



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Verizon Wireless Safeway Distribution Center

Proposal Address: 1800 124th Avenue NE

Proposal Description: Request for Administrative Conditional Use approval to construct a 70 foot tall antenna support structure (monopole) disguised as a light pole with base station equipment to be located in an existing storage unit located in a self-storage facility at the proposal address shown above.

File Number: 16-139347-LA Administrative Conditional Use

Applicant: Camp & Associates on behalf of Verizon Wireless
Madeline Chaney

Decisions Included: Administrative Conditional Use Approval (Process II, Land Use Code 20.30E)

Planner: Mark C. Brennan, Associate Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance (DNS)**

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director
Development Services Department

Notice of Application: September 15, 2016
14-day Comment Period: September 29, 2016
Decision Issuance Date: December 22, 2016
Decision Appeal Deadline: January 5, 2017

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

The minimum antenna heights required to meet Verizon's coverage objectives are 56 and 66 feet, as measured from ground level to the antennas' centerlines.

Six antennas are proposed to be installed as two sets of three to provide the necessary radio frequencies supporting all of Verizon Wireless voice and data services.

B. Process:

The proposed project to construct a 70 foot tall stealth monopole with ground-based support equipment must undergo a publicly noticed administrative review process. Because the WCF installation is not being proposed within 520 feet of any other WCF located either in the public right-of-way or on property owned by the City or is being proposed in a residential district or Transition Area, the proposal will require review as a new Administrative Conditional Use (ACU) instead of a full Conditional Use per Bellevue Land Use Code (LUC) 20.20.195.C.2.

The ACU review and approval is a Process II decision made by the Director of the Development Services Department. The review includes public noticing with a minimum 14-day comment period. At the Director's discretion, a public meeting may be held. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publicly noticed with a mandatory 14-day appeal period. A Process II decision may be appealed and the appeal shall be heard at a public hearing before the City Hearing Examiner. **Refer to the Condition of Approval regarding Modifications to the Administrative Conditional Use (ACU) Plans in Section VIII of this report.**

II. Site Description and Zoning:

Figure 2 - - Aerial Photograph of Proposed Site



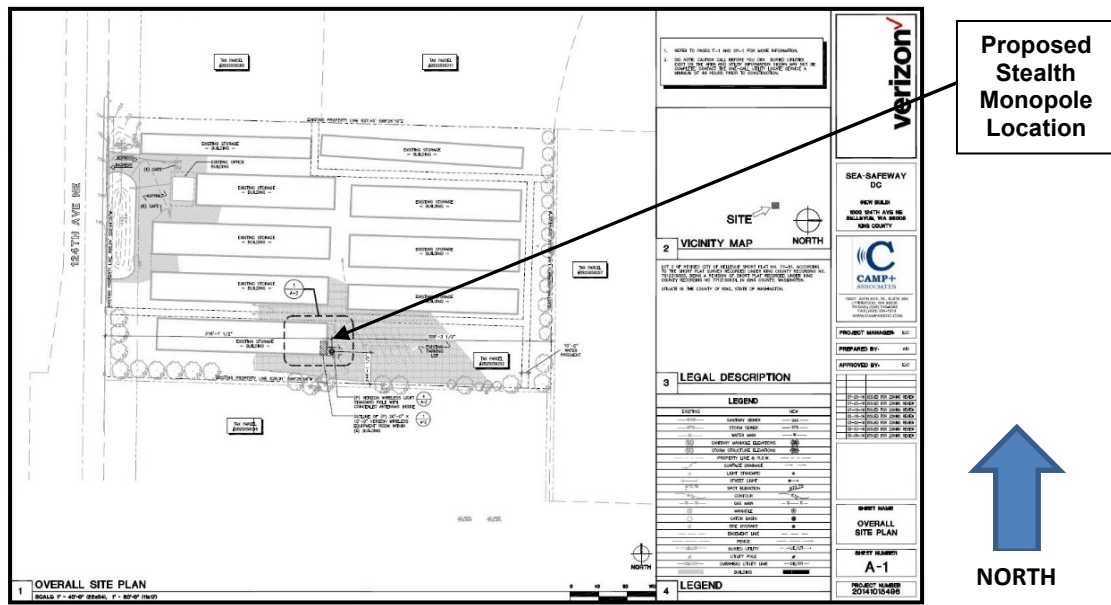
A. Site Description:

The subject property is located at 1800 124th Ave NE (APN 282505-9262) and is currently developed as a multi building self-storage facility owned by Public Storage.

