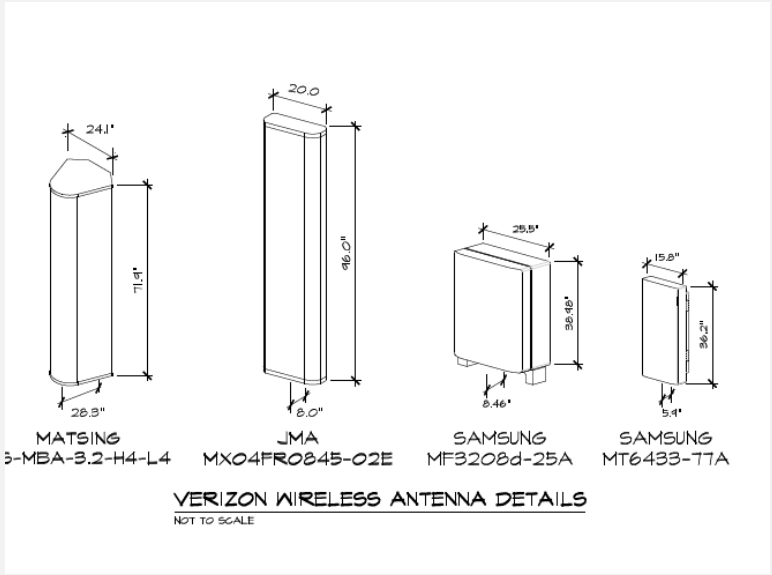
AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
2	ILEX 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	8'-0" HT.	B&B	AS SHOWN
9	MYRICA PENNSYLVANICA	BAYBERRY	24"-36" HT.	B&B/CG	AS SHOWN

