

# Communications Tower Replacement

6001 Georgia Ave NW, Washington DC

Approval of Preliminary and Final Site and Building Plans

District of Columbia Department of General Services

# Project Summary

**Commission Meeting Date:** November 7, 2024

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

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

**Session:** Consent Calendar

**NCPC Review Officer:** Lee Webb

**NCPC File Number:** 8595

## Project Summary:

The District of Columbia's Department of General Services (DGS) is requesting approval of preliminary and final site and building plans for a communications tower replacement at 6001 Georgia Avenue, NW in Washington, DC. The project consists of demolishing a 700 ft and a 400 ft communication tower and erecting a new 500 ft tower, and providing a temporary parking lot for MPD during construction on federal land., managed by NPS.

The Office of Unified Communications (OUC) serves as the Public Safety Answering Point (PSAP) for both emergency (9-1-1) and non-emergency (3-1-1) calls in the District of Columbia. The OUC's mission is to provide a prompt, professional, and cost-effective response to all emergency and non-emergency calls within the District. The OUC operates a 10-site P25 public safety radio system, which supports first responder agencies such as the Police and Fire Departments, along with 20 other District government agencies. One of these sites is located at 6001 Georgia Avenue, NW, where there are currently two towers: a 700-foot three-legged tower and a self-standing 400-foot tower, situated side by side. The goal of the project is to demolish the two existing towers that are structurally incapable of accommodating existing equipment belonging to critical public entities such as FBI, WMATA, and Office of Unified Communications among others, while also allowing for the addition of more antennas and expansion of services of those entities in the future.

# Project Summary

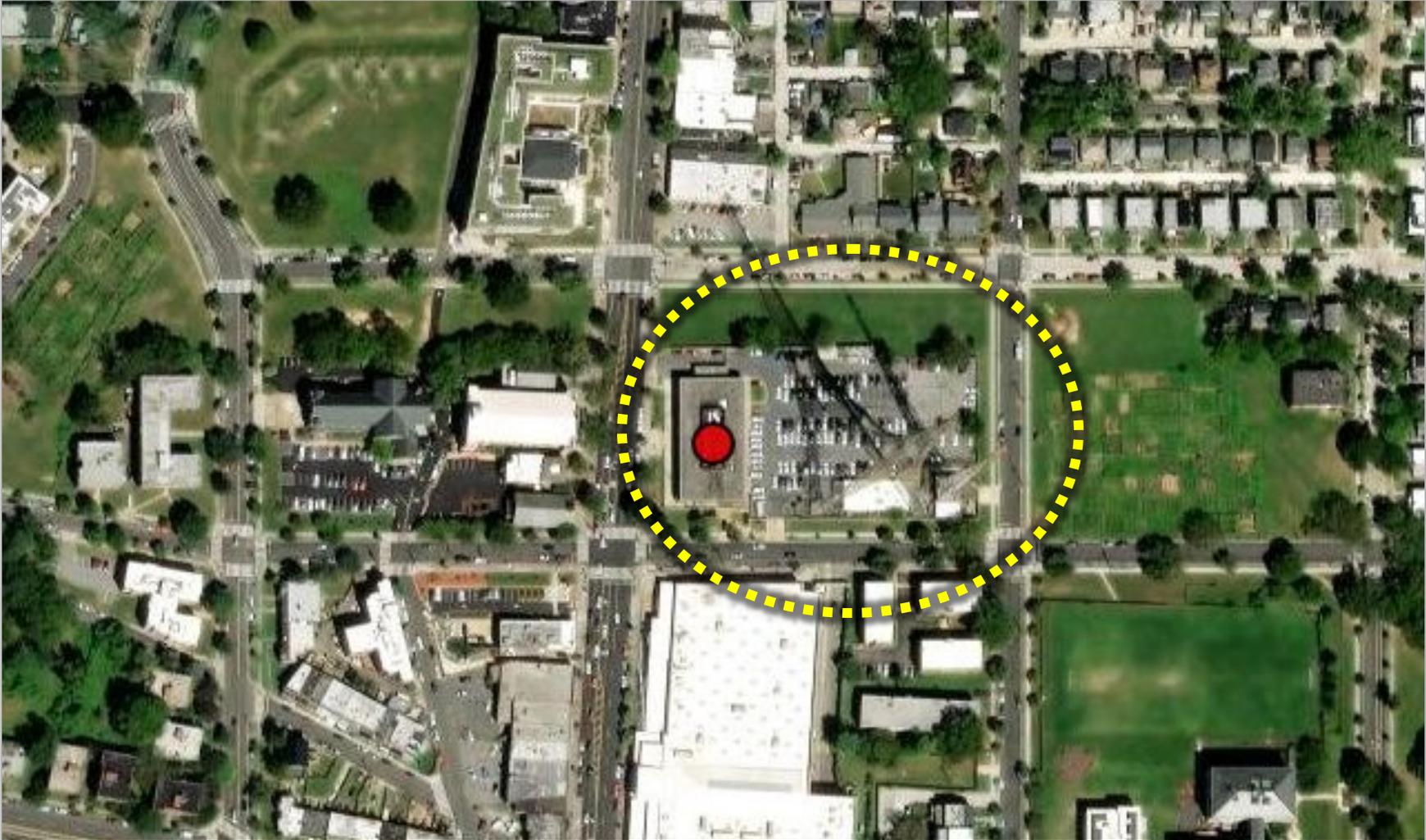
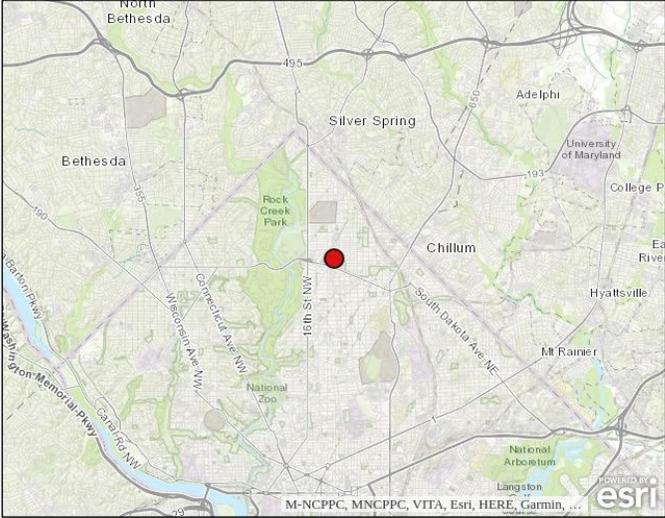
The consolidation of the two structurally insufficient existing towers into one 500-foot tower is necessary to prevent a significant loss of coverage to critical intelligence communities, and to provide continuous services to existing and possible new antennas in the future. The proposed new tower shall accommodate the government authorities needs for wireless coverage, as any lapse in the operation of the antennas shall significantly interrupt critical service in the area as one of the functions reliant on the tower construction is the emergency 9-1-1 services for the public. Consolidating two towers into one tower that is 200ft lower than the tallest existing tower provides sufficient space to all the critical public entities while also reducing adverse impacts on the surrounding area. The proposed height is the lowest reasonably necessary to render satisfactory service to existing antennas while allowing future additions.