The property immediately adjoining the subject site on the east is currently developed with a topsoil production facility (Pacific Topsoils). The land south of the subject site is developed with the Bellevue Base of the King County Metro Transit Authority and a wetland associated with the West Branch of Kelsey Creek. 124th Ave NE adjoins the site to the west. Beyond 124th there is an additional parcel for the East Base of King County Metro Transit and a self-storage facility under different ownership. An additional self-storage facility is under construction at the southwest corner of 124th Ave NE and Northup Way, northwesterly of the subject parcel.

In summary, the WCF is proposed in an area currently developed with a mix of general office, light industrial and transit related uses. Based on the goals and objectives of the Bel Red Subarea Plan, the area is ultimately intended to be redeveloped into an area containing office, residential and general commercial uses (generally aligned along the Northup Way corridor). The proposed WCF is necessary to provide additional capacity to the Verizon Wireless network in this area. An increase in density and land use intensity will only increase the demands on system capacity. Many consumers use wireless handsets as their primary phone, so it is anticipated that as residential density increases with redevelopment of this area, demand on the wireless network will also increase. **Refer to Figures 6 and 7 - - Coverage Maps Before and After Installation of WCF in the Exhibits section following this report.**

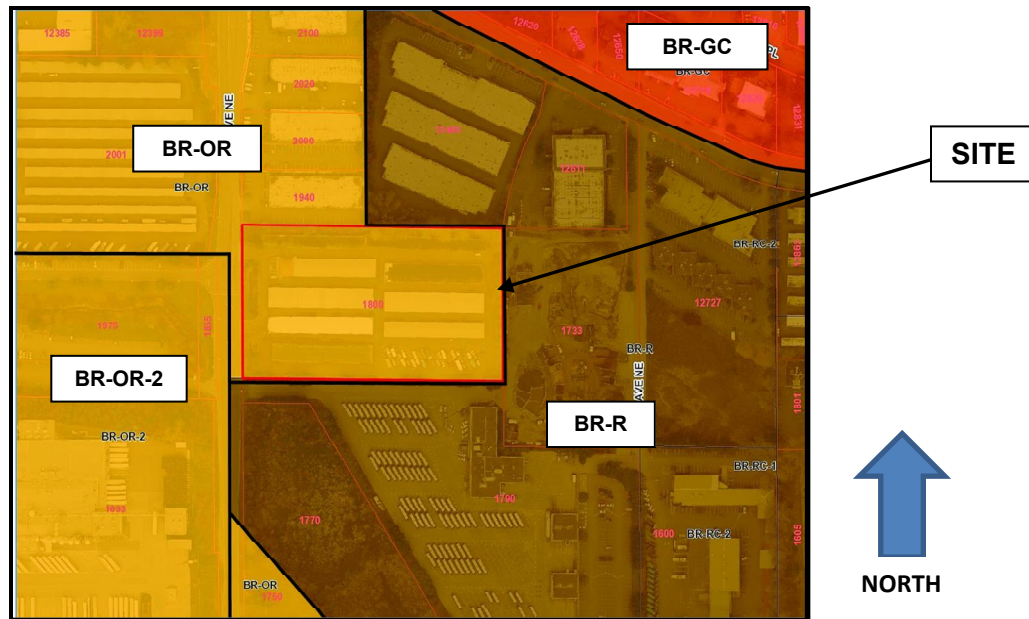
Figure 3 - - Proposed Site Plan



B. Site Zoning:

The property is located in Bel Red Office Residential (BR-OR) Land Use District which extends to the north until Northup Way, where the zoning changes to Bel-Red General Commercial (BR-GC) Land Use District. To the west the site abuts the Bel-Red Office Retail 2 (BR-OR-2) District while to the south and east the site is adjoined by the Bel-Red Residential (BR-R) District. **Refer to Figure 5 - Search Ring in Context of Zoning in the Exhibits section following this report.**

Figure 4 - - Site Zoning Map



III. Environmental Impacts of the Proposal

The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

IV. Public Comment and Response

The City initially notified the public of this proposal on September 15, 2016 with mailed notice and publication in the Weekly Permit Bulletin. One (two-sided) public information sign was installed at 1800 124th Ave NE. the same day. As of the date of this staff report no comments from the public have been received.

