



# Telecommunications Monopole Project

## The Madeira School

8134 Georgetown Pike  
McLean, VA 22102

Informational Meeting  
January 15, 2026





# Milestone Towers

BRIDGING WIRELESS GAPS

**22+**

Years in  
Business

**50+**

Landowner  
Partners

**170+**

Towers  
Constructed

**1,500**

Sites  
Available for  
Development



Milestone Towers is a Virginia-based cell tower developer with over 20 years of experience developing wireless infrastructure with municipal and private landowner partners

# Wireless Growth Trends

> 72%

## Wireless Only

Solely wireless telephone household (no landline)

21

## Wireless Devices

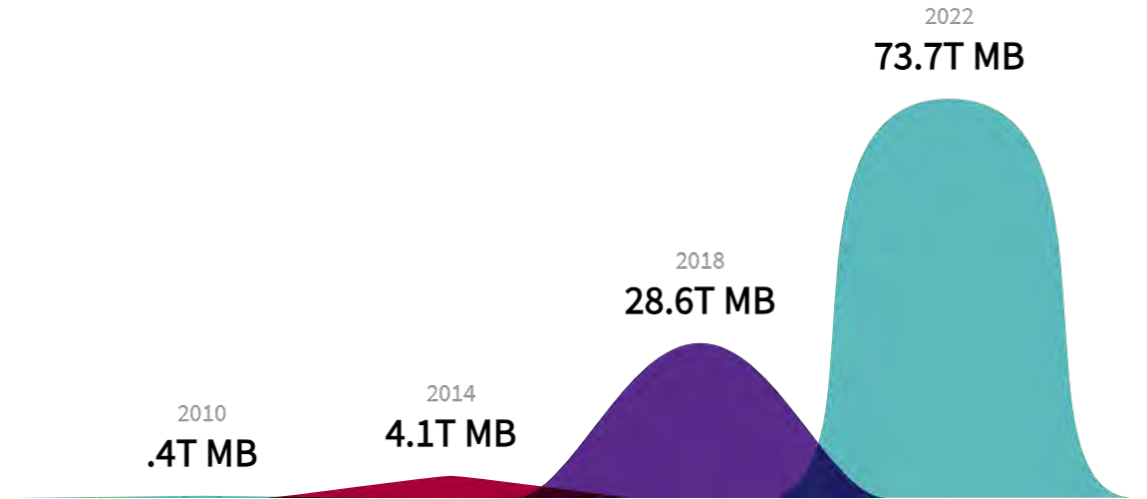
Wireless devices per household

77%

## 911 Calls

Of all 9-1-1 calls in Virginia are dialed using a wireless device

## Mobile Wireless Data Traffic Over Time



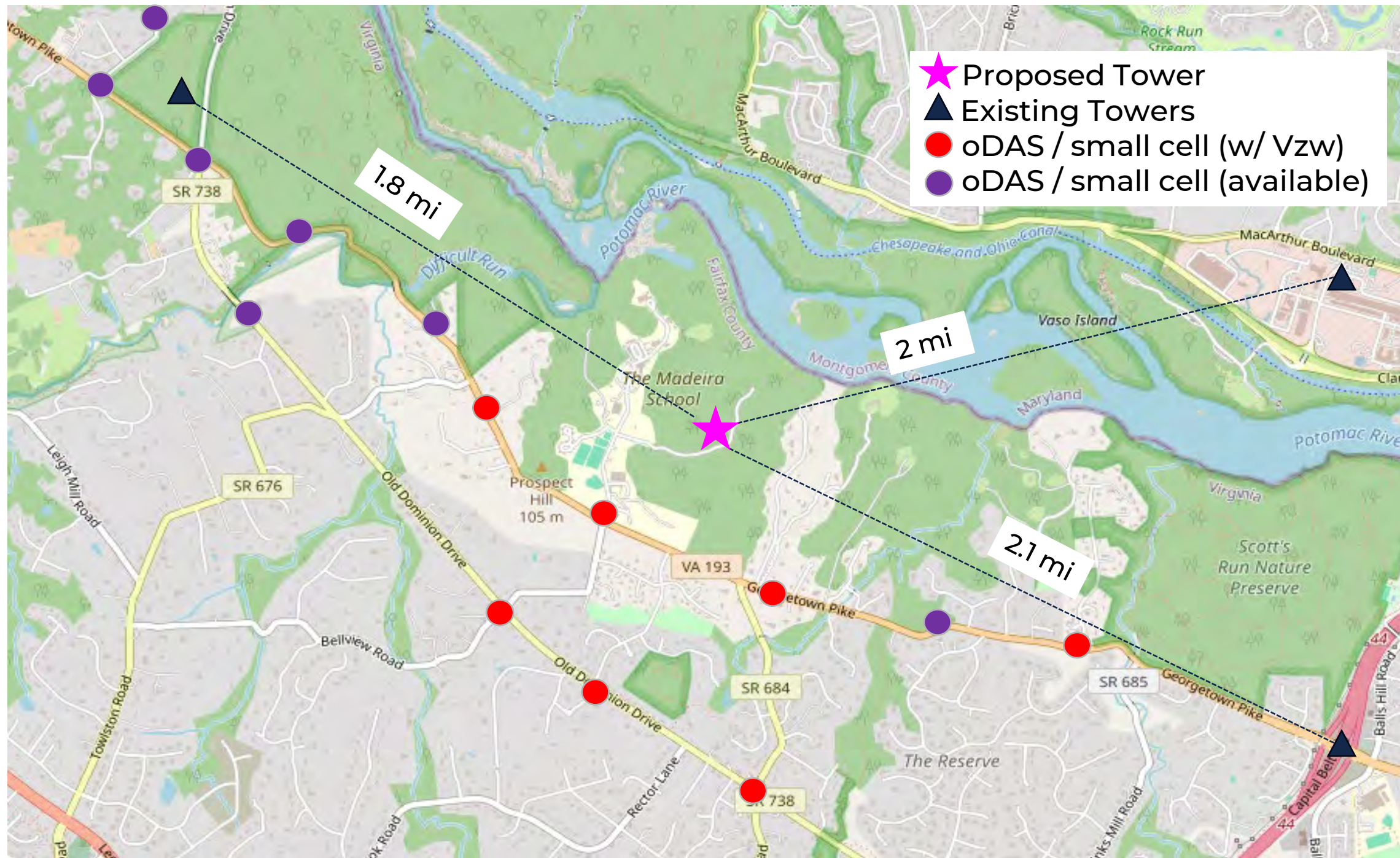
Source: CTIA Annual Survey (2023): <https://www.ctia.org/news/2023-annual-survey-highlights>

# Why a New Tower?

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- The coverage provided by existing cell towers & oDAS nodes in the area is insufficient to meet current demand and service expectations
- Verizon is already co-located on all existing towers and several oDAS nodes in the surrounding vicinity. Upgrading, reorienting, or extending equipment on nearby infrastructure has been evaluated and will not eliminate or substantially improve the existing coverage gap
- oDAS (outdoor Distributed Antenna Systems) locations are limited by low elevation, small antenna arrays, and significantly reduced output power compared to traditional macro towers
  - Adding more small cells or oDAS nodes will not adequately address the in-building or in-vehicle service deficiencies within the affected area