Project is located at 6001 Georgia Ave NW in an urban location. The site is owned by the Department of General Services (DGS) and is being utilized by the 4th District Metropolitan Police Department. There are two existing communication towers: one is a 700-foot self supporting tower (SST), which houses active antennas still in operation by various entities, such as WMATA, Verizon, and government agencies; the other one is a 400-foot SST, which houses a few active antennas such as NOAA. The open lawn area to the north of the site is part of the federally controlled Fort Circle Park, under NPS's purview. NPS has been coordinating with the applicant on the project.

The existing 400-foot and 700-foot towers will be demolished, and a new 500-foot tower will be constructed in the same place. To accommodate the construction, a portion of the current parking lot will be closed. A temporary parking lot will be created in the open lawn area north of the site to provide additional parking spaces for those affected by the closure. The construction will not involve any ground disturbance. Fences, camera poles, and lighting poles will be surface-mounted on grade to avoid the need for drilling into the ground. The project will be completed in three phases.

The project obtained the Final Approval from CFA on September 19th, 2024. NPS indicated that the NHPA Section 106 review may not be required if the project does not involve any ground disturbance. NCPC has an advisory review role and therefore does not have Section 106 or NEPA compliance responsibilities.

# Site Location

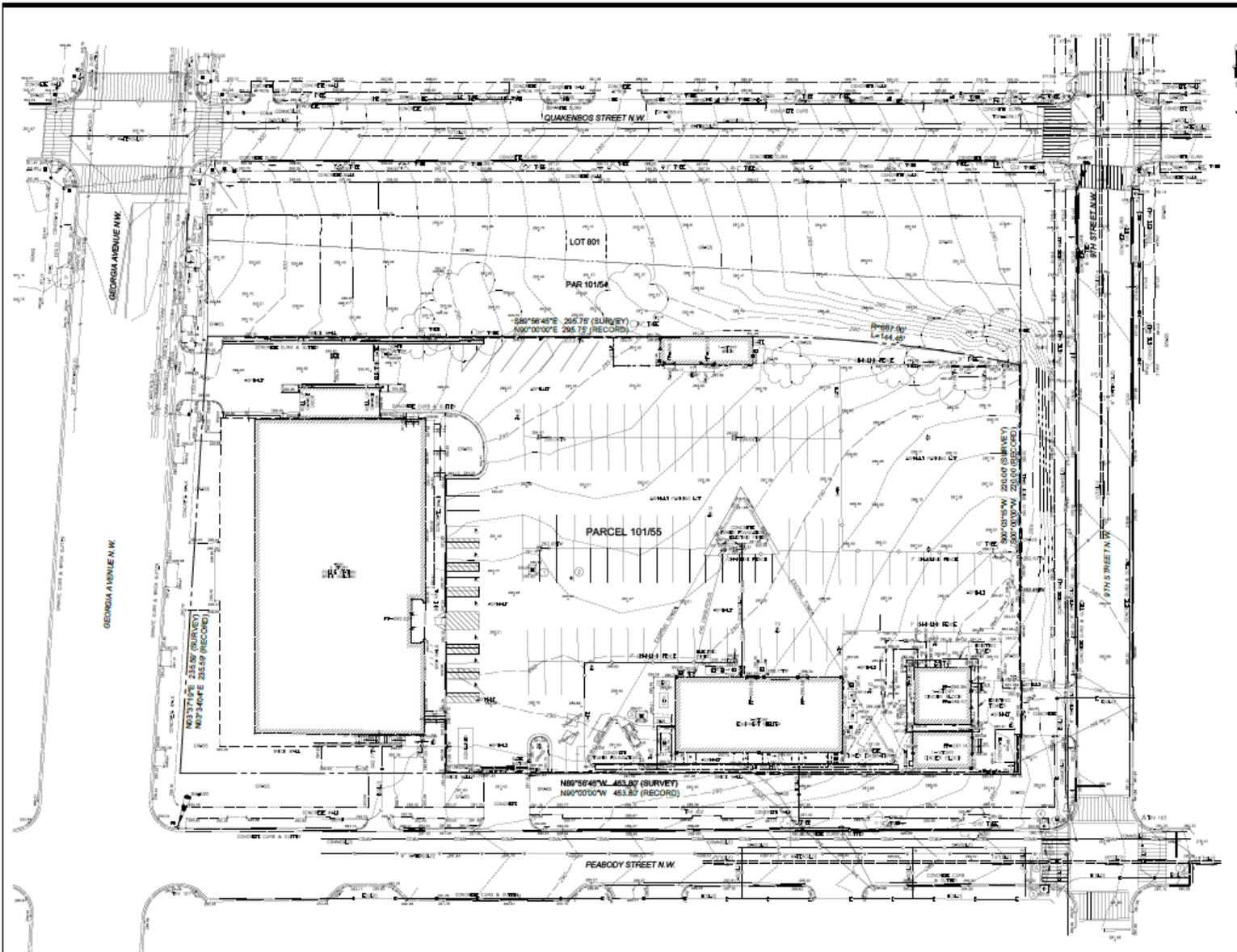


Location Map

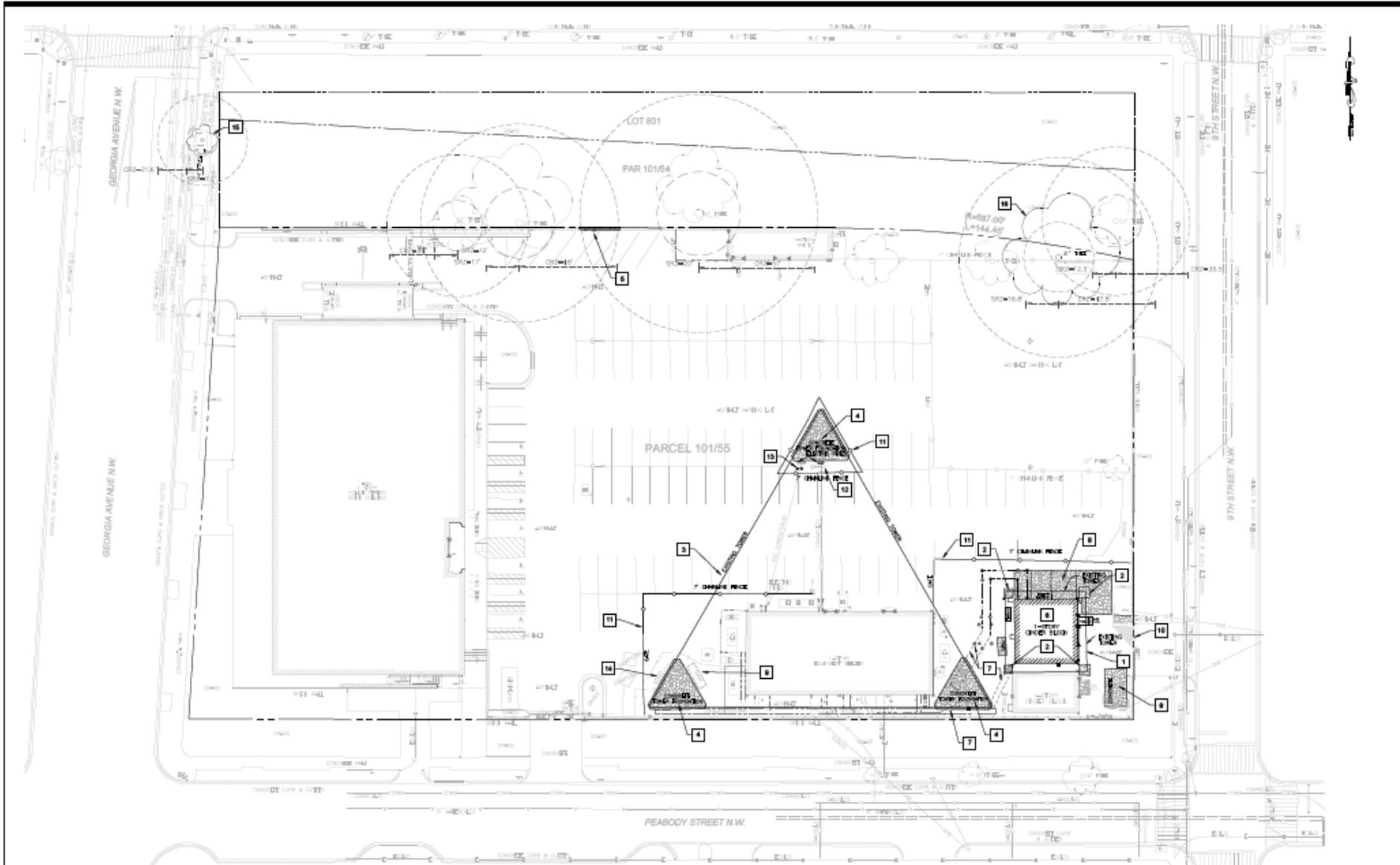
# Rendered photographs Showing Before and After