V. Technical Review

A. Fire Department

The Fire Department has reviewed this proposal for a WCF and approves it with the following conditions: **Refer to Conditions of Approval regarding Existing Radio System & Interference and Battery and Generator Installation in Section VIII of this report.**

B. Utilities Department

The Utilities Department has reviewed this proposal for a WCF and approves it with the following condition: **Refer to Condition of Approval regarding Utility Clearances in Section VIII of this report.**

VI. Applicable Decision Criteria / Findings and Conclusions

Compliance with the decision criteria of LUC 20.30E.140 (Administrative Conditional Use) is discussed below.

A. The administrative conditional use is consistent with the Comprehensive Plan.

As conditioned, the proposal is consistent with the policies found in the Utilities and Economic Development sections the **City of Bellevue Comprehensive Plan, Volume 1**. The policies listed below are particularly relevant to the City's decision on this specific wireless application:

Utilities

UT-51: Maintain Bellevue's competitive advantage and attraction as a highly connected community.

Finding: The City's Land Use Code allowing this proposed facility is in place to support policies that place a high priority on the provision for high-speed internet access throughout the entire City.

UT-53: Ensure a permitting process that achieves a balance between encouraging deployment of advanced high-speed telecommunications infrastructure and protecting neighborhood character.

UT-64: Require the reasonable screening and/or architecturally compatible integration of all new utility and telecommunication facilities.

UT-79: Require the placement and design of wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.

Finding: Verizon Wireless is proposing a WCF installation outside of the public right-of-way on the Public Storage site. The site's size allows the WCF facility to be set away from property boundaries, and the site's immediate neighborhood is characterized by private light industrial and warehouse uses, and by King County Metro Transit vehicle maintenance and storage uses

The WCF stealth monopole will be located in an area of lower elevation relative to the land which surrounds it. The stealth monopole will contain antennas and

ancillary equipment that would otherwise be visible on the site and beyond. This proposed monopole is located to the north of an existing stand of coniferous trees along the site's southern property boundary. These trees are of a height and density to effectively screen the monopole from view to the south of the property.. Ground base station equipment will be out of view within an existing self-storage unit. **Refer to Figure 8 - - Photo Simulation Views of Stealth Monopole in the Exhibits section following this report.**

UT-83: Recognize that wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts of, wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.

Finding: The proposed stealth monopole will hide the WCF antennas and ancillary equipment within it and its exterior will be painted a dark green color to match the foliage of the existing trees nearby. The facility's base station equipment will be hidden from view within an existing self-storage unit. Through these design features the WCF's attendant visual impact on the surrounding area will be minimized.. **Refer to Condition of Approval regarding Stealth Monopole Color in Section VIII of this report.**

UT-84: Minimize visual impacts of wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs:

1. Nonresidential land use districts, except Transition Areas;
2. Transition Areas;
3. Multifamily (R-20 and R-30) districts; and
4. Park sites and Residential districts.

Finding: The proposed WCF will be located in the Bel Red Office Residential (BR-OR) Land Use District which, as a Nonresidential Land Use District is the highest level of the preferred hierarchy.

UT-86: Require timely removal of abandoned facilities that are visually intrusive whenever facilities are replaced or upgraded.

Finding: Timely removal of abandoned facilities is required per LUC 20.20.195.D.8.b. **Refer to Condition of Approval regarding Removal of Abandoned Sites in Section VIII of this report.**

Economic Development Policy:

ED-34: Facilitate private sector efforts to implement state-of-the-art technology, including communication technology, throughout the community.

Finding: This policy will be met. The proposed WCF will remedy coverage and capacity challenges in the vicinity generally bounded by NE 24th Street on the north, easterly to almost 130th Avenue NE, south to Bel Red Road and westerly to approximately 120th Avenue NE. **Refer to Figures 6 and 7 - - Coverage Maps Before & After WCF Installation.**

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity

Finding: The design of the proposed WCF will be compatible with the existing character, quality of development and physical characteristics of the subject property and immediate vicinity through its design as a stealth monopole. The stealth monopole will have a simple, clean profile against the backdrop of trees adjacent to its location with no visible antennas or associated equipment. In addition, the stealth monopole will be outfitted with a standard parking lot light to mimic similar lights in the vicinity.

