

SOUTHEAST WASHINGTON
Dependable Telecommunications Services
SBA Properties, Inc.

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**FACT
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OVERVIEW

Ward 7's ANC 7B has some of the most affluent communities in southeast Washington and yet there is unreliable cellular telephone service in the area. Studies show that these communities have nearly seven times the number of dropped calls as the rest of the District of Columbia. Moreover, ambulance companies providing emergency medical services indicate that wireless communication with DC General Hospital and Greater Southeast Community Hospital is not dependable in this area, thus jeopardizing public safety. With a highly educated population, a major commuter corridor (Pennsylvania Avenue) and extensive outdoor recreation facilities, ANC 7B residents deserve dependable cellular telephone services.

Major telecommunication carriers want to provide reliable cellular telephone service to communities in ANC 7B. To facilitate this, SBA Properties, Inc. proposes constructing a monopole at the Penn-Branch Shopping Center to co-locate the carriers. This site provides the necessary coverage to improve service in the area. With this monopole, communities in ANC 7B will have dependable cellular phone service for increased public safety and health care service delivery.

HEALTH & SAFETY

• **Major health care and law enforcement organizations support** the need to quickly communicate medical and safety emergencies in the area. They include: the District of Columbia Hospital Association, DC General Hospital, Greater Southeast Community Hospital, ambulance service providers, Rural Metro Ambulance, Penn-Branch medical services personnel, African Americans with Physical Challenges, members of the National Association of Emergency Medical Services Physicians, and members of the DC Metropolitan Police Department.

ZONING COMMISSION
District of Columbia
Case 01-02
Exhibit 38

ZONING COMMISSION
District of Columbia
CASE NO.01-02
EXHIBIT NO.38

- **The proposed monopole has radio frequency emissions that are less than one percent** of the Federal Communications Commission's guidelines. This is far lower than the emissions from a car alternator or a home microwave.
- **Cellular phones save lives.** DC Metropolitan Police report that calls to 911 via cell phone have helped them to respond more quickly to emergencies and have increased public safety. Last year, there were nearly 1,500 police emergencies within a one-mile radius of Pennsylvania and Branch Avenues.
- **The FCC indicates that the use of cellular technology is safe and poses no threat** of exposure to individuals. FCC radio frequency exposure guidelines are based on recommendations made to the FCC by EPA, the FDA, the National Institute for Occupational Safety and Health, and OSHA. Please reference the FCC website at www.fcc.gov/pet/rfsafety.

COMMUNITY BENEFITS

Public Safety Benefits

- **Cellular telephones save lives** and provide dependable communication service in homes, cars, the neighborhood, and at community recreational events. Each day, nearly 90,000 people travel across Pennsylvania and Branch Avenues and they need dependable cell phone service. This monopole will eliminate most service problems.
- **SBA will support ambulance service communications with DC General Hospital and Greater Southeast Hospital** by providing dispatch location space on the monopole at no charge to District of Columbia Rural Metro Ambulance.
- **Cellular telephones help improve public safety.** Ft. Dupont Park currently has no public phones. Each year, over 260,000 people drive through and 49,000 recreate in the park where there are a considerable number of emergencies. People need reliable cell phone service to report emergencies immediately.

Neighborhood Improvements

- **SBA will work with neighbors to design the base station and the landscaping** around its monopole.
- **SBA will help to improve public safety** by increasing the lighting in the Penn-Branch Shopping Center lot.
- **Penn-Branch Shopping Center** will relocate its garbage dumpster into the SBA compound and out of public view.
- **SBA will work with the community** to explore improvements to Penn-Branch Shopping Center.

FREQUENTLY ASKED QUESTIONS

HOW WILL IT LOOK?

- Present plans call for the construction to begin September 2001 on a single monopole that will be approximately 150-feet high and less than 2 ft. in diameter at the top with carrier antennas located near the top.
- A 30 x 52 ft. base station will be located at the bottom of the pole and will house the electrical equipment that makes the monopole operational. The area surrounding the base station will be well landscaped with shrubs and trees.

WHY THIS LOCATION?

- SBA Properties, Inc. and its wireless carriers researched every commercial location in the community to determine if it could meet requisite technical and radio frequency requirements to eliminate the drop zones, i.e., areas where cell phone calls cannot be dependably made or received. After a thorough Environmental Site Assessment and careful analysis of the technical requirements, engineers determined that the Penn-Branch Shopping Center provides the best site location to meet the community's service needs and poses no environmental risk.

WHAT ABOUT PROPERTY VALUES?

- In the state of Virginia, where SBA's monopoles are currently located, property values have increased.

COMMUNITY MEETINGS

Your support is critical to making dependable cellular telephone service a reality for southeast Washington. Please join us for the following community meetings.

- May 5** Hillcrest Community Civic Association Meeting, 10:00 a.m., Lutheran Church of the Holy Comforter, 3319 Alabama Ave., SE
- May 8** Penn-Branch Civic Assoc., 7:00 p.m., PA. Ave. Baptist Church, 3000 PA. Ave, SE
- May 9** PSA 608 Community Police, 6:00 p.m., 2701 PA Ave., SE
- May 14** Sixth District Citizens Advisory Council, 7:30 p.m., 100 42nd St., NE
- May 16** Marshall Heights CDO, 6:00 p.m. 3939, Benning Rd., NE
- May 16** Pennsylvania Avenue Task Force, 9:30-11:00 a.m., 2701 PA. Ave., SE
- May 19** ANC 7B Townhall, 10 a.m., Ryland Methodist Church, 3200 "S" St., SE

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