



**City of Seattle**  
Edward B. Murray, Mayor

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**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:** 3019533  
**Applicant Name:** Sunny Ausink for Glotel Inc.  
**Address of Proposal:** 2201 N 56<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow AT&T to expand a minor communication utility by replacing three existing antennas and install six new antennas on rooftop of an existing residential building. Project includes two new equipment cabinets to be located all within the existing shroud.

The following approvals are required:

**Administrative Conditional Use Review** - To allow a minor communication utility in a commercial zone (NC1-30. Section 23.57.012, Seattle Municipal Code

**BACKGROUND DATA**

Site Location

The proposal site is at the southeast corner of N 56<sup>th</sup> Street (a minor arterial) and Keystone Place N in the Green Lake Neighborhood area. The existing building is named as the Keystone Place Apartment and the area is zoned NC1-30. The property where the existing building stands is at the north end of the block bounded by N 56<sup>th</sup> Street to the north, Keystone Place to the west, an alley to the east, and another private property to the south beyond the apartment's parking area. The site is also near a narrow strip along N 55<sup>th</sup> Street zoned single family 5000 to the west. The surrounding properties are zoned single family 5000 (SF 5000) beyond the zone line.

Proposal Description

The proposal is to expand an existing minor communication utility (AT&T) by replacing three existing antennas and installing six new antennas on the rooftop of an existing residential building. The project includes two new equipment cabinets all within the existing shroud. The highest portion of the antennas do not exceed the height of the existing shroud or screening whose height is 51'-2" from grade. The height limit of the zone is 30 feet above grade. Utilities and devices located on rooftop of a building nonconforming as to height may extend up to 15

feet above the height of the building legally existing as of the effective date of September 23, 2002. Approval through an Administrative Conditional Use Permit is required for the establishment, locating or expansion of minor communication utility on a rooftop of a residential building that exceeds the height limit of the zone.

### Public Comment

One comment letter was received during the official comment period which ended on February 18, 2015. The letter addressed impacts related to health and the amount of the EMF (electromagnetic field) that is emitted not just an array of EMF energy horizontally but that some of the EMF scatters down vertically below the roof.

### ANALYSIS AND CRITERIA - ADMINISTRATIVE CONDITIONAL USE

Section 23.57.012.B of the Seattle Municipal Code (SMC) provides that minor communication utility may be permitted in a neighborhood commercial zone as an administrative conditional use. The conditional use is reviewed pursuant to criteria listed in subsection 23.57.012.B.1, 2 as enumerated below:

- 1. The proposal does not result in a significant change in the pedestrian or retail character of the commercial area.*

The proposal is to integrate the telecommunication facility into the existing architectural design of the existing building, that is, by installing the antennas, cables and equipment cabinet within the existing shroud. The proposal is designed and located in a way so it is not intrusive to the existing surroundings. It will not produce noise and glare because it will be contained within the existing shroud integrated to the existing building. There will be no change in the skyline to the immediate neighbors and therefore the proposal is not significantly detrimental to the residential and commercial character of the vicinity. To keep the commercial character of the area, there will be personnel on the site once a month to conduct maintenance checks. The proposed antennas would not impact the pedestrian ability to move at street level and would not significantly impact the pedestrian character.

- 2. If the minor communication utility is proposed to exceed the zone height limit as modified by subsection 23.57.012.C, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility.*

The applicant has proposed a design that will locate the communication antennas and equipment within the existing shroud on rooftop of the existing building. The applicant's RF Engineer has provided a compliance statement on 10/24/2014 that the proposed antenna location will ensure effective functioning of the utility in the most inconspicuous manner possible. The existing shroud or screening is available for this proposal. A lesser height would cause the proposal to be mounted on the exterior of the building which would be more obtrusive when considering visual impacts. No external installation is proposed outside of the shroud. The goal is to site the minor communication facility fully out of sight from the surrounding areas. The site was chosen to maximize coverage to subscribers in a design that would minimize visual intrusion on neighboring properties.

3. *If the proposed minor communication utility is proposed to be a new free standing transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another transmission tower or an existing building in a manner that meets the applicable development standards. The location of the facility on a building on an alternative site or sites, including construction of a network that consist of a greater number of smaller, less obtrusive utilities, shall be considered.*

The proposed minor communication utility is not proposed for a new freestanding transmission tower. Therefore, this provision does not apply.

#### SUMMARY

Because this project is proposed to be sited in a neighborhood commercial zone (NC1-30), and in accordance with Director's Rule 8-2004 a third party review may be required at the discretion of the Director. In this case, due to the Department's previous experience in the review of similar applications, a third party review is not necessary. The reviewer concludes that the proposal would be the least intrusive facility at the least intrusive location.

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. The site will be unmanned and therefore will not require waste treatments, water or management of hazardous materials. Once installation of the facility has been completed, approximately one visit per month would occur for routine maintenance. No other traffic would be associated with the project.

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

This application to install a minor communication utility in a single family zone, which is above the height limit of the underlying zone, is **APPROVED**.

In conclusion, minor effects on the environment would result from the proposed development, but they do not represent significant impacts to warrant mitigation.

**ADMINISTRATIVE CONDITIONAL USE CONDITIONS**

None.

Signature: Denise R. Minnerly for Date: April 9, 2015  
Edgardo R. Manlangit, Senior Land Use Planner  
Department of Planning and Development

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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](mailto:prc@seattle.gov) or to our message line at 206-684-8467.