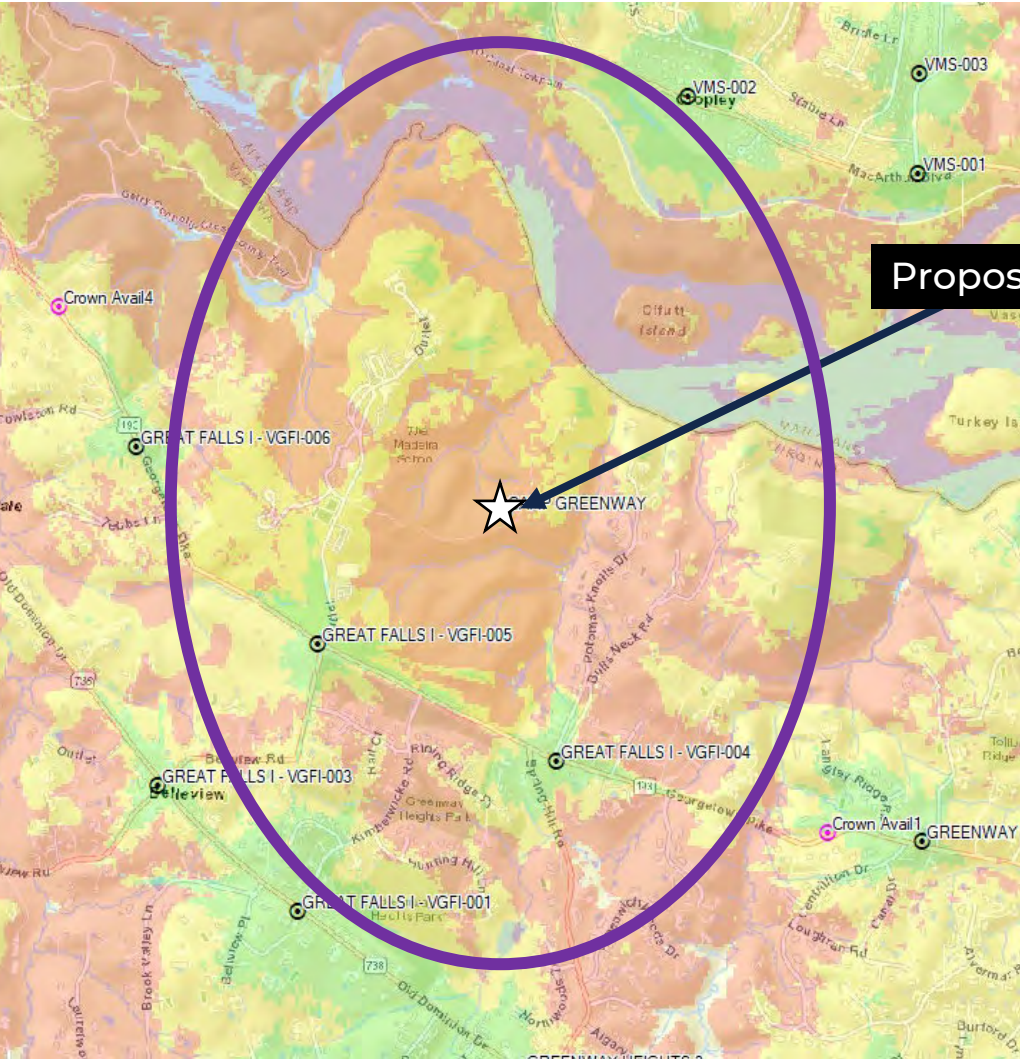


- ★ Proposed Tower
- ▲ Existing Towers
- oDAS / small cell (w/ Vzw)
- oDAS / small cell (available)



