



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3003743  
**Applicant Name:** Rick Cardoza for Cingular Wireless  
**Address of Proposal:** 4501 15<sup>th</sup> Avenue NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to expand a minor communication utility (Cingular Wireless) consisting of three additional panel antennas on the roof of an existing building (Wells Fargo Bank) for a total of nine antennas. Existing minor communication utility to remain.

The following approval is required:

**Administrative Conditional Use** - to allow a minor communication utility in a Neighborhood Commercial zone. (Seattle Municipal Code -SMC 23.57.012B)

**SEPA DETERMINATION:**  Exempt  DNS  EIS  
 DNS with conditions  
 DNS involving non-exempt grading or demolition  
or involving another agency with jurisdiction

**BACKGROUND DATA**

Site Visit: August 3, 2006

Zoning: Neighborhood Commercial 3 with 65' height limit (NC3-65)

### Site & Vicinity Description

This approximately 35,475 square foot proposal site is a rectangular lot located at the northwestern corner at the intersection of 15<sup>th</sup> Avenue NE and NE 15<sup>th</sup> Street. The site is zoned Neighborhood Commercial 3 with 65' height limit (NC3-65). The site is developed with a four-story commercial building and parking garage. The site slopes down to the south and west, with an approximate 12 foot elevation change from the north to the south. The site is not located within any mapped critical areas.

### Surrounding Uses and Zoning

The project site is located within an area zoned Neighborhood Commercial 3 with 65' height limit (NC3-65) that extends to the north, south, and west. The area adjacent to the east is zoned Neighborhood Commercial 2 with 40' height limit (NC2-40). The development in the vicinity of the proposal site is mixed and contains commercial, institutional, and multi-family residential uses.

### Proposal Description

The applicant proposes to place three additional panel antennas on the roof of an existing commercial building for a total of nine antennas. The three antennas will be added to an existing antenna mount on the stairwell penthouse with a fiberglass screen to match the existing building. The new antennas will not add any additional height to the existing installation which is 12 feet above the penthouse height of 67 feet. Thus, the antennas will be at a height of 79 feet from main ground level, and the screening will be at 80 feet above main ground level. The fiberglass screening will architecturally blend with the existing building.

The antennas will be located on the roof of the building, which is not accessible to the building's tenants. Signs would be posted at the roof access points warning of the presence of radio frequency radiation per FCC guidelines. The site is an unmanned facility that would require approximately one maintenance visit every six months. No change in the frequency of visits to the site is expected as a result of this proposal.

### Public Comment

The initial comment period for the proposed project ended on August 2, 2006, and was extended by written request until August 16, 2006. During the comment period, one comment letter was received.

### **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE PERMIT**

The proposal site is zoned Neighborhood Commercial 3 with 65' height limit (NC3-65). Minor communication utilities in a NC zone which exceed the height limit may be permitted by Administrative Conditional Use Permit when the proposal meets development standards set forth in SMC 23.57.012 and the following criteria:

1. *The proposal shall not result in a significant change in the pedestrian or retail character of the commercial area.*

The minor communication utility is proposed to be located on the rooftop of an existing four story commercial building that is zoned Neighborhood Commercial 3 with 65' height limit (NC3-65). The building façade is 56 feet high to the roof parapet, and 67 feet to the top of the stairwell penthouse.

The new antenna installations will be visually screened with a fiberglass screen that extends from the top of the top of the stairwell penthouse to architecturally blend with the existing building. The proposed fiberglass screening will also screen the existing antennas which are at a height of 79 feet, thus, 12 feet above the existing penthouse. The visual screening will increase the height of the antennas by one foot, to a height of 80 feet.

The installations do not emit smoke, noise, odors, light or glare or create hazardous waste. There would be almost no vehicular traffic associated with the installations, once installed, which would impact the surrounding neighborhood. Given these conditions, the proposed minor communication utility would be minimally obtrusive and not detrimental to surrounding commercial, institutional, and residential areas.

2. *If the minor communication utility is proposed to exceed the zone height limit as modified by subsection C of this section, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility:*

Cingular Wireless proposes the installation of three additional panel antennas to an existing antenna platform in order to accommodate new technology for providing wireless communication services, as well as, meeting the additional demand for wireless communication by customers. The height of the proposed utility is required to provide adequate clearance above obstructions to the signals such as other buildings and to provide a direct signal path to other communication utilities used for the Cingular Wireless system.

The proposed installation will be added to the existing antenna mount with a height of 79 feet above ground level, which are 23 feet above the existing roof parapet and 12 feet above the stairwell penthouse. This is the minimum height necessary for the effective functioning of the panel antennas.

The proposed antenna array has been positioned on the roof in a location that will be shielded from street view by being mounted within a fiberglass screen shroud. The shroud for the antennas will be color-matched to the existing building. The commercial building is higher than many of the adjacent structures, thus, the proposed installation will also not obstruct any views.

3. *If the proposed minor communication utility is proposed to be a freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another existing transmission tower or on an existing building in a manner that meets the applicable development standards. The location of a facility on a building on an alternative site or sites, including construction of a network that consists of a greater number of smaller less obtrusive utilities, shall be considered.*

The applicant is not proposing to mount the antennas on a transmission tower, but is proposing installation on a building rooftop so this is not applicable.

### **DECISION - ADMINISTRATIVE CONDITIONAL USE PERMIT**

This application to install a minor communication utility in a residential zone is **CONDITIONALLY APPROVED.**

#### **For the Life of the Project**

1. Screening shall be erected for the panel antennas, microwave dishes, and equipment cabinet and shall be painted to match the building.
2. Maintain signs posted at the roof access points warning of the presence of radio frequency radiation.

Signature: \_\_\_\_\_ (signature on file) Date: November 13, 2006  
Janet Hyde-Wright, Land Use Planner  
Department of Planning and Development

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