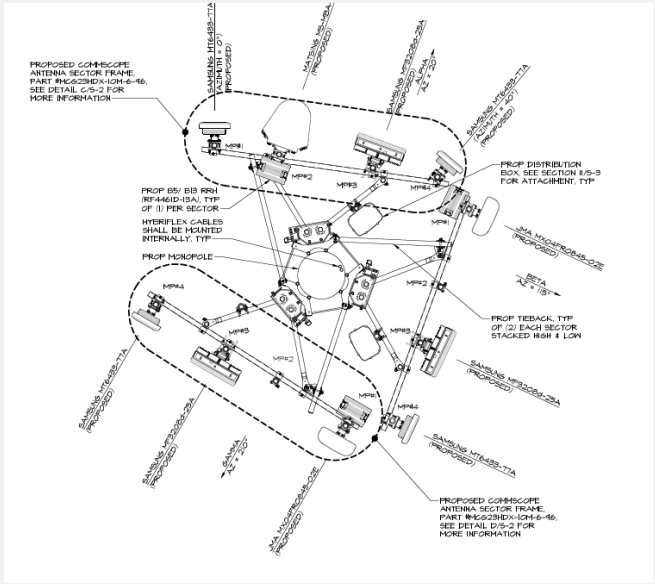
Site Plan Details

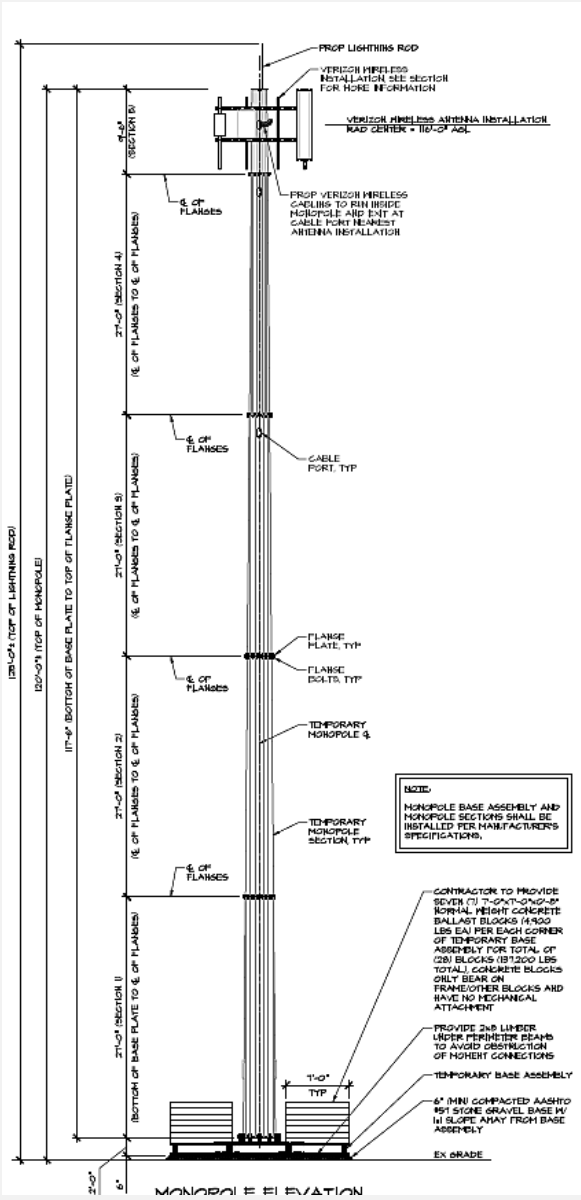




Antenna Details







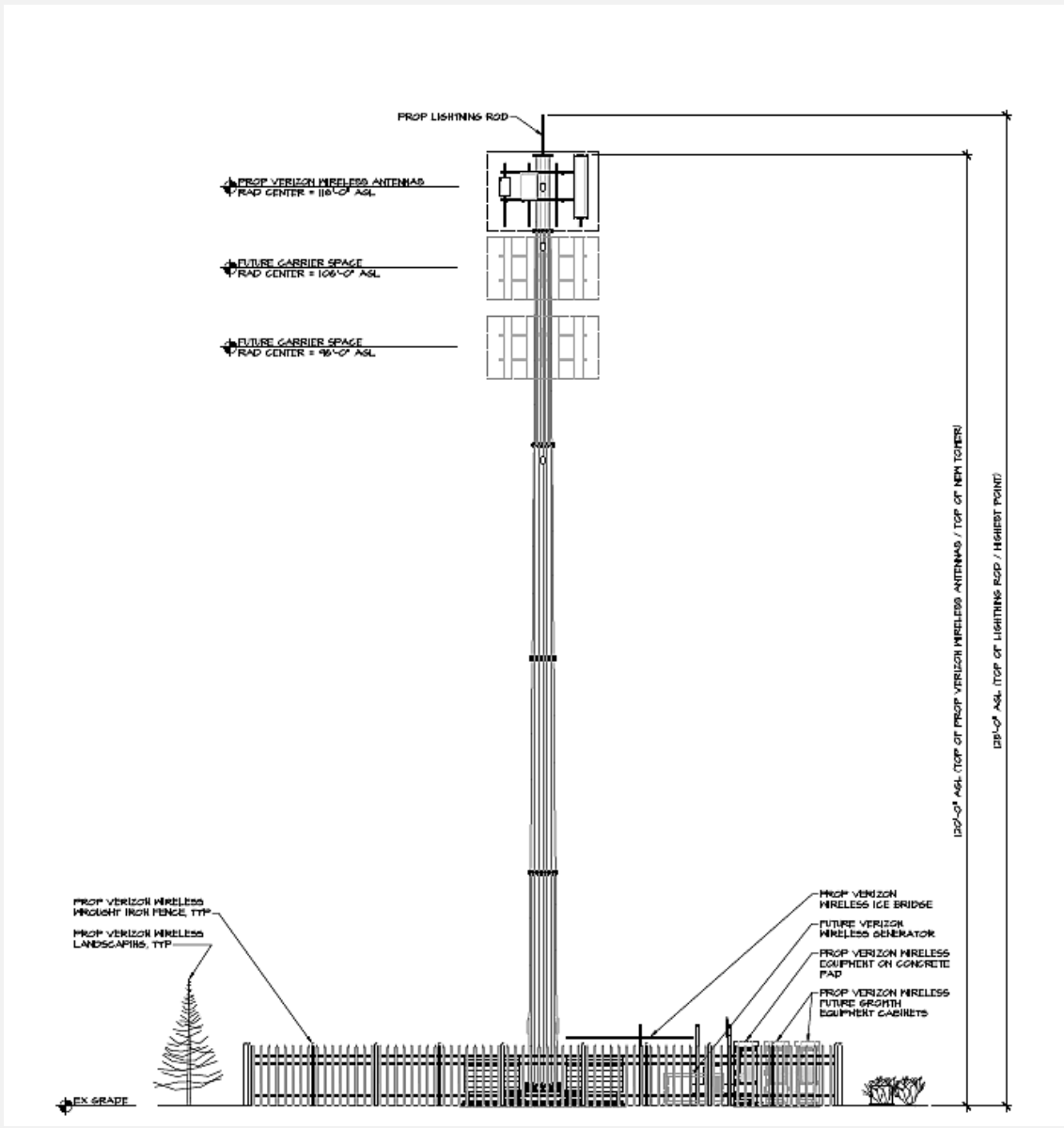
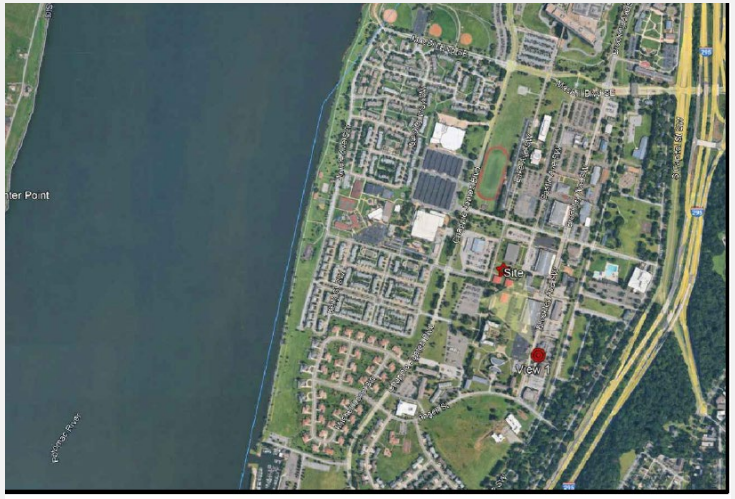