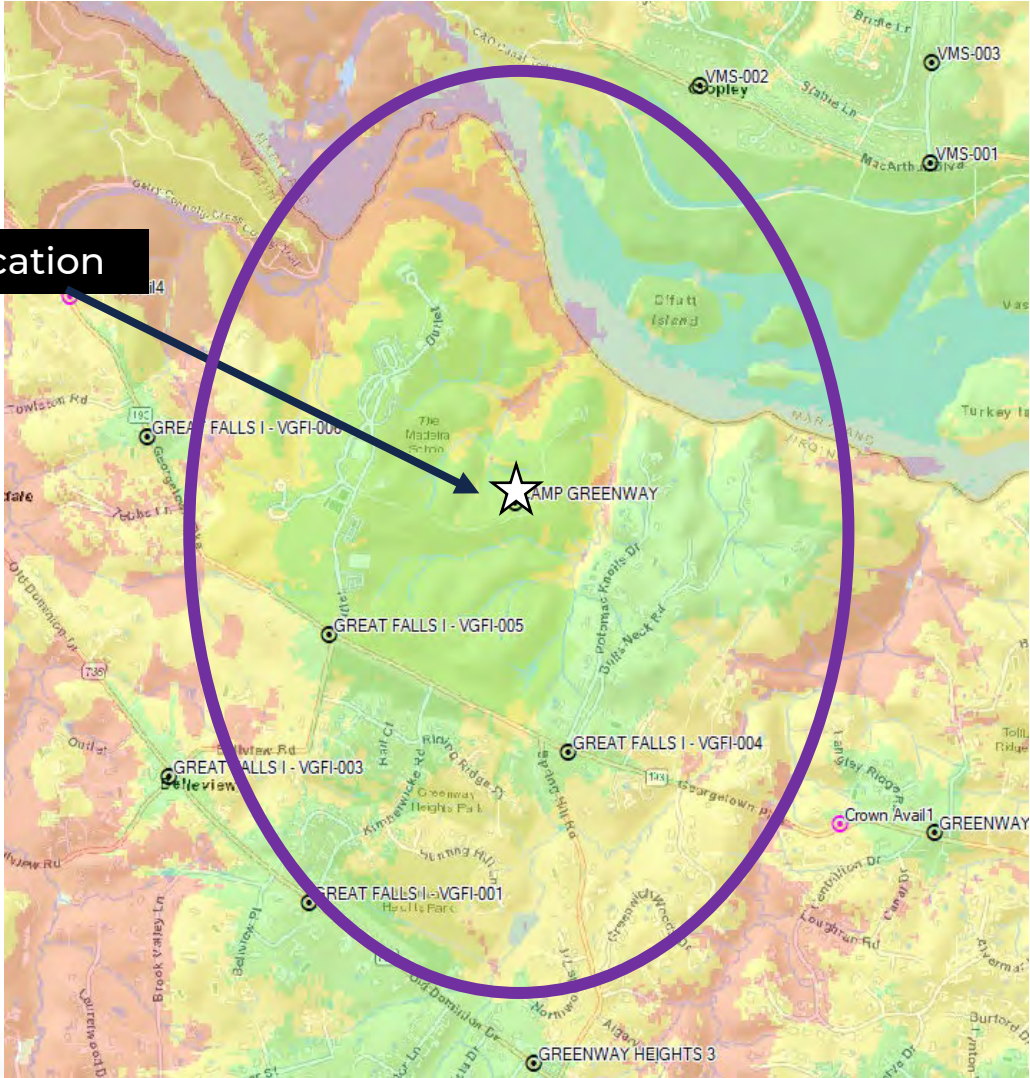
# Verizon Coverage

Existing



Proposed Tower Location

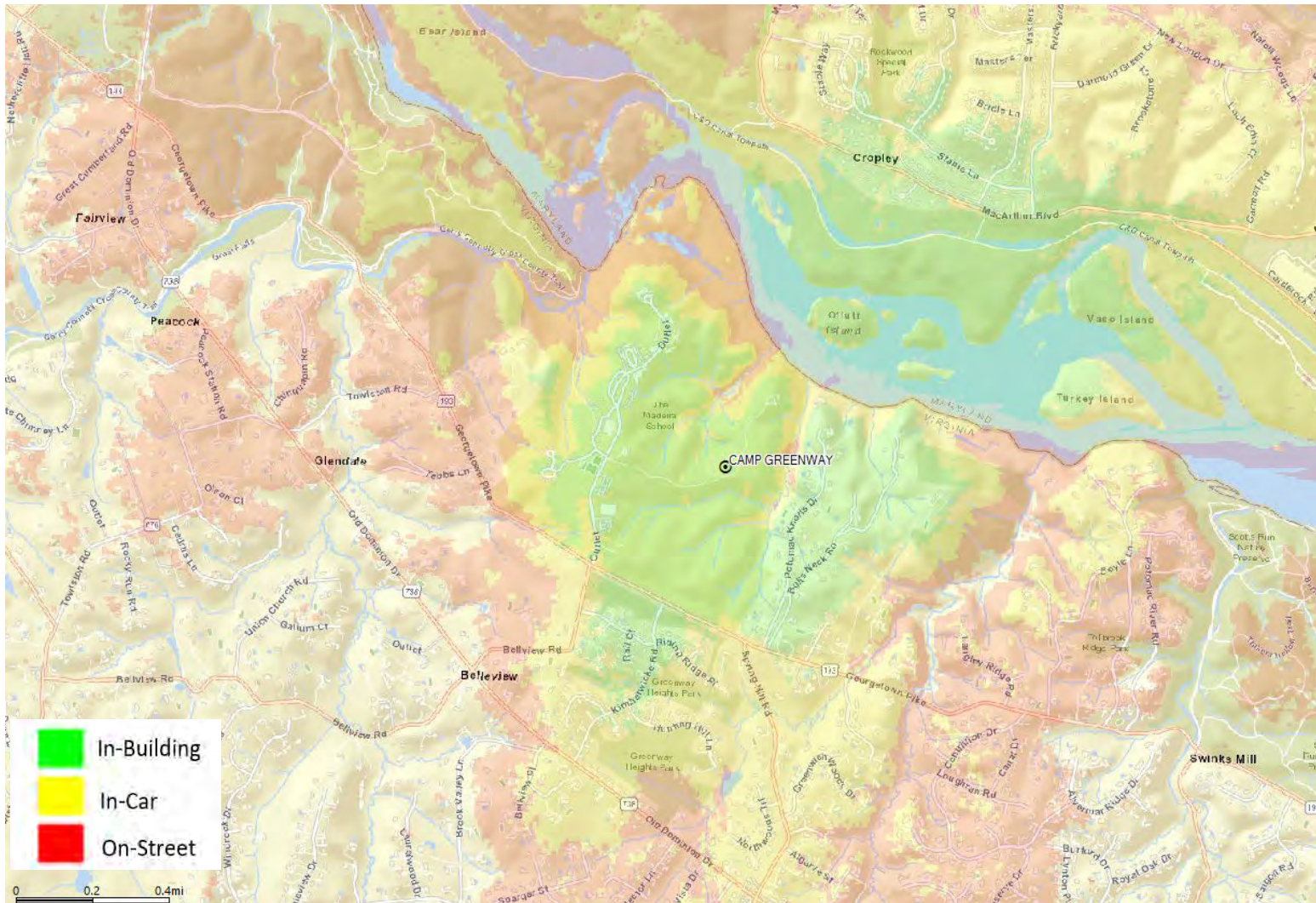
Proposed- 175' tower



- In-Building
- In-Car
- On-Street



# Coverage Area Improvement

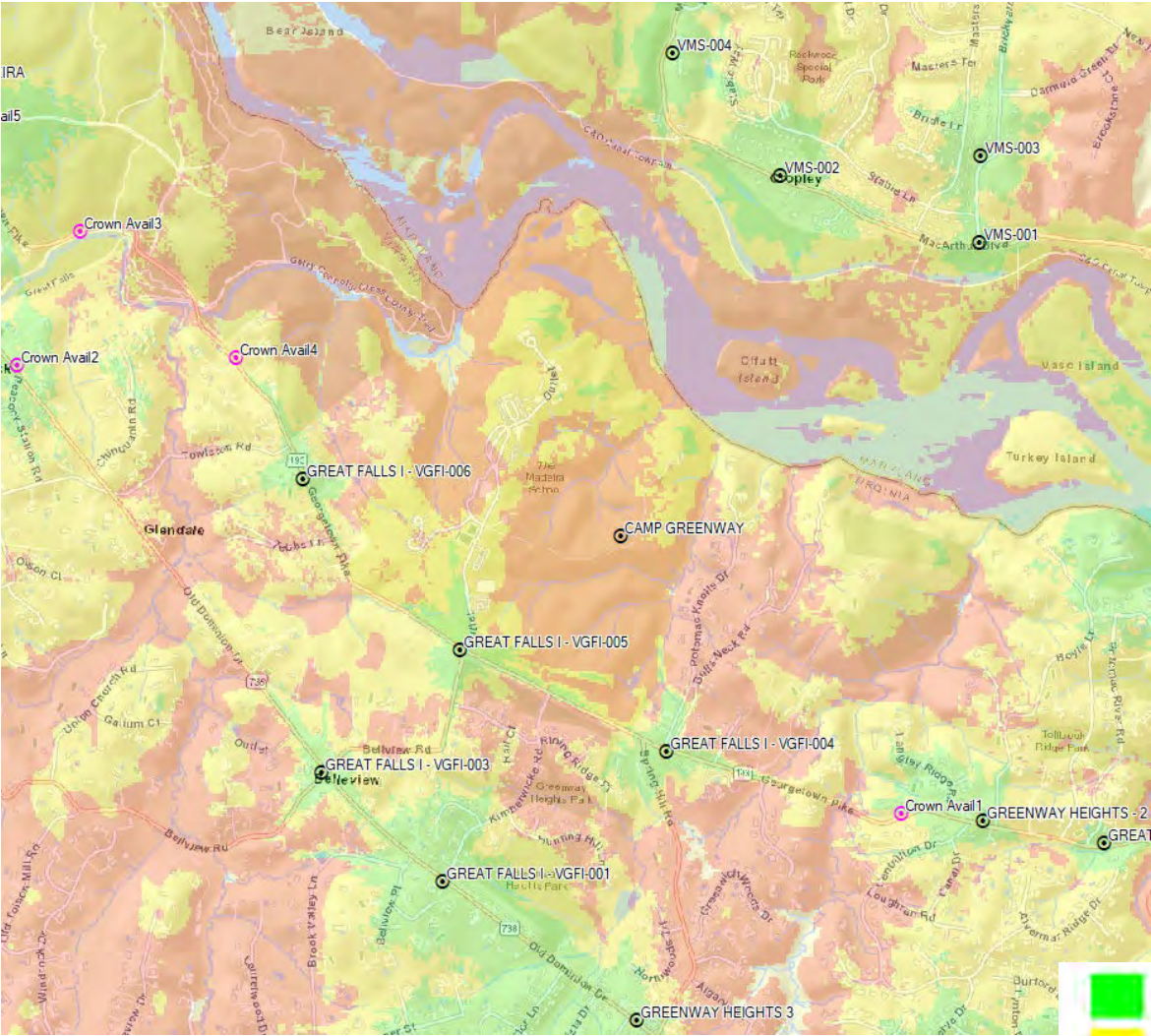


- ~ 2.74 sq mi of improved coverage
  - ~300 households
  - ~15,000 average vehicles/day traveling Georgetown Pike (Rte 193)
  - ~500 Madeira School students and faculty
  - Recreational users of nearby trails, parks, and waterways