C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: The proposed WCF location is easily accessed from 124th Avenue NE which abuts the site to the west. The Fire Department has reviewed this application and has determined that there are no substantial concerns. **Refer to Condition of Approval regarding Existing Radio System & Interference in Section VIII of this report.**

D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

Finding: The proposed WCF will be located within an existing self-storage facility surrounded by light industrial and warehouse properties. The stealth monopole will be designed to look like a parking lot light pole common to the types of uses in the immediate vicinity of the site and will have no visible antennas or associated equipment. The stealth monopole will also be screened by existing trees. The base station equipment will be hidden from view within an existing self-storage unit adjacent to the monopole.

Through the site location and design strategies employed to screen this WCF this Administrative Conditional Use will not be materially detrimental to the uses or property in the immediate vicinity of the subject site. In addition, this facility will be removed when it ceases to be operational or falls into disrepair and is not maintained. **Refer to Conditions of Approval regarding Stealth Monopole Color & Removal of Abandoned Sites in Section VIII of this report.**

E. The administrative conditional use complies with the applicable requirements for a wireless communication facility as provided by the Land Use Code 20.20.195, including location and design preferences.

Finding: As conditioned, the proposed wireless facility complies with the location and design preferences as detailed in LUC 20.20.195. Further, the

proposal meets all specific Land Use Code requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.D, as summarized below.

1. **Height (LUC 20.20.195.D.1)** The stealth monopole will be 70 feet tall as measured from the ground. The carrier's engineer (Verizon Wireless) has certified that this is the minimum height necessary for effective functioning of Verizon's network. **Refer to Figure 5 - - Search Ring in Context of Area Zoning and for Figures 6 and 7 - - Coverage Maps Before and After Installation.**
2. **WCF Location and Design (LUC 20.20.195.D.2)**
 - a. **Preferred Location (LUC 20.20.195.D.2.a):**

Within the search ring, the proposed WCF facility will be located in the Bel Red Office Residential (BR-OR) Land Use District. This is a non-residential land use district not providing transition, which is the most preferred location on the hierarchy list in the Code section cited.
 - b. **Preferred Facility Design (LUC 20.20.195.D.2.b):**

Within the search ring, the proposed WCF requires a free-standing support structure (stealth monopole) to provide effective wireless coverage. As shown in the Code section cited, a free-standing support structure is the least preferred option on the hierarchy of potential locations. However, Verizon Wireless has determined the stealth monopole is the least visually intrusive option available and therefore is preferable to a higher ranked solution that would be more visually intrusive.
 - c. **Minimizing Adverse Impacts (LUC 20.20.195.D.2.c):**

As described in items "a" and "b" above, Verizon Wireless has demonstrated that the location and design of the WCF, considering the search ring as a whole, leads to fewer impacts than a location or design more preferred in the hierarchies as referenced.
3. **Dispersal Limits (LUC 20.20.195.D.3):** The proposed WCF is located on private property in a non-residential land use district. Therefore, the location does not fall within areas "a" or "b" as described in the Code reference cited. As a result, Verizon Wireless is not required to demonstrate there is no other site within the search ring for the WCF.
4. **Development Standards (LUC 20.20.195.D.4):** The proposal includes the following development standards to ensure that the WCF minimizes the adverse impacts, especially visual and aesthetic impacts, on the property where the facility is located and in the vicinity of the facility.
 - a. **Paint and Screening Techniques (LUC 20.20.195.D.4.a):**

The antennas and ancillary equipment will be placed inside the stealth monopole. The exterior of the stealth monopole will be painted a dark green color (Sherwin Williams SW 6461 Isle of Pines) to match the foliage

color of nearby trees. All base station equipment will be located within an existing self-storage unit and thereby completely concealed from the exterior. **Refer to Condition of Approval regarding Stealth Monopole Color in Section VIII of this report.**

b. Design and Configurations to Minimize Visual Intrusion of the Facility (LUC 20.20.195.D.4.b):

