



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: 3016904
Applicant Name: Madeline Chaney of Odelia Pacific Corporation
Address of Proposal: 61 Columbia Street (Polson Building)

SUMMARY OF PROPOSED ACTION

Land Use Application to establish a minor communication utility on the roof of an existing building consisting of 16 new panel antennas and one equipment cabinet within screened enclosure for Verizon Wireless.

The following approval is required:

Administrative Conditional Use Review – to allow new minor communication utilities in the Pioneer Square Historic District

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

BACKGROUND DATA

Site Location and Description

The subject property is developed as the six story Polson Building constructed in 1910. This building is located to the south of Columbia St, to the west of Western Ave and to the east of Alaska Way. The applicant is requesting to construct two walled enclosures on the roof of the building that will house 16 panel antennas and auxiliary equipment, as well as, five equipment cabinets. These new antennas will be located approximately 101 feet above the finished grade elevation of the existing structure. The parcel is zoned PSM 100/100-130 and is within the Pioneer Square Historic District. The presence of the Pioneer Square Historic District required

the proposal to be evaluated by the Department of Neighborhoods (DON). The DON approved the proposal on August 22, 2014 with the caveat that all work had to occur exactly according to the approved plans and specifications. Any deviation from these plans must be reviewed and approved by the DON Preservation Board. The adjacent properties to the south and east are within the same zoning district while the properties to the north are designated DMC-160 and those to the west are associated with the ferry terminals and zoned DH1/45.

Public Comment

The public comment period for this project ended June 25, 2014. No comments were received for the Department of Planning and Development review of this proposal.

ADMINISTRATIVE CONDITIONAL USE

Seattle Municipal Code (SMC) 23.57.011B provides that a minor communication utility, as regulated pursuant to SMC 23.57.002, may be permitted in a Midrise zone as an Administrative Conditional Use when it meets the development standards of SMC 23.57.011C and the following criteria, as applicable.

- 1. The project shall not be substantially detrimental to the residential character of nearby residentially 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 additional antennas for the minor communication utility will be installed on the rooftop of an existing six-story apartment building in a PSM 100/100-130 zoning district. Additional noise impacts are expected for this proposal as six new equipment cabinets are proposed with this permit. The existing building is primarily used as office space with general commercial on the ground floor. There are adjacent residential uses that could be impacted by any noise that leaves the site. Therefore, all proposed 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 proposed antenna enclosures, in conjunction with the fact that they will be painted to match the exterior of the existing structure, render the proposed antennas to be visually un-obtrusive. For neighboring residential condo owners, renters or businesses, there will be changes identified on the roof of the structure in the form of two new enclosures. As noted, these enclosures will be modified to match the exterior 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 new antennas and cabinetry will be entirely screened by a rooftop enclosure. This enclosure will be painted to match the existing building façade.

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 one hundred feet (100') from a MIO boundary, and*
 - b.) *the antenna is substantially screened from the surrounding neighborhood's view.*

No Major Institution Overlay District exists on or near the property.

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 antennas, cabinetry and the associated screening will be approximately 2-feet over the 100-foot height limit of the zone. Per SMC 23.57.014(A), these components may exceed the maximum allowed height by four (4) feet. Therefore, the proposal does meet the intent of SMC 23.57.014. The applicant has also submitted a NIER report, FCC Memo and associated ACU paperwork that details that the height proposed is the minimum necessary to provide effective coverage of the area. According to the documentation provided, "The existing roof contains several penthouses and chimney stacks, located north, northeast, and south of the proposed antenna location. All of these features would be reception window obstructions, and so it is necessary to place the proposed antennas at a height where they will not be obstructed."

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

The Conditional Use application is **GRANTED**.

ADMINISTRATIVE CONDITIONAL USE CONDITIONS

None.

Signature: _____ (signature on file) _____ Date: September 15, 2014
Branin Burdette, Land Use Planner II
Department of Planning and Development

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