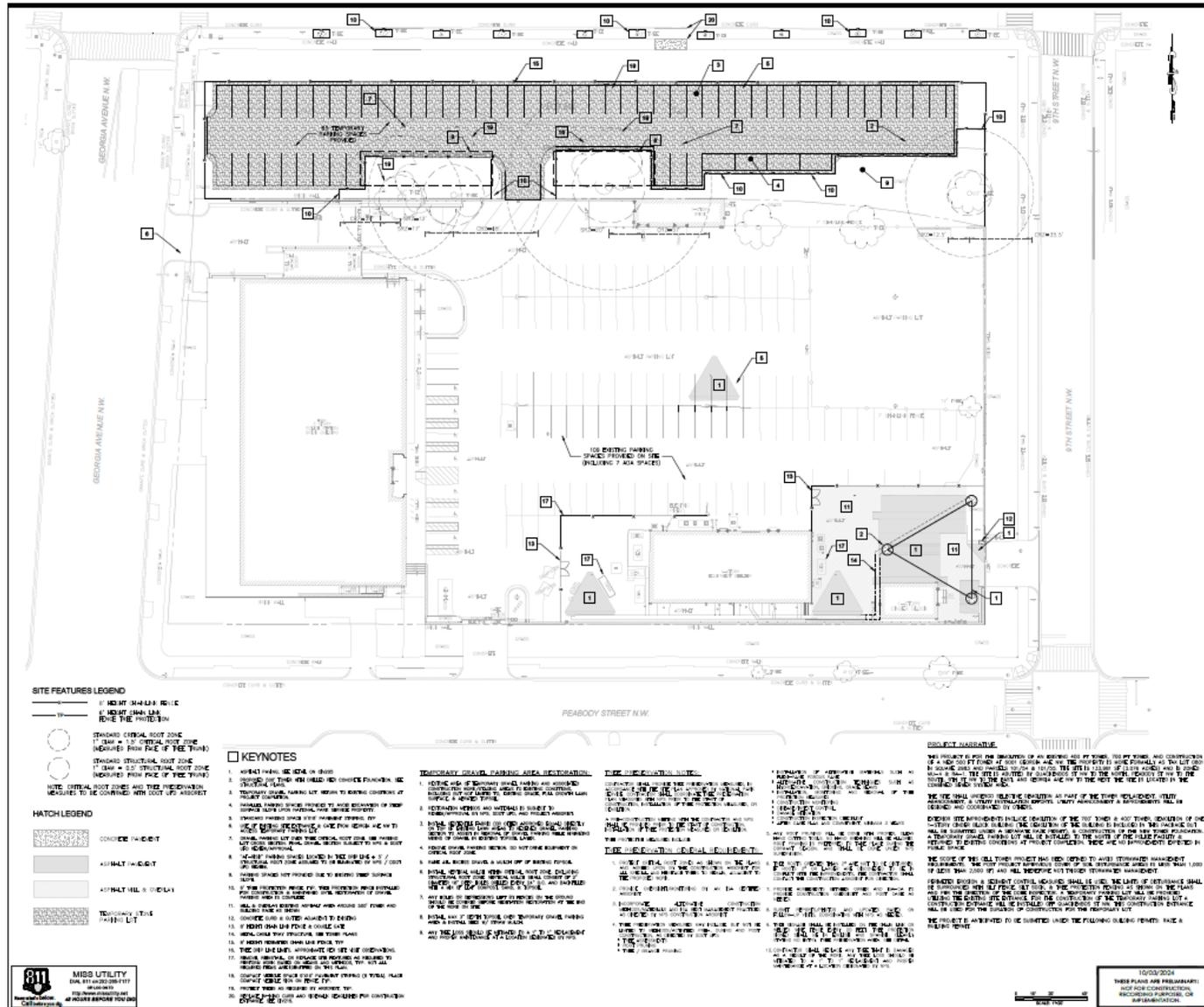
# Existing Conditions Site Plan



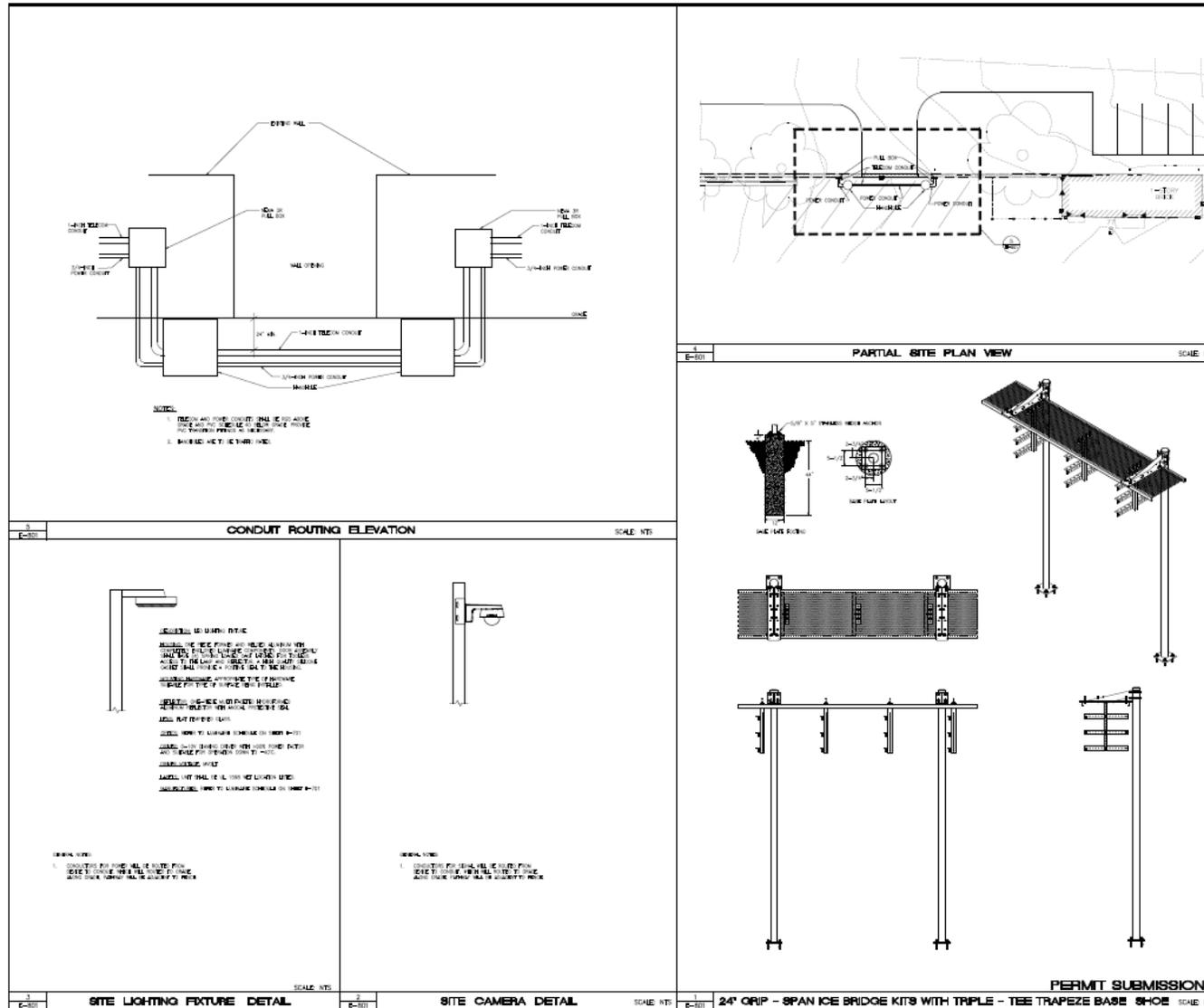
# Site Demolition Plan