Photo Simulations



Key Map



Existing View 1



Proposed View 1

Photo Simulations



Key Map



Steel monopole with antennas is not visible from this viewpoint

Photo Simulations



Key Map



Steel monopole with antennas
is not visible from this viewpoint

Photo Simulations



Key Map



Existing View 4



Proposed View 4

Photo Simulations



Key Map

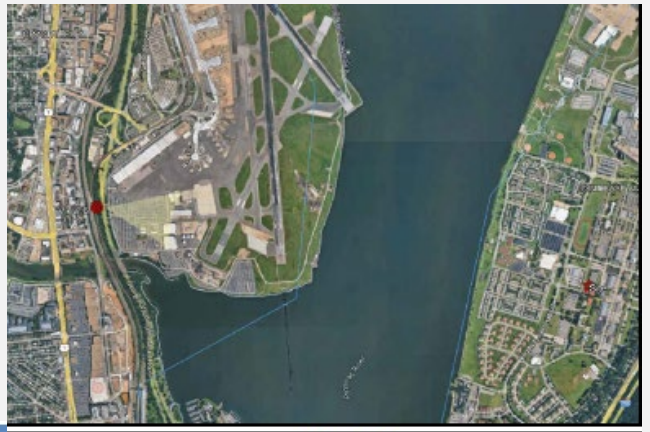


Existing View 5



Proposed View 5

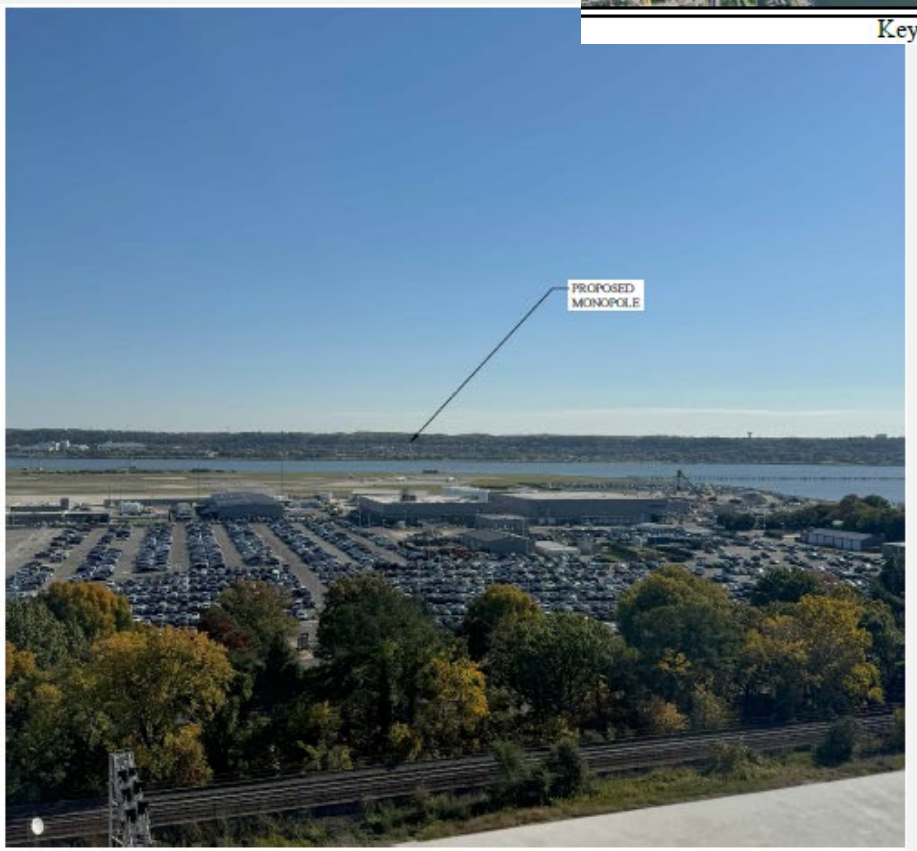
Photo Simulations



Key Map



Existing View 6



Proposed View 6

FAA Determination

The Federal Aviation Administration reviewed the proposed monopole and issued a *Determination of No Hazard to Air Navigation*

Issued Date: 08/06/2025

BOLDYN US - MILITARY
REGULATORY COMPLIANCE
121 Innovation Dr
Ste 200
Irvine, CA 92617

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Tower B1310
County, State: District of Columbia, District of Columbia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	38-50-23.87N	77-0-55.31W	17 Ft	125 Ft	142 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.
To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact FAA REAGAN NATIONAL SSC at the following phone number: 703-413-0355 .

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 02/06/2027 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.