



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: 3016694
Applicant Name: Jim Elgee of *NextNav*
Address of Proposal: 1311 South Massachusetts Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a minor communication utility for enhanced 911 response and to install one Omni antenna and one GPS antenna with an equipment cabinet located on the roof of existing structure (NextNav).

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.)

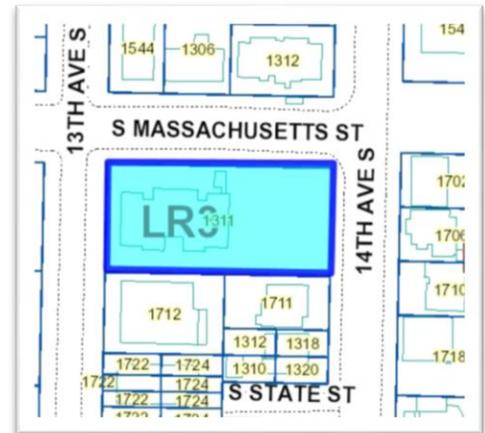
SEPA DETERMINATION

- Exempt DNS MDNS EIS
- DNS with conditions
- DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND INFORMATION

Zoning: Lowrise 3 (LR3)
Parcel Size: 21,601 square feet
Existing Uses: Multi-Family Apartment Structure
Environmental Critical Areas: None
Site Location:

The subject site is a 21,601 square foot parcel bound by South Massachusetts Street to the north, 13th Avenue South to the west, and 14th Avenue South to the east. The site contains an existing multiple family apartment structure built in 1971. The building, to the top of the existing rooftop penthouse, stands 156-foot tall.



for illustrative purposes only

Project Proposal:

The applicant proposes the installation of one new omni antenna, one GPS, two lines of coax, and one equipment cabinet on the roof of the existing apartment building. The subject building currently contains other similar minor communication facilities. The proposed antenna is 2-feet tall and half inch in diameter, and will be mounted to an existing 5-foot tall pipe on the existing penthouse. An equipment room will be located in the northeast area of the roof. Photo simulations indicate that the equipment room will not be visible from the street, and the omni antenna will be minimally noticeable from the ground and surrounding properties.

Public Comment:

The public comment period closed on February 19, 2014. No comment letters were received.

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 multi-family apartment building in an LR3 zone. The existing multi-family apartment building is 156-feet tall, and is the least intrusive location for the following reasons: the building currently contains other minor communication facility antennas and equipment; and the height of the building relative to the surrounding area generates the best strength of coverage without an overlap in service while also creating low visual impact from the ground and surrounding properties. With minimal visual impact, 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. 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 antenna, in conjunction with the low visibility from the surrounding properties and structures, render the existing antennas to be visually unobstructive. There will be very little perceptible change to the site once the project is completed.

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

The antenna will be consolidated with other existing antennas and equipment consistent with the design standards of 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 antenna will be located on an existing multi-family apartment building that is 156-feet tall. This existing structure exceeds the permitted height for the LR3 zone. The additional height of the proposed two-foot tall, one and one half inch diameter, antenna is the minimum necessary for the effective functioning of the minor communication utility, and is anticipated to be minimally visible from the street or surrounding properties.

- 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 minor communication utilities. The facility is minor in nature and will not be detrimental to the surrounding area while providing needed and beneficial wireless E911 and communication 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 the additional antenna 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

The requested administrative conditional use is **GRANTED**.

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE

None.

Signature: (signature on file)
Carly Guillory, Land Use Planner
Department of Planning and Development

Date: March 17, 2014