# Proposed Site Plan with Temporary Parking Lot



# Details

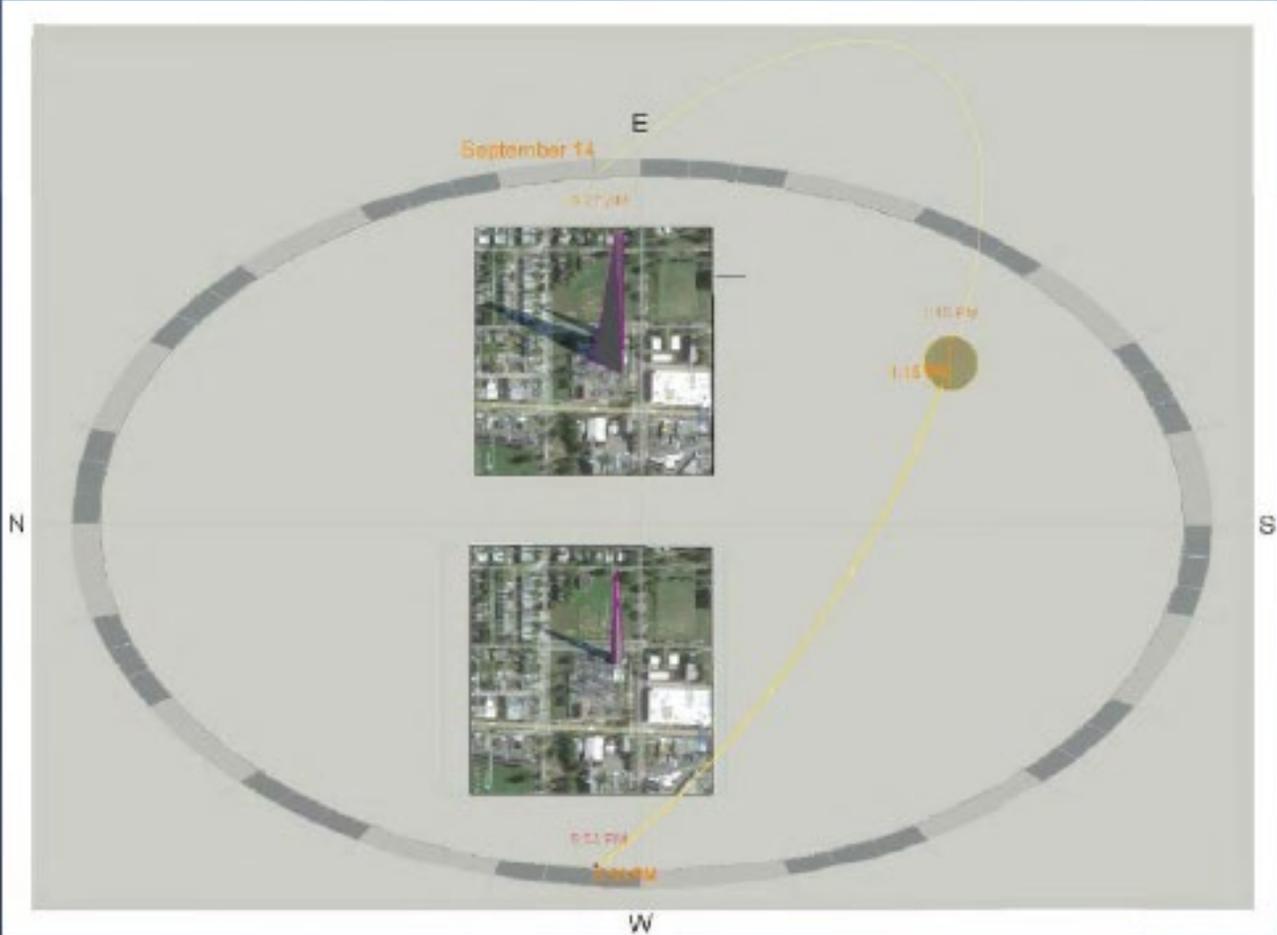






# Solar Study