The proposed WCF will be designed to minimize visual intrusion of the facility or elements of the facility through concealment. The concealment strategies employed in this instance include placing power cables, conduit and antenna arrays within a 70 foot tall stealth monopole. Base station equipment will be entirely concealed from view due its location within a self-storage unit.

c. Construction and Site Restoration Techniques (LUC20.20.195.D.4.c):

There may be some minor cutting and patching of the existing site's paving area as part of the WCF construction process. As conditioned, this activity will not have any significant impact to the Public Storage facility or the land uses surrounding it. **Refer to Condition of Approval regarding Removal of Abandoned Sites in Section VIII of this report.**

d. WCF Equipment (LUC 20.20.195.D.4.d):

The licensed engineer for Verizon Wireless has certified the WCF equipment proposed is the minimum size necessary to support operation of the facility.

e. Co-location (LUC 20.20.195.D.4.e):

This proposal is for location of two new antenna arrays within a new stealth monopole. Co-location within the stealth monopole may be granted subject to technical feasibility and the continuation of the concealment characteristics of the proposed stealth monopole. Verizon Wireless indicates provision for another carrier has been provided with an additional canister that can accommodate an additional antenna array. In addition, another carrier's base equipment can be accommodated in storage unit. Beyond these provisions, specific details or analysis with regards to future co-location have not been included as part of this proposal.

5. Radio Frequency Emissions (LUC 20.20.195.D.5): The Engineering Certification Letter submitted by Verizon's radio frequency (RF) engineer states that the facility will comply with the radio frequency emission standards adopted by the Federal Communications Commission (FCC). This certification letter can be found in the project file at the Records Department at City Hall. **Refer to Condition of Approval regarding Radio Frequency Testing in Section VIII of this report.**

6. Setback Requirements for Freestanding Wireless Communication Facilities (LUC 20.20.195.D.6): The new stealth monopole will be set back at least 20 feet back from the nearest property line.

7. Independent Technical Review (LUC 20.20.195.D.7):

Based upon review of the submitted documents for this WCF, no independent technical review was deemed necessary for this proposal, other than Verizon's testing of the **RF Emissions per number 5 Radio Frequency Emissions above.**

8. Removal of Abandoned Antennas and Towers (LUC 20.20.195.D.8):

Refer to Condition of Approval regarding Removal of Abandoned Sites in Section VIII of this report.

VII. DECISION

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Department does hereby **APPROVE WITH CONDITIONS** the proposal.

VIII. CONDITIONS OF APPROVAL

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

The applicant shall comply with all applicable Bellevue City Codes, Standards, Ordinances, including but not limited to:

Applicable Codes, Standards & Ordinances

Clearing & Grading Code – BCC 23.76
Construction Codes – BCC Title 23
Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Noise Control – BCC 9.18
Sign Code – BCC Title 22
Right-of-Way Use Code 14.30

Contact Person

Janney Gwo, (425) 452-6190
Building Division, (425) 452-6864
Sean Nichols, (425) 452-2926
Mark C. Brennan, (425) 452-2973
Mark C. Brennan, (425) 452-2973
Mark C. Brennan, (425) 452-2973
Judy Connors, (425) 452-4617
Utility Code – BCC Title 24
Mohamed Sambou, (425) 452-4853

1. Modification to the Administrative Conditional Use (ACU) Plans:

Approval of this ACU is for the design and information submitted under this permit application. ANY modification, including but not limited to the elimination of the concealment characteristics of the monopole, provision of additional equipment, meters, antennas, conduit and fiber to this approval shall be processed as either a new Administrative Conditional Use OR as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report when the modification occurs within the two year vesting period. Any modifications of the project design must be reviewed for consistency with the design intent of this report. **Conditions of Approval run for the life of the project.**

REVIEWER: Mark C. Brennan, Land Use, (425) 452-2973
AUTHORITY: LUC 20.30E.175

2. Stealth Monopole Color:

Prior to installation of the monopole, a paint color sample (SW 6461 Isle of Pines) approximately 8" by 10" in size shall be submitted for review as part of the CD permit (WCF on Private or Public Property) for this project.

