



**City of Seattle**  
Edward B. Murray, Mayor

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**Department of Planning and Development**  
D. M. Sugimura, Director

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

**Application Number:** 3016073  
**Council File Number:** 313665  
**Applicant Name:** Carl Dominguez for the Finance and Administrative Service Department  
**Address of Proposal:** 8526 Roosevelt Way NE

**SUMMARY OF PROPOSED ACTION**

Council Land Use Action to expand a public facility by allowing a new 673 sq. ft. transmitter building (City of Seattle, Department of Information and Technology). Existing 420 sq. ft. structure to be demolished.

The following approvals are required:

**Council Land Use Action** – for concept approval and to waive or modify development standards for a City facility - (SMC Chapter 23.51A.002 and 23.44.036)

**SEPA Determination** – Exempt

**BACKGROUND DATA**

**Site and Vicinity Description**

The site is located within the Maple Leaf Reservoir and Park at the northeast corner of NE 82<sup>nd</sup> Street and Roosevelt Way NE. The 1,950 square foot parcel is located along Roosevelt Way NE and is bound on three sides, north, south and east by the Reservoir and Park property. The site is zoned Single Family 5000.

The site is currently developed with an existing one-story 420 sq. ft. utility structure which houses City of Seattle Department of Information and Technology (DoIT) radio and fiber optic networks. The radio transmitter building is used to provide support for first responders, as well as, support for field personnel in other Departments. DoIT installs, maintains and operates networks that allow people to reach police, fire, courts, and law services. DoIT maintains and operates a number of critical transmitter stations in the city of Seattle. This station was first established on this site in 1962 and has been operational ever since. In 1999 the existing on-site radio tower was replaced with a 180 foot monopole adjacent to the utility structure.

Properties along Roosevelt Way NE include a variety of uses and structures. Small one-story commercial structures are located across from the subject lot on the west side of Roosevelt Way NE.

To the south of NE 85<sup>th</sup> Street uses transition to single family structure. To the north near the intersection of NE 88<sup>th</sup> Street the uses consist of larger multi-story commercial and multifamily buildings. Single family residential structures prevail to the west of Roosevelt Way NE and east of the Maple Leaf Reservoir and Park. The Maple Leaf Reservoir, which is owned and operated by Seattle Public Utilities, was recently lidded to accommodate a new public park. Maple Leaf Reservoir Park, which is operated by Seattle Parks Department, opened in the fall of 2013.

Roosevelt Way NE is considered an arterial and is improved with roadway, curb, gutter, sidewalk and street trees.

Most of the site is generally flat but the property rises about five feet from the southeast corner to the northwest corner. The larger reservoir site does contain a mapped steep slope Environmentally Critical Area (ECA) along the south parcel lot line. All proposed development will be outside the ECA and its required buffer.

### Proposal Description

The proposed project includes the replacement of the existing utility building with a new prefabricated 1-story, 673 square foot utility building. The new building will house the same functions as the existing building, providing transmitter facilities for the rapid dispatch of City and County Services. The building will also maintain the existing connection to the 180 foot monopole. The existing building will remain in operation during the offsite construction of the new building. Once constructed, the new building will be moved through Seattle Public Utility property, into a position adjacent to the existing building. The existing equipment will be moved from the old building into the new building. Once the old building is vacant, it will be demolished, and the new building relocated into position. The new building will be located in approximately the same location as the existing building. The construction method and building placement schedule have been designed to maximize efficiency and minimize downtime for the on-site operations.

Once the new building is in position a new iron fence, consistent with the remainder of the park fencing, will replace the existing chain link fence. Additional landscaping is proposed between the building and the adjacent sidewalk along Roosevelt Way NE.

### Seattle Design Commission

The Seattle Design Commission has elected to not review the subject proposal.

### Public Comments

No public comments were received during the public comment period which ended on December 9, 2013.