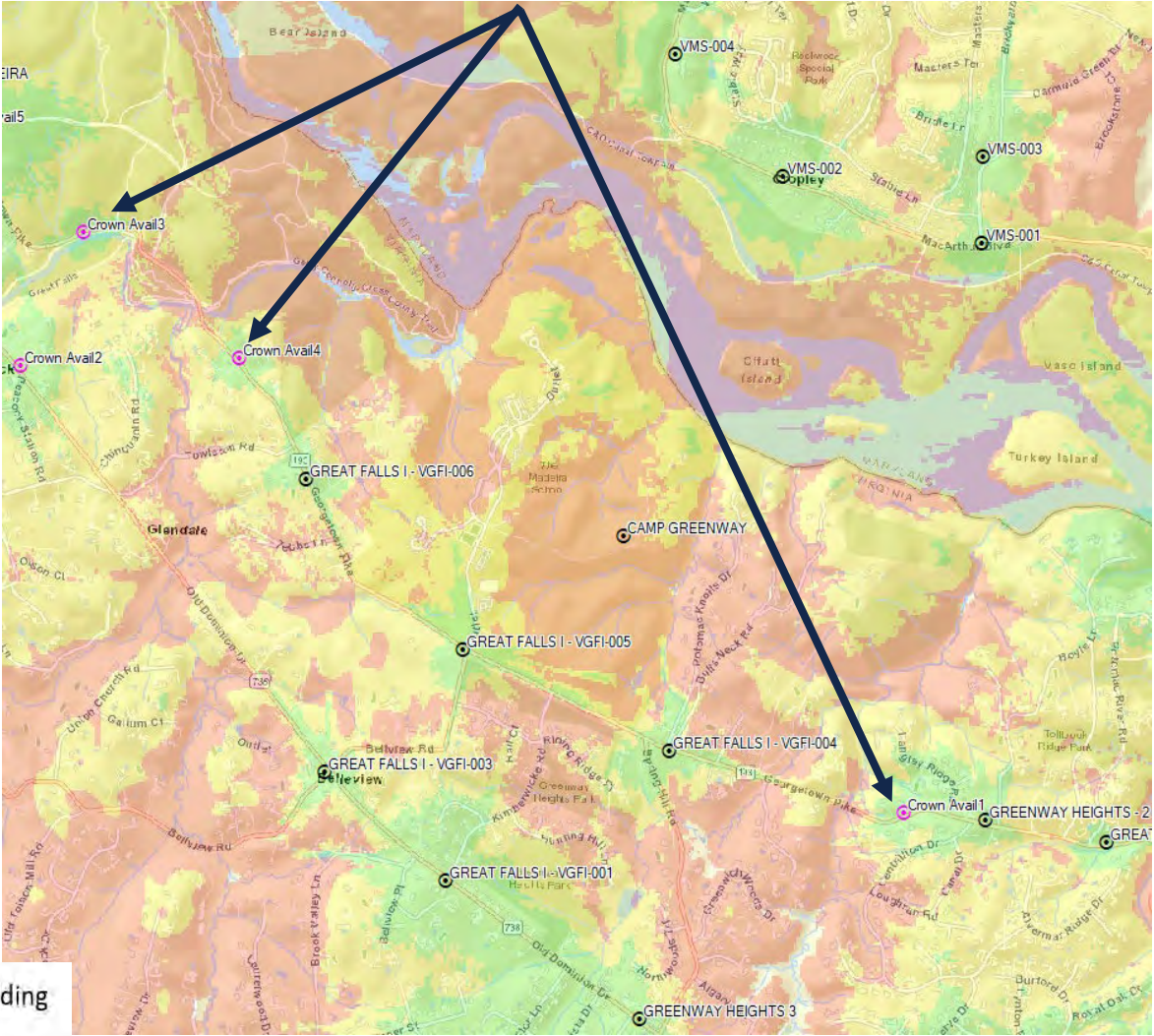


# Verizon Coverage

Existing



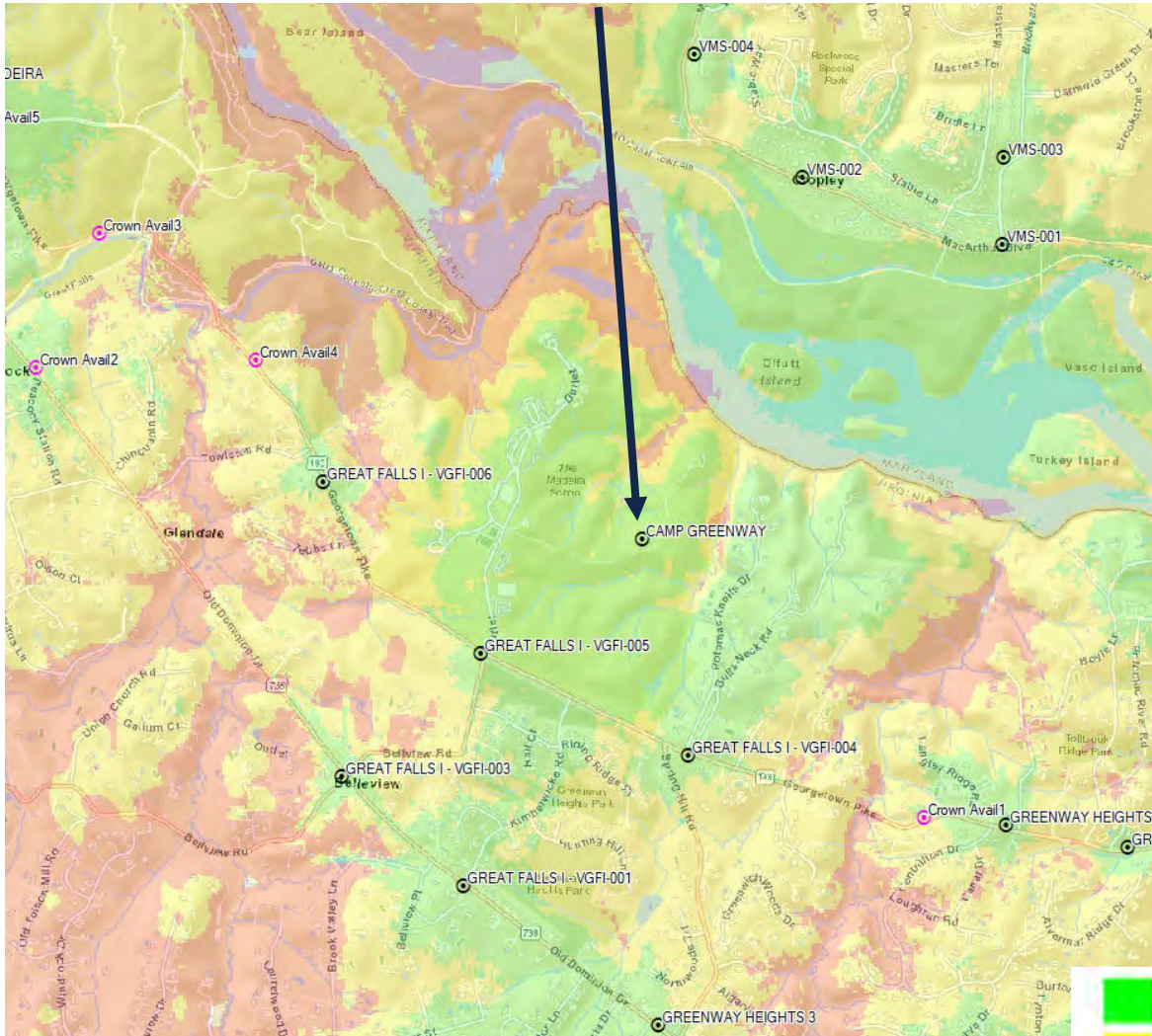
Proposed – Crown oDAS



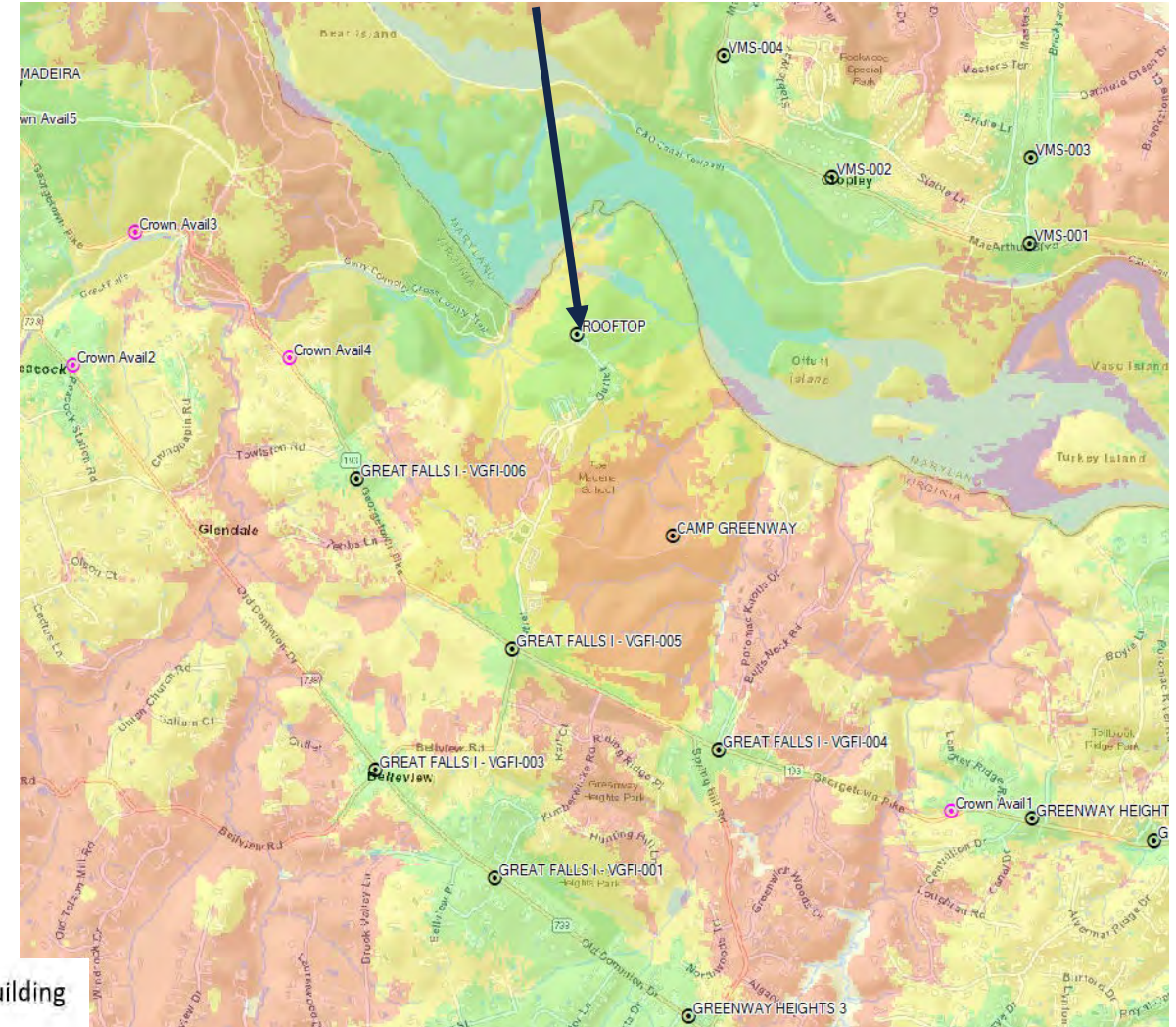