REVIEWER: Mark C. Brennan, Land Use, (425) 452-2973
AUTHORITY: LUC 20.20.195.D.4.a

3. Existing Radio System and Interference:

If this WCF installation causes interference problems with any of the existing radio systems for the City of Bellevue, this site will be required to immediately shut down until the interference can be removed or corrected.

REVIEWER: Sean Nichols, Fire Department
AUTHORITY: FCC 90.672

4. Battery and Generator Installation:

Battery installations exceeding 50 gallons shall submit for a mechanical permit as well as a fire department operational permit. A separate permit is required if a generator is going to be installed.

REVIEWER: Sean Nichols, Fire Department
AUTHORITY: IFC 608.1 as adopted by City of Bellevue 23.11.100

5. Completion of Work/Facility Activation:

The facility shall not be activated until all work included in the project scope, as conditioned, and shown on the plans and specifications is completed.

REVIEWER: Mark C. Brennan, Land Use, (425) 452-2973
AUTHORITY: LUC 20.40.425

6. Removal of Abandoned Sites:

The owner of this facility shall provide the Director with copies of any notice of intent to cease operations that is provided to the Federal Communications Commission (FCC). All WCFs and the associated equipment shall be removed by the facility owner within 90 days of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, or general lack of maintenance, which could result in safety or visual impacts.

REVIEWER: Mark C. Brennan, Land Use, (425) 452-2973
AUTHORITY: LUC 20.20.195.D.8

7. Utility Clearances:

Locate all utilities prior to construction. Maintain all utility clearances.

REVIEWER: Mohamed Sambou, (425) 452-4853
AUTHORITY: Utility Code – BCC Title 24

8. Radio Frequency Testing:

The applicant (Verizon) will be required to perform a pre- and post-installation radio frequency emission measurement of the WCF equipment. Results of these measurements shall be submitted as a post-issuance revision to this Administrative Conditional Use permit and included for public view in the project file.

REVIEWER: Mark C. Brennan, Land Use, (425) 452-2973
AUTHORITY: LUC 20.20.195.D

Exhibits:

Figure 5 - - Search Ring in Context of Area Zoning

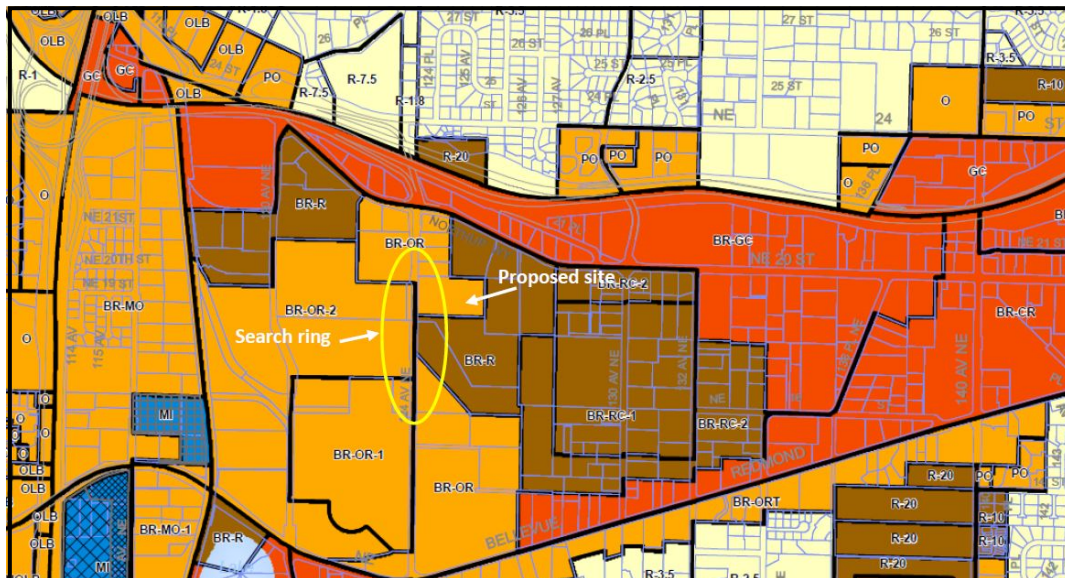
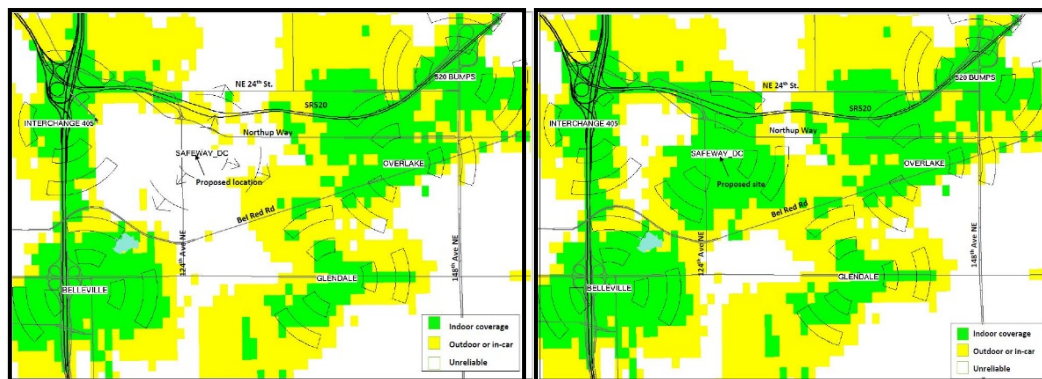