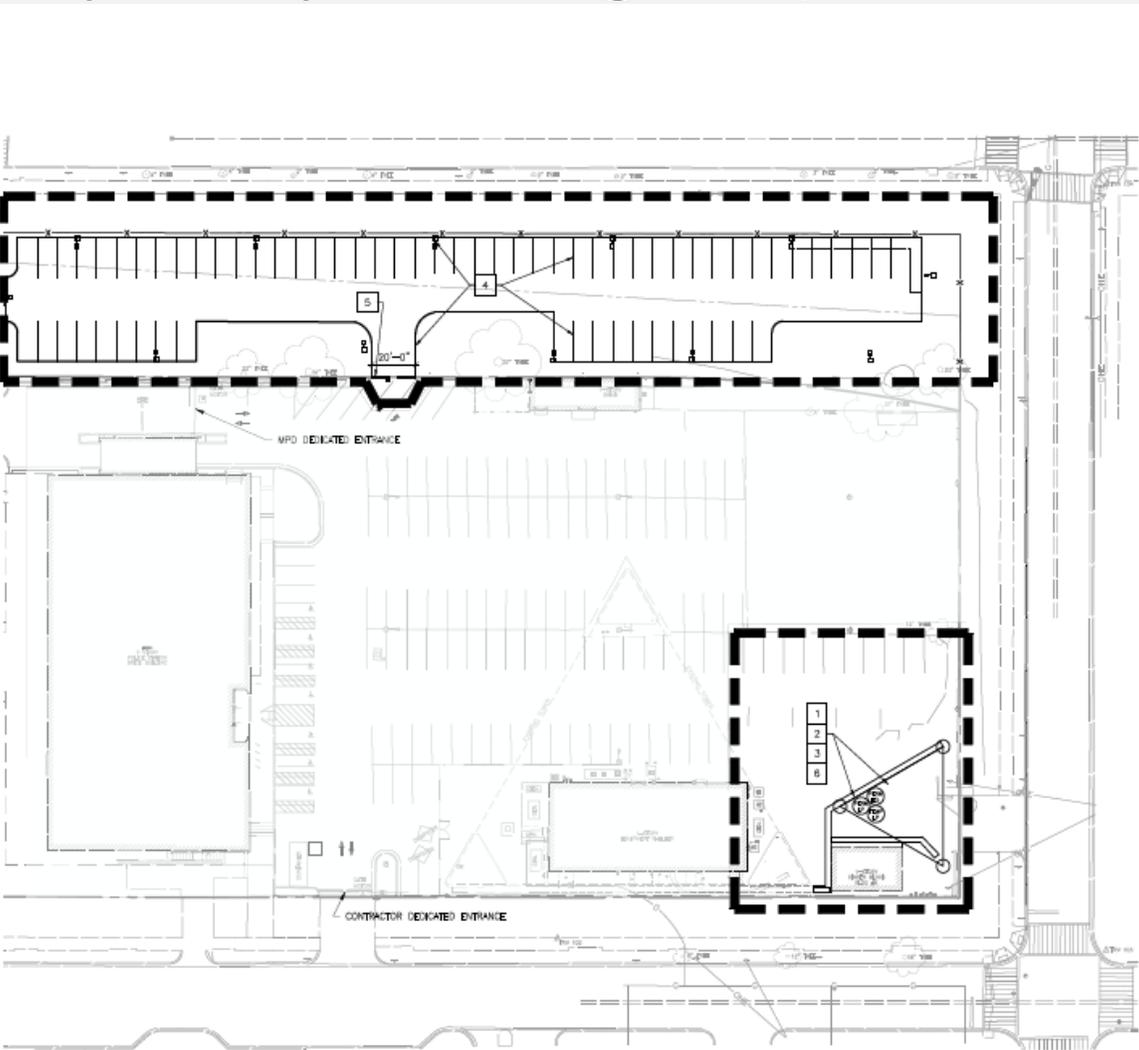
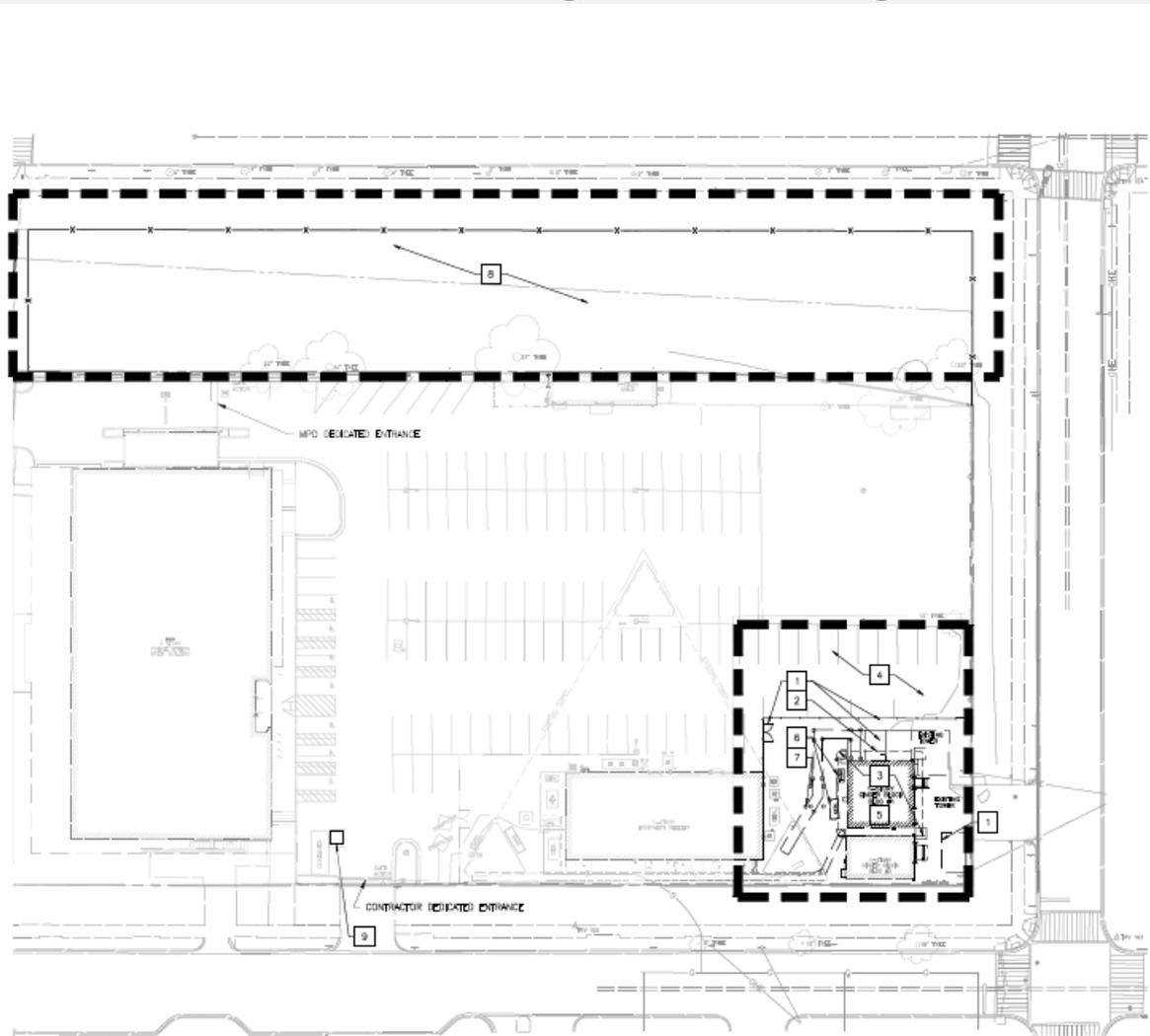
## Solar Study



8/26/2024

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# Site Plan Showing Existing and Temporary Parking Lot(NPA land)



# Site Plan Showing Temporary Parking Lot to be Infilled

