



City of Seattle  
Edward B. Murray, Mayor

Department of Construction and Inspections  
Nathan Torgelson, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Application Number:** 3017119  
**Applicant Name:** Meghan Howey (for Verizon Wireless)  
**Address of Proposal:** 11501 Greenwood Ave N

**SUMMARY OF PROPOSED ACTION**

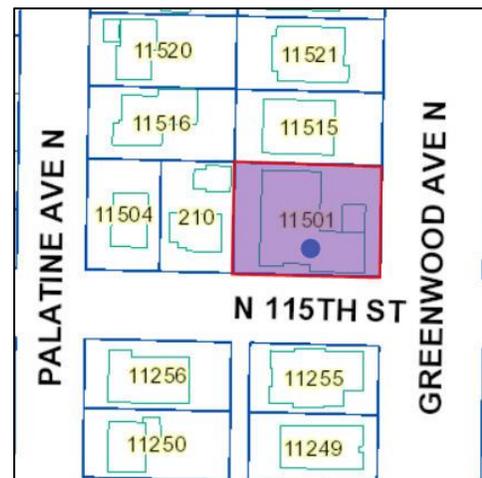
Land Use Application to allow a new minor communication utility (Verizon Wireless) consisting of 12 panel antennas to be located on the rooftop of an existing multi-family structure. Project includes 5 equipment cabinets to be located at ground level.

The following approvals are required:

**Administrative Conditional Use** - to allow a minor communication utility in a LR3 zone, pursuant to Seattle Municipal Code (SMC) 23.57.011.

**SITE AND VICINITY**

**Site Zone:** Lowrise 3  
**Nearby Zones:** North: LR3  
South: LR-3  
West: SF7200  
East: SF7200  
**ECAs:** None  
**Site Size:** 12,195 SF  
**Public Comment:**



The extended public comment period ended on June 17, 2015. One comment was received concerning health effects of radiation from cellular antennas.

**I. ANALYSIS - ADMINISTRATIVE CONDITIONAL USE**

Seattle Municipal Code (SMC) 23.57.011B provides that a minor communication utility may be permitted in a multifamily 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.*

It is quite common for neighbors to proposed telecommunication facilities to express concern that radio frequency radiation from a proposed facility could be a detrimental impact. The applicant has submitted a “Personal Wireless Service Facility Applicant’s Statement of FCC Compliance” and “Non-ionizing Electromagnetic Radiation Report” with engineering certification for this proposed facility giving the calculations of radiofrequency power density. The report was prepared by a Washington State licensed professional engineer. This complies with the Seattle Municipal Code Section 25.10.300 that contains Electromagnetic Radiation standards with which the proposal must conform. In 2013, pursuant to Senate Bill 1183, the Washington State legislature exempted most new and expanded minor telecommunication facilities of this scale from review under Washington’s State Environmental Policy Act (SEPA). Furthermore, the Federal Communications Commission (FCC) has pre-empted state and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions. As such, no mitigation measures are warranted.

The proposed location is on the roof of a multi-family building in an LR-3 zone. The applicant has submitted coverage maps and a letter from a professional engineer explaining that the proposed location is necessary to effectively provide coverage. The applicant has demonstrated that the proposal is the least intrusive facility in the least intrusive location to effectively provide service.

The nearest non-residential zone is more than 3 blocks away and would therefore be outside the applicant’s search ring. The proposed antennas will be screened inside proposed shrouds. The shrouds will be in a finish and color that matches the existing building façade. The screening will be attached to the roof top of an existing multi-family building near the center and south end of the roof. The screening structure will appear to be a part of the building structure and therefore will be compatible with the allowed uses in the zone.

There will be no noise impacts from the proposed antennas or the new equipment cabinets proposed with this application. The proposed antennas and equipment cabinets will not result in detrimental noise impacts to the building residences or beyond the property lines.

The proposal doesn’t include the displacement of any residences. The proposal is not substantially detrimental to the residential character of the nearby residentially zoned areas. The proposal complies with this criterion.

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

The proposed structures would be screened and visually mitigated as described in the response to criteria #1. The proposal complies with this criterion.

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.*

The proposed site is not located within a Major Institution Overlay District. This criterion is therefore not applicable.

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 top of the antennas and screening is 48.5' above existing grade, which exceeds the base LR zone height limit in SMC 23.45.514. The applicant has submitted coverage area maps demonstrating service with and without the proposed facility, with the antennas mounted at the height shown on the submitted plans. The documentation within the MUP file provided by the applicant and discussed in Proposal Description above demonstrates the requested antenna heights and required screening heights are the minimum necessary for the effective functioning of the minor communication utility. The proposal therefore complies with this criterion.

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. This criterion is therefore not applicable.

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

The Conditional Use application is GRANTED.

Tina Capestany, Land Use Planner II  
Seattle Department of Construction and Inspections

Date: September 12, 2016

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### **IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT**

#### Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov) or to our message line at 206-684-8467.