## **ANALYSIS — COUNCIL CONCEPT APPROVAL**

Public facilities, including utility service uses, may be permitted in single family zones as a council conditional use pursuant to Seattle Municipal Code section 23.44.036 and 23.51A.002. Development standards for public facilities in single family zones are found in Seattle Municipal Code (SMC) Chapter 23.44. Section 23.76.064 includes provisions for the City Council to grant concept approval and to waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City Facilities. SMC 23.76.064 classifies this decision as a legislative action (Type V). The Finance and Administrative Services

Department seeks a Council Concept Approval under SMC 23.76.064 to modify three development standards, as follows:

<b>Table A</b>		
<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
SMC 23.44.022 K2 and SMC 23.44.014 A1	Front yard minimum 20 feet	Front yard 4' -9 3/8"
SMC 23.44.022 K2 and SMC 23.44.014 B	Rear yard minimum 10 feet	Rear yard 3' -0"
SMC 23.42.112 A1	Height increase within yards limited to 5 feet	Increase height 7' -8"

SMC 23.76.050 requires the DPD Director to prepare a written report on Type V application, which includes the following analysis and information:

***1. The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application;***

No written recommendation or comments were received from affected City departments and/or other governmental agencies have an interest in the application.

The Master Use Permit application was reviewed by Seattle Public Utilities (SPU) and Seattle Parks Department (Parks). Each department has conceptually approved the transfer of the new prefabricated building across the Roosevelt Reservoir and Park. The Finance and Administrative Services Department will be required to obtain a 'Request for SPU Real Property Service' prior to commencing construction which will specify the terms and conditions of the work completed on SPU and Parks property.

***2. Responses to written comments submitted by interested citizens;***

No public comments were received during the public comment period which ended on December 9, 2013.

***3. An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;***

Seattle Municipal Code (SMC) 23.51A.002 B includes standards and criteria for the proposed public facility use.

*The proponent of any such use shall demonstrate the existence of a public necessity for the public facility use in a single-family zone. The public facility use shall be developed according to the development standards for institutions (Section 23.44.022 ~~EE~~), unless the City Council makes a determination to waive or modify applicable development standards according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as type V legislative decisions.*

The public facility utility structure already exists at this location within a single family zone. This utility structure which provides radio and fiber optic networks to support for first responders, 911 dispatches and rapid, efficient dispatch of first responders are essential for protecting lives and property. The subject site contains an existing 180 foot monopole, permitted in 1999, which supplies the required radio transmission devices for the subject utility building. The location of the existing monopole necessitates the building to be located on this specific site. While the site is zoned single

family the lot contains a City of Seattle Public Utility Reservoir and Park. In light of these facts, there is clear public necessity for this public utility building within a single family zone.

As noted above the public facility utility structure requires three modifications to development standards for institutions in single family zones pursuant to SMC 23.44.022.

A modification to the required 20 foot front yard is requested. The proposed structure will be located 4'-9 3/8" to the front lot line along Roosevelt Way NE, so a modification of 15.75 feet is requested.

A modification to the required 10 foot rear yard is requested. The proposed structure will be located 3'-0" to the rear lot line, so a modification of 7 feet is requested.

A modification to the allowed 5 foot height increase within non-conforming front and rear yards is requested. The proposed structure height will be increased by a total of 7.7 feet, so an increase of 2.2 feet is requested.

The site is 30 feet deep. Given the small lot size, conforming to the required front yard (20 feet) and the required rear yard (10 feet) would prohibit any development on the lot. The existing building is located 3'-8 5/8" to the front lot line. The proposed building would increase the provided front setback by over 1 foot. The building is proposed with a depth of 22'-1 5/8" the minimum necessary to accommodate the equipment necessary to support the functions on site. The structure depth with projections into the required front and rear yard is necessary to meet specific public service delivery needs. The proposed 7.7 foot height increase within the nonconforming front and rear yard is driven by internal operational requirements. The new proposed structure will accommodate most of the new required mechanical systems within the structure, minimizing visual and acoustic impacts to adjacent properties.

**4. All environmental documentation, including any checklist, EIS or DNS;**

The proposed public facility is categorical exempt from threshold determination and EIS requirements according to SMC 25.05.800 A2c Table B; the project proposal include the construction of a service building containing no more than 4,000 square feet gross floor area in a single family zone.

**5. The Director's recommendation to approve, approve with conditions, or deny a proposal.**

Based on the analysis provided, above, DPD recommends approval of the proposed utility service use in a Single Family zone with the requested modification to development standards as described in Table A.

**RECOMMENDATION – COUNCIL APPROVALS**

DPD **recommends approval** of the proposed utility service use in a Single Family zone with the requested modification to development standards as described in Table A.

Signature: (signature on file) Date: March 20, 2014  
Lindsay King, Senior Land Use Planner  
Department of Planning and Development