Figure 6 & 7- - Coverage Map Before and After Installation of WCF



6. Before Installation

7. After Installation

Figure 8 - - Photo Simulation Views of Stealth Monopole

From southwest



From northwest



ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

REVIEWED BY:
MARK C. BRENNAN
SEPTEMBER 8, 2016

BACKGROUND INFORMATION

Property Owner: Public Storage

Proponent: Seattle SMSA Limited Partnership dba Verizon Wireless

Contact Person: Madeline Chaney, Camp + Associates, obo Verizon Wireless

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 19401 40th Ave West, Suite 304
Lynnwood WA 98036

Phone: (425) 346-0128

Proposal Title: Verizon Wireless site "Safeway Distribution Center (DC)"

Proposal Location: on south central portion of the subject property

(Street address and nearest cross street or intersection) Provide a legal description if available.

1800 124th Ave NE, Bellevue WA Lot 2, SP No. 77-81, Rec #791

PARCEL # 2825059262

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Construct a 70' tall light pole style monopole with enclosed antennas. Base station equipment to be housed in adjacent storage unit.

2. Acreage of site: 5.27

229,546 SF

3. Number of dwelling units/buildings to be demolished: None

4. Number of dwelling units/buildings to be constructed: None

5. Square footage of buildings to be demolished: NA

6. Square footage of buildings to be constructed: NA

7. Quantity of earth movement (in cubic yards): approx. 10

8. Proposed land use: new freestanding wireless communication facility

9. Design features, including building height, number of stories and proposed exterior materials:

Proposed WCF will have antennas enclosed within the pole. The pole will be painted dark bronze and fabricated of steel and RF friendly material

10. Other



Estimated date of completion of the proposal or timing of phasing:

Site would be constructed within a year of receiving entitlements.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Antennas could be changed, and base station equipment modified from time to time with changes in wireless technology.

MB
9-8-16

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Verizon Wireless, as a federally licensed carrier, is required to conduct environmental studies in accordance with NEPA. Those studies are currently in progress.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Building permit for proposed tower and base station equipment installation. Fire permit for in-building generator and backup batteries.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan


A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? approximately 2%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The work will be done within an existing paved storage yard. According to the USDA Soil Survey for the area, the underlying soil is Seattle muck, composed mostly of organic material, and which is poorly drained with high groundwater. A complete geotechnical report will be prepared prior to development of this site. 