# Verizon Coverage

Proposed – 175' current location



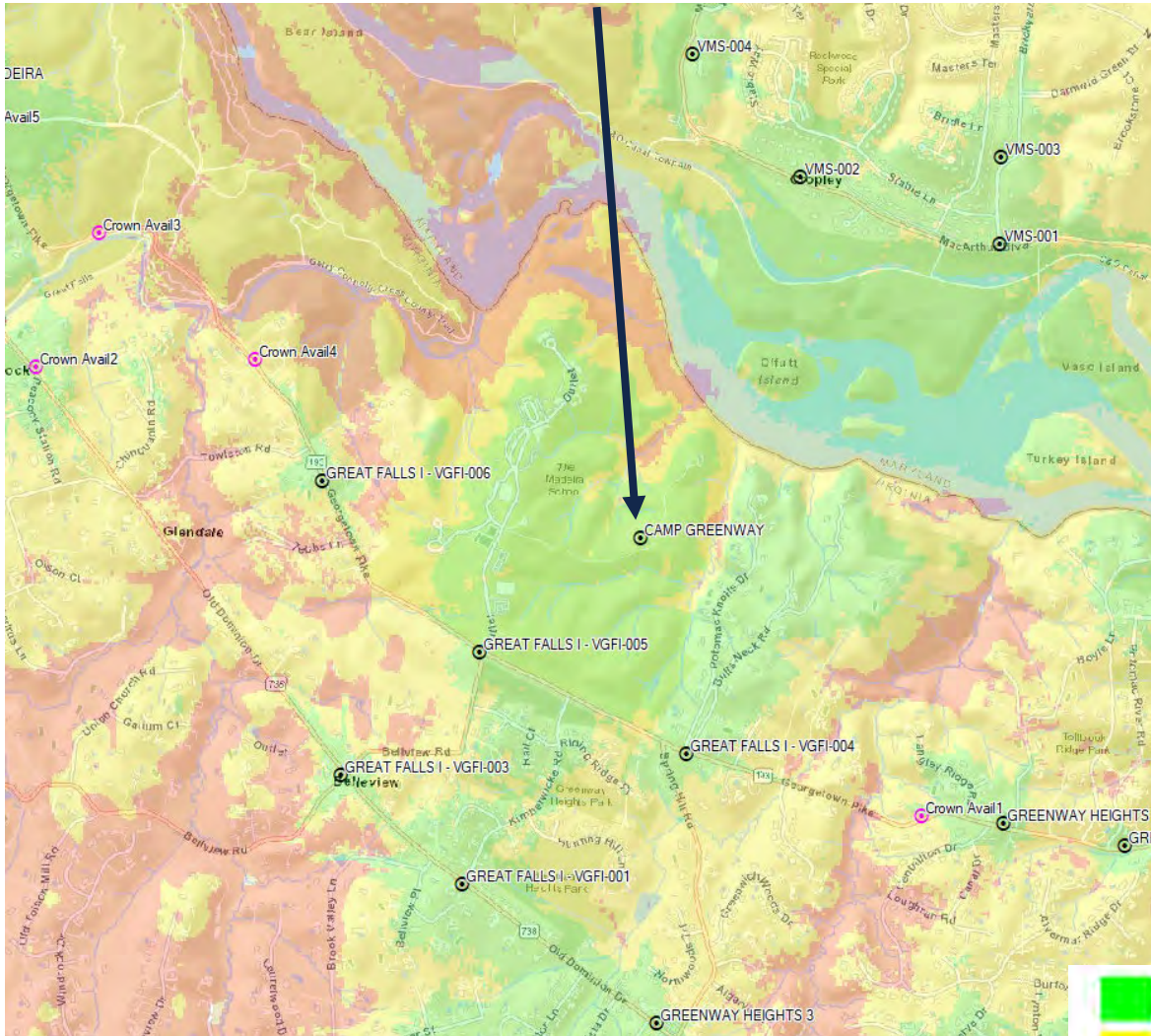
Proposed – 30' rooftop co-location (north campus)



