



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: 3018132
Applicant Name: Sarah Telschow of Odelia Pacific Corporation
Address of Proposal: 6023 SW Stevens St (Stevens Crest Apt. Building)

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a new wireless communication facility with 12 panel antennas on the roof of an existing apartment building (Verizon Wireless). Seven equipment cabinets will be located in basement equipment room.

The following approval is required:

Administrative Conditional Use Review – to allow a new minor communication facility which will exceed the applicable height limit of the zone.
(Seattle Municipal Code 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 DATA

Site Location and Description

The subject property is developed with a four story apartment complex constructed in 1989 known as the Stevens Crest Apartments. The building is located at the corner of 61st Ave SW and SW Stevens Street in the Alki Neighborhood of West Seattle. The existing building is located in a Lowrise (LR3) zoning district and is across 61st Ave SW from the Log House Museum Building, a landmark structure regulated by the City of Seattle Department of Neighborhoods (DON). The presence of a Landmark Structure across the street from the property does not require the proposal to be evaluated by the Department of Neighborhoods

(DON). Even though the proposal does not require DON review, they were given the opportunity to comment on the proposal and they expressed no concerns regarding the proposal. The adjacent properties to the west, north and east are within the same zoning district while the properties to the south are designated LR-1.

The applicant is requesting to install 12 wall-mounted panel antennas on the side of the existing penthouses and to have auxiliary equipment. The associated battery racks, RF cabinets, and cabinetry will be in the basement of the existing structure. The new antennas will be located approximately 41.4' feet above the finished grade elevation of the existing structure.

Public Comment

During the comment period, the DPD received over 35 comments from the public in the Alki area. The vast majority of the comments were via a form letter that seemed to have been distributed to the owners in the neighborhood and signed. This form letter expressed concerns about falling home values, health risks and the need for a telecommunications facility. Those items that can be addressed by the Land Use Code are identified in the below section.

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 antennas for the minor communication utility will be installed on the rooftop of an existing four-story apartment building in a LR3 zoning district. Additional noise impacts may be expected within the basement of the existing structure as three new equipment cabinets are proposed with this permit, along with other associated equipment. The existing building is used as an apartment complex, the proposal does not impact any existing parking spaces on-site nor does it eliminate any existing dwelling units. During the brief construction period, it can be expected that certain construction-related traffic will be parked along the street and/or on-site. After this brief construction period, no additional traffic impacts are anticipated.

The design, size, and height of the proposed antennas, in conjunction with the fact that the antennas 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 12 new antennas painted to match the existing exterior color of the building; affixed to the side of four individual stair/elevator penthouses.

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

The new antennas will be painted to match the existing color of the building and will be installed on the wall of the existing penthouses; while the cabinetry and other associated equipment will be located in the basement of the existing structure.

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 visually unobtrusive antennas will be approximately 11.4-feet over the 30-foot height limit of the zone. Per SMC 23.57.011(C), these components may exceed the maximum allowed height by 10 feet. Therefore, the proposal does not meet the intent of SMC 23.57.011 without the benefit of this Administrative Conditional Use. 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 proposed antenna heights of 41' and 41.4' are the minimum height needed for the effective functioning of the proposed rooftop antennas. The existing structure height of 41.6' (chimneys), 39.4' (clerestory), 35.9' (parapet) and 33.7 (roof), the antenna size of about four feet (4') and the terrain and diversity of buildings in the vicinity make this the minimum height necessary to provide adequate levels of coverage and usage offloading in the context of the surrounding Verizon Wireless sites."

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: Betty Galarosa for Date: March 23 2015
Branin Burdette, Land Use Planner II
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 or to our message line at 206-684-8467.