



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: 3019381
Applicant Name: Carly Nations (for Nextnav)
Address of Proposal: 201 South King Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a minor communication utility (NextNav) consisting of one omni antenna and one equipment cabinet to be located on the rooftop of an existing building.

The following approval is required:

Administrative Conditional Use Review – to allow a minor communication facility on the rooftop of an existing building exceeding the height limit in a Special Review District. (SMC 23.57.014 B)

BACKGROUND DATA

Site Location and Description

The subject property is a tower developed with residential and commercial use located east of Occidental Ave S, south of S King St and north Century Link Field. The existing structure contains no minor communication utilities. The immediate area is located in the Pioneer Square Mixed zone (PSM-85-120) with properties further west across Alaskan Way viaduct zoned General Industrial 2 (IG2 U-85), properties to the south zoned Industrial Commercial (IC-65) and properties to the east across 4th Ave S zoned International District Mixed (IDM-65-150)

Public Comment

The public comment period for this project ended May 13, 2015. DPD received no comment letters.

ADMINISTRATIVE CONDITIONAL USE

An Administrative Conditional Use approval shall be required for communication utilities and accessory devices regulated per [Section 23.57.002](#), and which do not meet the requirements of subsection A above. Any action under this section shall be subject to the Pioneer Square Preservation District and the International Special Review District review and approval and the Department of Neighborhoods Director; in the Ballard Avenue Landmark District by the Ballard Avenue Landmark District Board and the Department of Neighborhoods Director; in the Pike Place Market Historical District by the Pike Place Market Historical Commission, and in the Columbia City Landmark District and the Harvard-Belmont Landmark District by the Landmarks Preservation Board, according to the following criteria:

1. *Location on rooftops is preferred, set back toward the center of the roof as far as possible. If a rooftop location is not feasible, communication utilities and accessory communication devices may be mounted on secondary building facades. Siting on primary building facades may be permitted only if the applicant shows it is impossible to site the devices on the roof or secondary facade. Determination of primary and secondary building facades will be made by the appropriate board or commission.*

The proposal is to install 1 Omni antenna and ancillary equipment on the rooftop of an existing building. The antenna will be mounted to an existing mechanical screen wall towards the center of the roof. The location and mounting of this facility was approved by the Pioneer Square Preservation Board.

2. *Communication utilities and accessory communication devices shall be installed in a manner that does not hide, damage or obscure architectural elements of the building or structure.*

The proposed antenna is a thin whip antenna that will be mounted on an existing mechanical screen wall and will do little to hide or obscure architectural elements of the structure. The proposed wireless facility will not be visible from ground level.

3. *Visibility shall be further minimized by painting, screening, or other appropriate means, whichever is less obtrusive. Creation of false architectural features to obscure the device is discouraged.*

The proposed Omni antenna and ancillary equipment will be painted silver to match the mechanical screen wall to which it is mounted. This is the least obtrusive to integrate into the existing building and does not negatively impact the visual appearance of the structure.

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.

The location and mounting of this facility was approved by the Pioneer Square Preservation Board.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The Conditional Use application is **GRANTED**.

ADMINISTRATIVE CONDITIONAL USE CONDITIONS

None.

Signature: Betty Galarosa for Date: July 27, 2015
Tina Capestany, Land Use Planner II
Department of Planning and Development

TC:bg

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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 DPD 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 or to our message line at 206-684-8467.