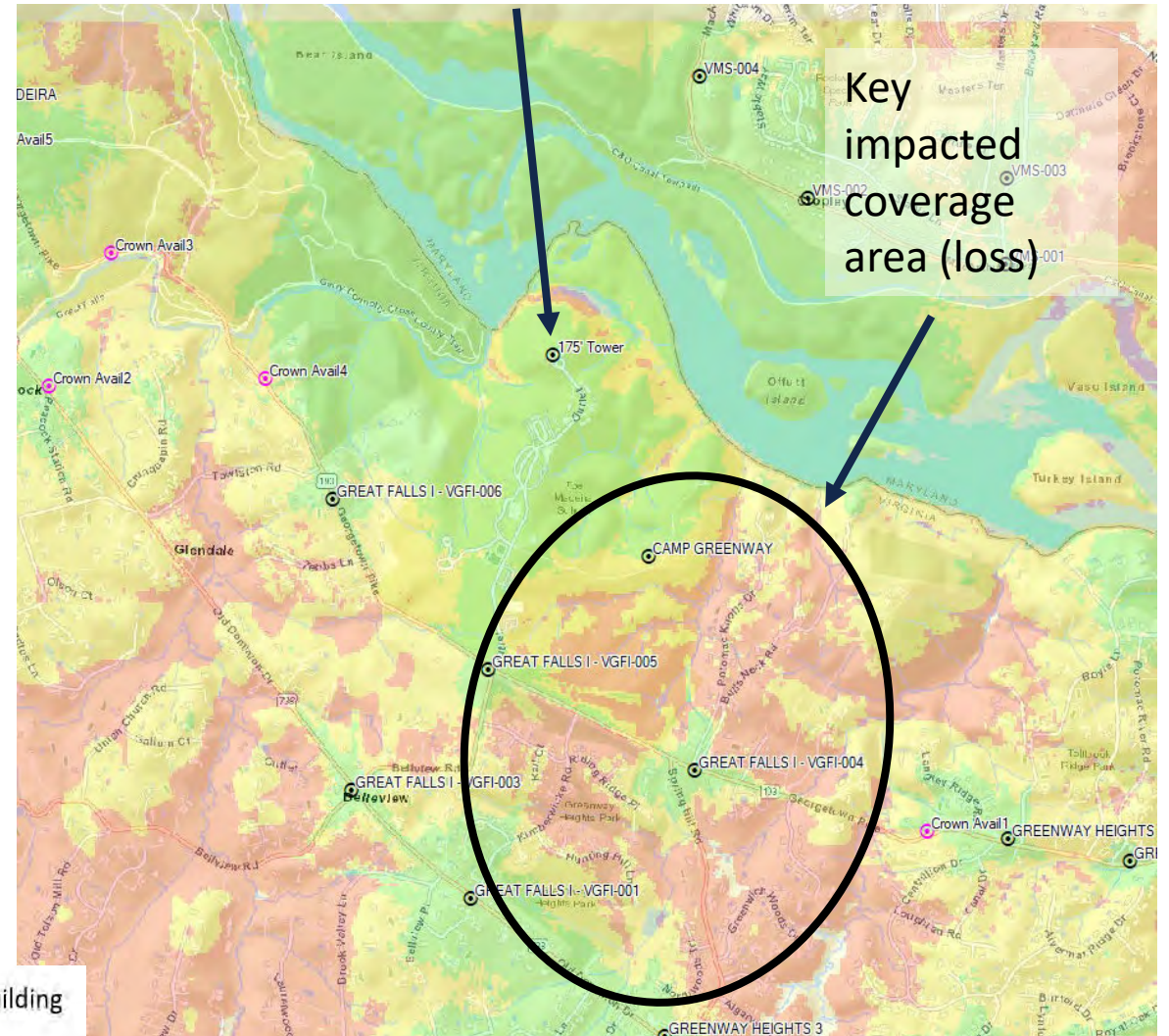


# Verizon Coverage

Proposed – 175' current location



Proposed – 175' new structure (north campus)





# Community Outreach

- Community Balloon Fly – Leaf-on (6/14/25) and Leaf-off (12/6/25)
- Community Meetings - 6/30/25 and 1/15/26
- Project event notices mailed to ½-mi radius of Madeira property
  - FFX Co Planning & Dranesville Office
- Site specific website [greenway-wireless.com](https://greenway-wireless.com)
  - 529 visitors, 1,024 pageviews (Apr 2025 – Jan 2026)
- Updates to Milestone's project website include:
  - Balloon photos and photosims from both balloon flies
  - Copy of FAA no-hazard determination
  - Copy of 6/30 meeting slides and summary
  - RF compliance study (Safety page)

# Site Location





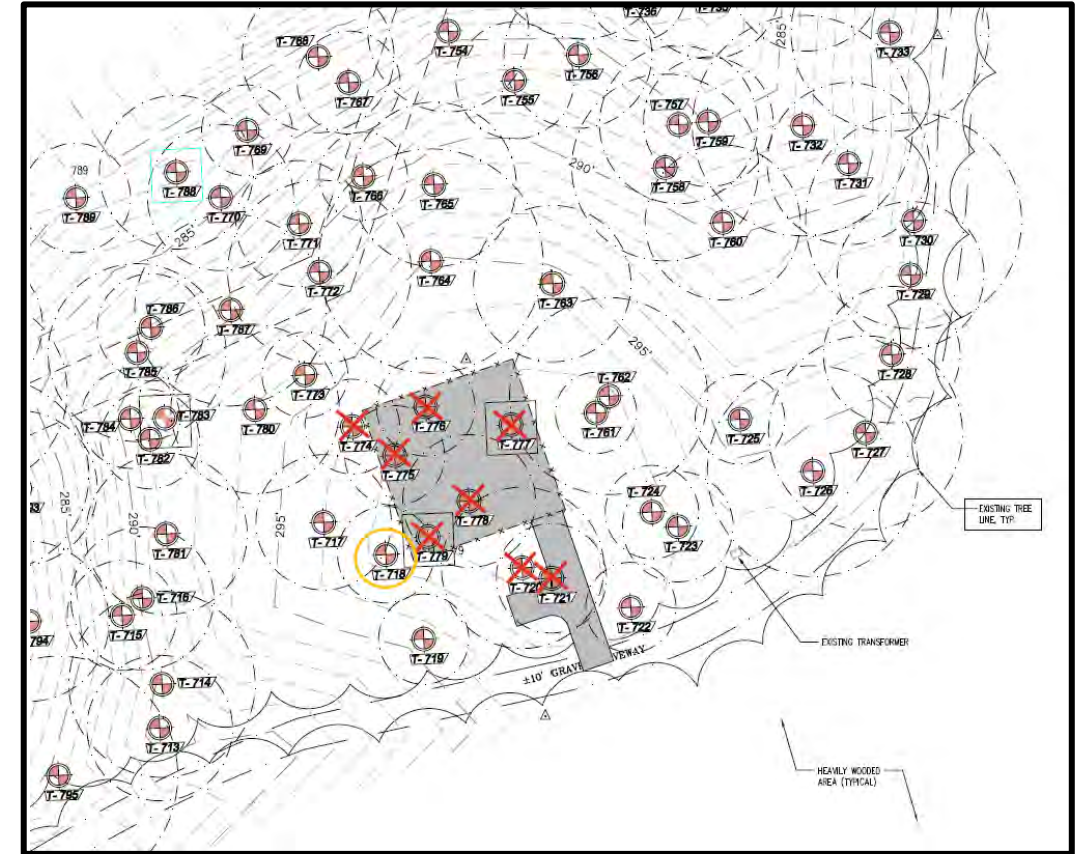


# Facilities

- 2,500 sq. ft. fenced compound
- 8' secured chain link fence
- Perimeter landscape buffer
- Trees are ~100' tall in vicinity
- Utilize existing gravel access road

Another Milestone project in Fairfax Co with comparable setting / design





# Tree Survey

- Current design removes ~9 trees with DBH >12", two of which are dead
- Any tree clearing will follow USFWS guidance to minimize impact to critical species or habitat



# Land Development & Compliance Overview

- Fairfax County:
  - Special Exception and 2232
    - Staff review followed by public hearings before the Planning Commission and Board of Supervisors
  - Site Development Plan, Land Disturbance Permit, and Building Permit
- Federal Communications Commission (FCC):
  - National Environmental Policy Act (NEPA)
    - Section 106 of National Historic Preservation Act (NHPA)
    - Endangered Species Act (ESA)
  - Antenna Structure Registration (ASR)
- Federal Aviation Administration (FAA)
  - No Hazard Determination



# Airspace Compliance

- For new structures, the FAA conducts a comprehensive aeronautical study which looks at commercial flight paths as well as emergency helicopter routes and heliports
- The FAA reviewed and issued Determination of “No-Hazard” on September 16, 2025, noting that marking and lighting is “not necessary for aviation safety”



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-AEA-8938-OE

Issued Date: 09/16/2025

ENTREX  
COLLEEN KHAN  
6100 EXECUTIVE BLVD STE 430  
ROCKVILLE, MD 20852

## **\*\* 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: Monopole MILESTONE AT MADEIRA SCHOOL  
County, State: Fairfax, Virginia

Collected Point(s): Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	38-58-07.89N	77-13-41.27W	296 Ft	177 Ft	473 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:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

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)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

