



City of Seattle

Edward B. Murray, 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: 3016363
Applicant Name: Sarah Telschow
Address of Proposal: 7002 24th Avenue Northwest

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a minor communication utility (Verizon Wireless) consisting of 12 panel antennas (three sectors, four antennas per sector) on the rooftop of an existing apartment building. Equipment cabinet to be located at ground level.

The following approvals are required:

Administrative Conditional Use to allow expansion of a minor communication utility in a Lowrise zone. (Seattle Municipal Code (SMC) 23.57.011.B.)

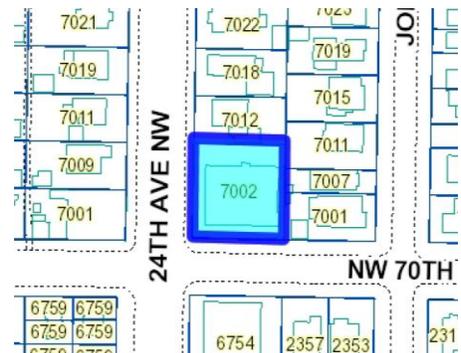
- SEPA DETERMINATION:** Exempt DNS MDNS EIS
- DNS with conditions
- DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Zoning: Lowrise 2 (LR2), Residential/ Commercial (RC)

Parcel Size: 10,200 square feet

Existing Uses: Multi-Family Apartment Structure



for illustrative purposes only

Environmental Critical Areas: None

Site Location:

The subject site is located on the northeast corner of 24th Avenue Northwest and Northwest 70th Street within an LR2/RC zone. The site contains an existing 30-foot tall multiple-family apartment structure. The site abuts Single Family (SF) 5000 zoning to the north and east; and LR2/RC zoning to the south and west. Development consists mainly of a variety of one and two story residential structures, and one structure containing an institutional use.

Project Proposal:

The applicant proposes expansion of a minor communication utility on an existing multiple-family apartment structure. The proposed new minor communication utility will consist of 12 panel antennas and five equipment cabinets which will house radio equipment and batteries. The panel antennas will be screened by walls textured and painted to match the existing building. The equipment cabinets will be at ground level on the east side of the building, concealed by a new sound barrier wall and roof to match the existing structure. The facility is generally serviced one time per month, for an average of four hours of maintenance.

Public Comment:

Notice of the proposal closed January 29, 2014. One comment letter was received from a neighbor expressing concerns about potential adverse health effects.

ANALYSIS – ADMINISTRATIVE CONDITIONAL USE (SMC 23.57.011.B.)

The establishment or expansion of a minor communication utility, regulated pursuant to Section 23.57.002, may be permitted as an Administrative Conditional Use when they meet the development standards of subsection 23.57.011.C. and the following criteria, as applicable:

- 1. The project shall not be substantially detrimental to the residential character of nearby residential zoned areas, and the facility and the location proposed shall be the least intrusive facility at the least intrusive location consistent with effectively providing service. In considering detrimental impacts and the degree of intrusiveness, the impacts considered shall include but not be limited to visual, noise, compatibility with uses allowed in the zone, traffic, and the displacement of residential dwelling units.*

The proposed minor communication utility will be installed on the rooftop of an existing multiple-family apartment building in an LR2/RC zone on a minor arterial. The existing structure is approximately 30-feet tall and contains an existing minor communication

utility. This site is the least intrusive location. The structure stands as tall as or taller than other structures in the vicinity, resulting in a low visual impact. Additionally, by being screened behind walls textured and colored to match the existing structure, the proposal is not substantially detrimental to the residential character of the surrounding area. No additional noise impacts are anticipated and all equipment must operationally meet the requirements of the Noise Ordinance. The five equipment cabinets with cooling fan will be located adjacent the east side of the building concealed by a new sound barrier wall and roof to match the existing structure. An acoustic report predicts that sound levels from the facility will fall below maximum allowable noise levels. No parking spaces or dwelling units will be removed. After a brief construction period, there are no additional traffic impacts anticipated. The design, size, and height of the antennas and screening, render the new antennas to be visually un-obstructive. The end result will appear as an extension of the existing structure.

2. *The visual impacts that are addressed in Section 23.57.016 shall be mitigated to the greatest extent practicable.*

The antennas and equipment cabinets will be fully screened per SMC 23.57.016.

3. *Within a Major Institution Overlay District, a Major Institution may locate a minor communication utility or an accessory communication device, either of which may be larger than permitted by the underlying zone, when:*

- a. *The antenna is at least 100 feet from a MIO boundary, and*
- b. *The antenna is substantially screened from the surrounding neighborhood's view.*

This proposal is not in or near a Major Institution Overlay District; therefore, this criterion does not apply to the subject proposal.

4. *If the minor communication utility is proposed to exceed the zone height limit, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility.*

The proposed minor communication facility will be located on an existing multiple-family apartment building that is approximately 30-feet tall with existing rooftop features including a canister and penthouse. The addition of the minor communication utility and screening will rise approximately ten feet above the existing roof in an architectural style consistent with the building. Rooftop features, including minor communication utilities, are permitted to extend ten feet above the height limit of 30-feet (SMC 23.45.514.J.4.). While the proposed minor communication utility does not exceed the permitted height limit in the LR2/RC zone, the submitted radio frequency (RF) analysis describes that the proposed height is the minimum necessary for the effective functioning of the minor communication facility.

5. *If the proposed minor communication utility is proposed to be a new 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 proposed minor communication utility will not be a new freestanding transmission tower; therefore, this criterion does not apply to the subject proposal.

SUMMARY

The proposed project is consistent with the Administrative Conditional Use criteria of the City of Seattle Municipal Code as it applies to wireless communication utilities. The facility is minor in nature and will not be detrimental to the surrounding area while providing needed and beneficial wireless communications service to the area.

The proposed project will not require the expansion of public facilities and services for its construction, operation and maintenance. Once installation of additional antennas and equipment to the facility has been completed, occasional visits would occur for routine maintenance at a similar frequency as does the existing facility. No additional long-term traffic is anticipated.

DECISION – ADMINISTRATIVE CONDITIONAL USE

Based on the submitted plans and the above findings and analysis all of the facts and conditions stated in the numbered criteria of SMC 23.57.011.B., the requested administrative conditional use is **GRANTED**.

CONDITIONS – VARIANCE

None.

Signature: _____ (signature on file) Date: March 10, 2014

Carly Guillory, Land Use Planner
Department of Planning and Development

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