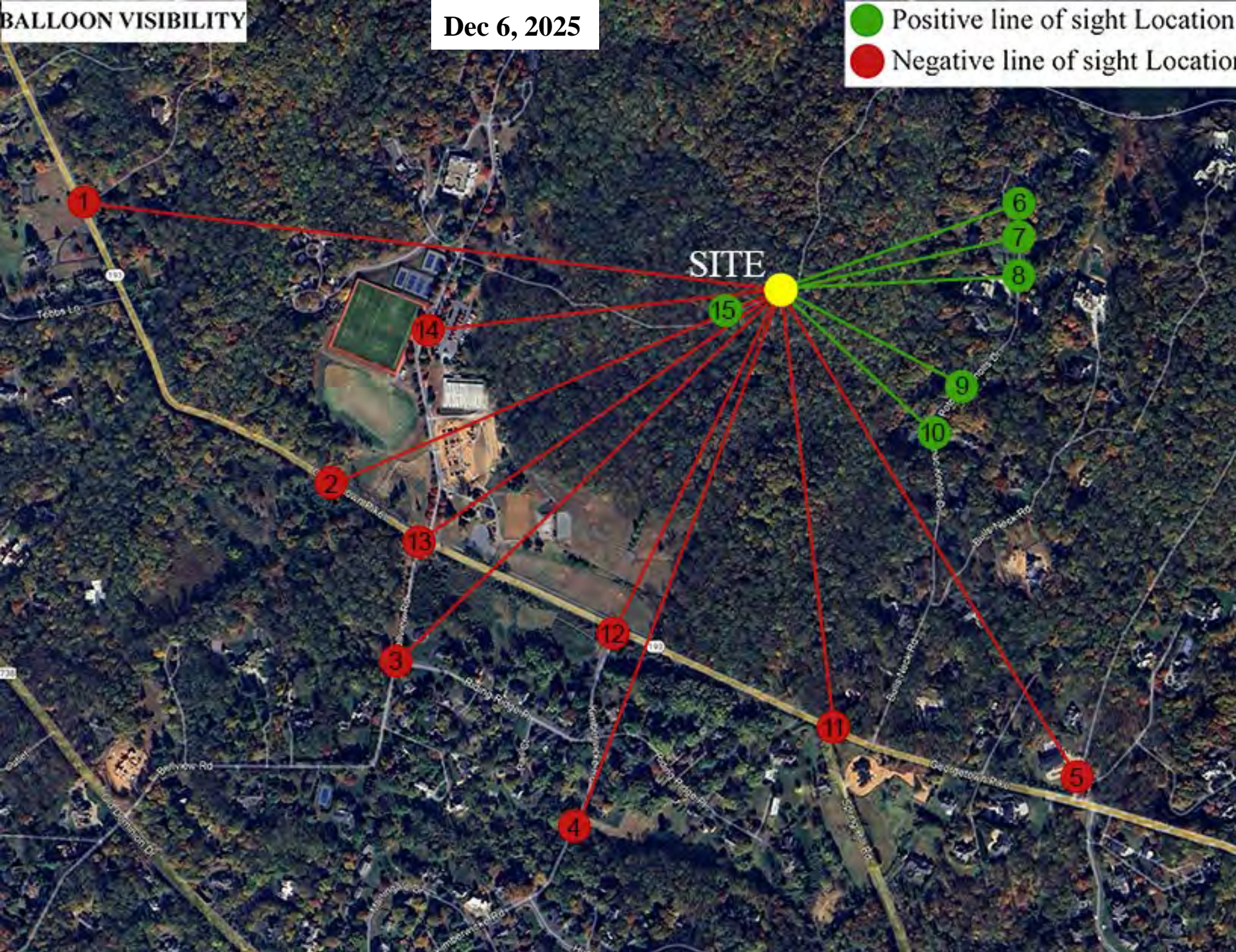
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.



# Balloon Fly – Saturday Dec 6, 8AM-12PM

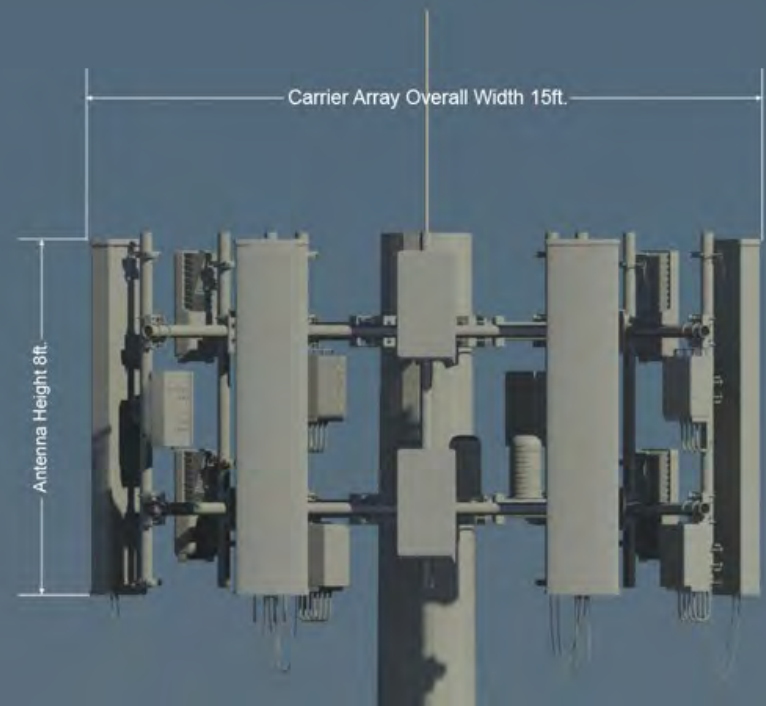
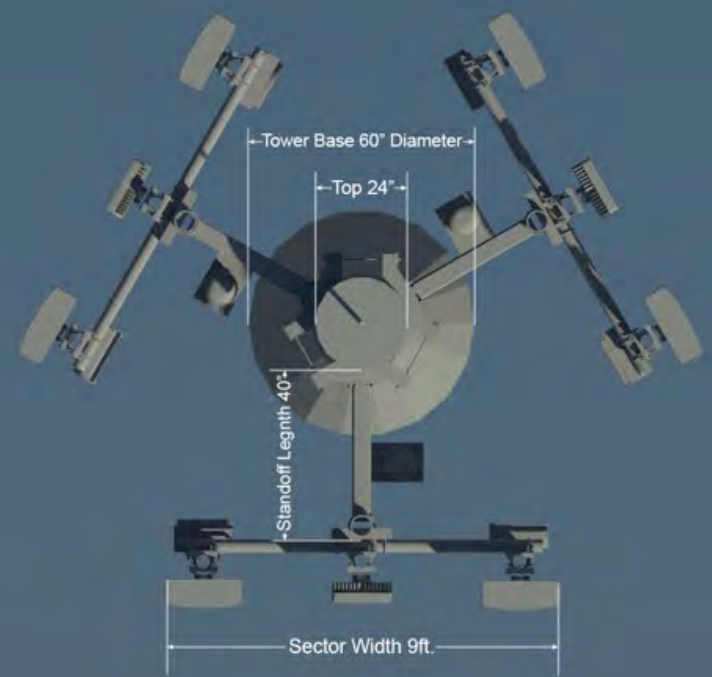






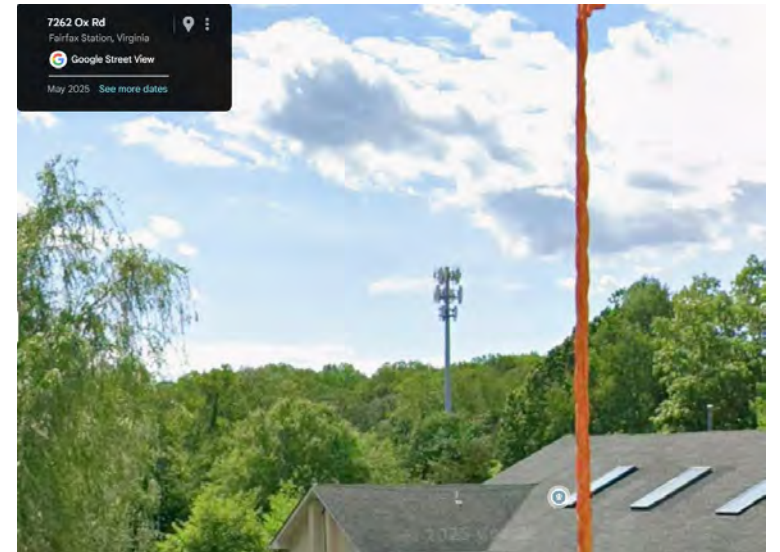
\* No visible vantage points of balloon from leaf-on photos taken over the summer balloon fly (6/14/25)







# Real World Example







## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

## 175ft. MONOPOLE SIMULATION

View #10 from Potomac Knolls Drive  
approx. 1,140ft. southeast of site







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View #10 from Potomac Knolls Drive  
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## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

## 175ft. MONOPOLE SIMULATION

48mm View #9 from Potomac Knolls Dr.  
approx. 1,105ft. east-southeast of site







**Milestone**  
Towers

## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE**  
**SIMULATION**

48mm View #9 from Potomac Knolls Dr.  
approx. 1,105ft. east-southeast of site





## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

## 175ft. MONOPOLE SIMULATION

48mm View #7 from Potomac Knolls Dr.  
approx. 1,315ft. east-northeast of site







## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE  
SIMULATION**

48mm View #7 from Potomac Knolls Dr.  
approx. 1,315ft. east-northeast of site



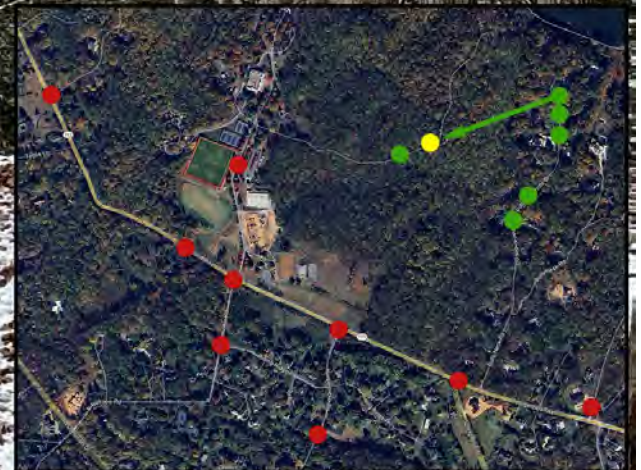


## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE**  
**SIMULATION**

48mm View #6 from Potomac Knolls Dr.  
approx. 1,325ft. east-northeast of site







## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE**  
**SIMULATION**

48mm View #6 from Potomac Knolls Dr.  
approx. 1,325ft. east-northeast of site







## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE**  
**SIMULATION**

48mm View #15 from Access Road  
approximately 350ft. southeast of site







**Milestone**  
Towers

## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE**  
**SIMULATION**

48mm View #8 from Potomac Knolls Dr.  
approximately 1,275ft. east of site





## MADEIRA SCHOOL

8328 Georgetown Pike, McLean, VA 22102

**175ft. MONOPOLE  
SIMULATION**

48mm View #8 from Potomac Knolls Dr.  
approximately 1,275ft. east of site



# Option: Pole & Equipment Painted Brown







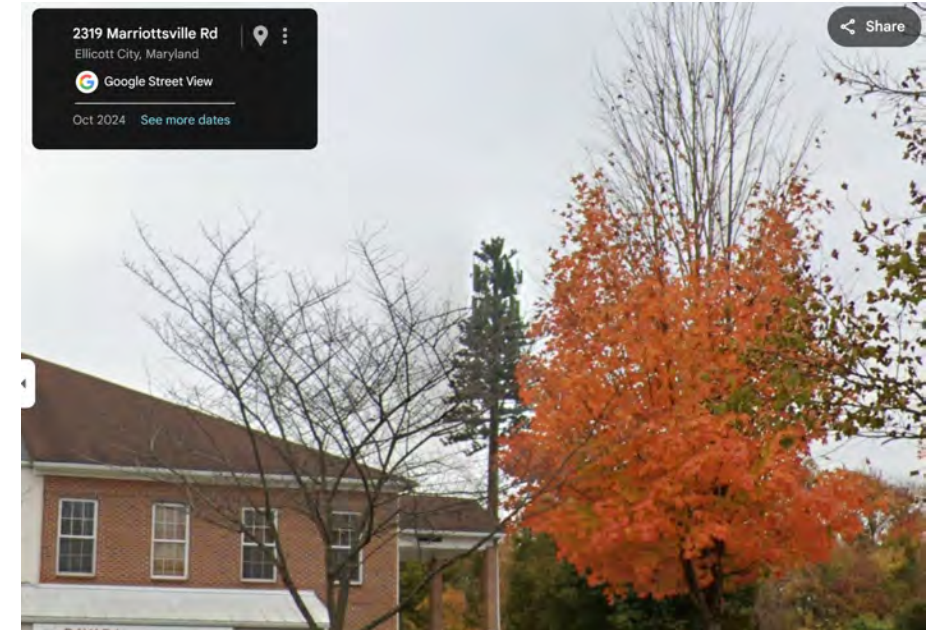
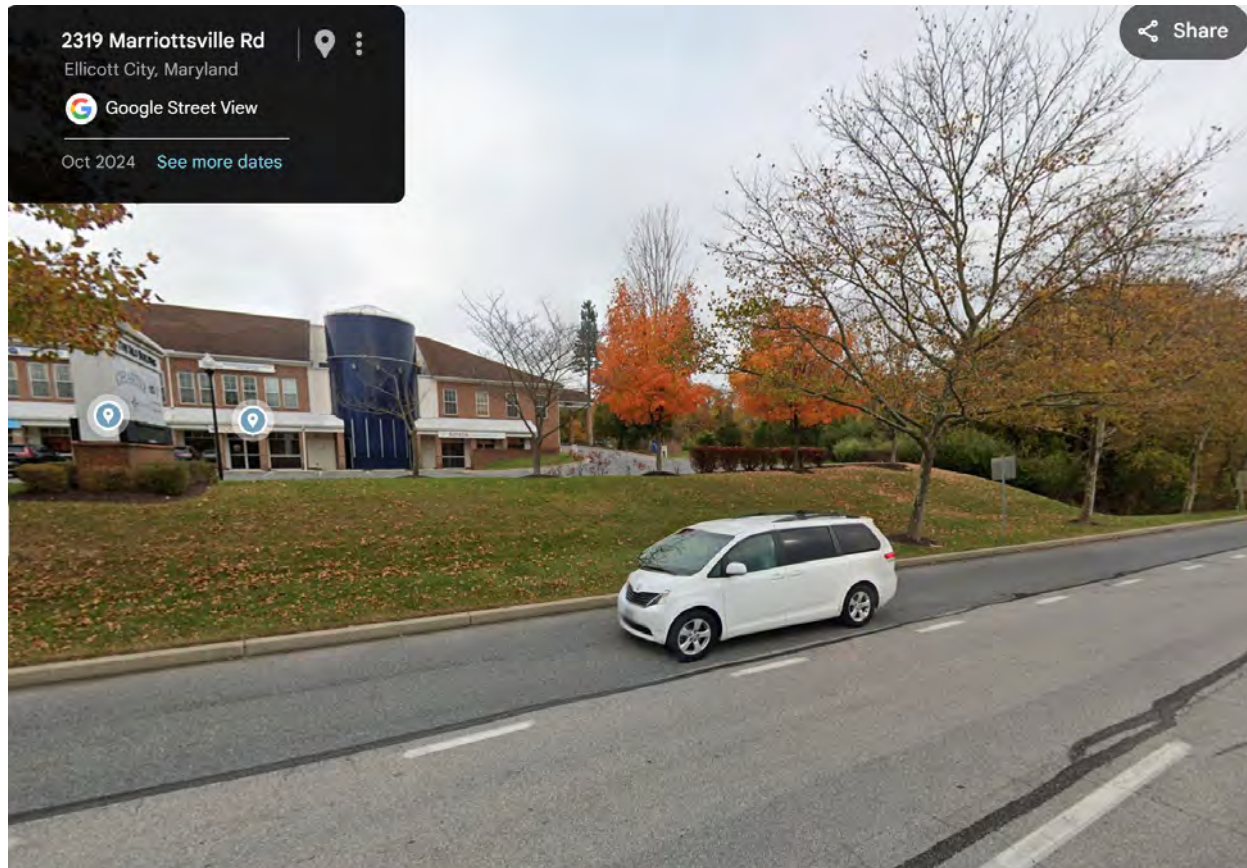


# Option: Treepole





# Real World Example





# Thank You

## Next Steps:

- Meeting summary, adjustments to app
- Prepare and file zoning application
- Website will be kept current with future updates (i.e., meeting summary, 2232 SE app #, MCA meeting and hearing dates, etc.)

[www.greenway-wireless.com](http://www.greenway-wireless.com)

## Milestone Towers

12110 Sunset Hills Rd. Suite 600 Reston, VA 20190

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