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No signs of unstable soils

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 10 cubic yards of soil will be removed for placement of the tower foundation.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some minor erosion could occur during construction, but the property is flat it would be minor.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The subject property is currently about 95% impervious. There will be no change to the amount of impervious surface area on the property.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Covering stockpiles during construction.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Aside from the initial construction, vehicle traffic will involve a light-duty truck visiting the site for routine maintenance once every 4 weeks (approx). The site will also be equipped with a 30 kW emergency generator. The generator will be tested once a week, resulting in internal combustion byproducts being emitted. During extended power outages, the generator would run constantly to keep the site operational.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Because this site is uninhabited, no known off site emissions will affect this proposed development.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None proposed.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a wetland associated with the West Branch of Kelsey Creek located approximately 175 feet south of the subject site.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

The project will not require any work over, in, or adjacent to any surface water.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The project will not require any water withdrawals or diversions.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not within a 100 year floodplain

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project will not require any discharge of waste material to surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No groundwater would be withdrawn for this project.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed development does not generate any waste materials, therefore, no materials will enter the ground or surface waters

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No increase in runoff would occur as a result of this project because the area is completely covered with impervious surface. Stormwater currently is handled by sheet flow.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None proposed, as no change in impervious surface proposed.

4. Plants

- a. Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed for this proposal

- c. List threatened or endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed. The area of construction is a storage/parking area that is completely impervious and not amenable to the addition of vegetation

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other: songbirds are in the wetland area to the south;
☒ Mammals: deer, bear, elk, beaver, other: mammals that are comfortable in suburban
☐ Fish: bass, salmon, trout, herring, shellfish, other: wetland area to the south and areas around
Kelsey Creek.

- b. List any threatened or endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

None known besides general bird migration throughout region

- d. Proposed measures to preserve or enhance wildlife, if any:

None are necessary, as this is an urbanized heavy commercial area.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for powering the radio equipment. A backup generator will be powered by diesel.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

The applicant will use energy efficient equipment as much as possible to minimize its operating expenses.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The site will utilize lead acid batteries and a diesel generator for backup power. The batteries will be in a cabinet designed to prevent intrusion, leakage and overcharge. The generator fuel tank will have double walled construction for containment, and is designed with remote monitoring to warn of adverse events. Both will also be housed within a storage unit so that they will be further isolated and contained. +

- (1) Describe special emergency services that might be required.

None required, as this site is unmanned.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

The batteries will be in a cabinet designed to prevent intrusion, leakage and overcharge. The generator fuel tank will have double walled construction for containment, and is designed with remote monitoring to warn of adverse events.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Air conditioning units will be placed on the building exterior. These will produce low levels of noise similar to common residential air conditioning units on an intermittent basis. The generator will be tested on a weekly schedule for a period of approximately 30 minutes. This testing occurs around 10 AM every Wednesday.

- (3) Proposed measures to reduce or control noise impacts, if any:

None needed, as this site is within a heavy commercial area (Class B EDNA per WAC 173.60)

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The subject site and surrounding area are developed with various commercial uses.

- b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture for at least 40 years.

- c. Describe any structures on the site.

There are 9 self-storage buildings and an area of paved vehicle storage on the site.

- d. Will any structures be demolished? If so, what?

No structures will be demolished.

- e. What is the current zoning classification of the site?

Bel Red Office Residential (BR-OR)

- f. What is the current comprehensive plan designation of the site?

Bel Red Office Residential (BR-OR)

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No, none of the site is environmentally sensitive.

- i. Approximately how many people would reside or work in the completed project?

The site is unmanned. Site technicians would visit the site approximately once per month.

- j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The subject site is located in an area that offers several advantages related to screening and visual impacts. It is adjoined on the south by a wetland area and associated forest cover that will remain in place, thus providing screening from the south; it is adjoined on the east by a large elevation change that provides screening from the east; the areas west and north also have significant elevation changes that effectively screen both the storage facility and the proposed WCF from views in those areas.

The proposed WCF is being designed to fully enclose the proposed antennas thus minimizing its profile. Base station equipment will be enclosed within an existing storage unit. The proposed monopole will be painted dark bronze (Sherwin Williams SW7055 "Enduring Bronze"), and a shoebox light standard will be added to the pole exterior to closely emulate the existing parking lot light standards in the storage facility. +

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

NA

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

70 feet; material will be metal painted dark bronze. +

b. What views in the immediate vicinity would be altered or obstructed?

The proposed pole would be visible from the east and west. However, views are not considered significant

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed WCF is being designed to fully enclose the proposed antennas thus minimizing its profile. Base station equipment will be enclosed within an existing storage unit. The proposed monopole will be painted dark bronze (Sherwin Williams SW7055 "Enduring Bronze"), and a shoebox light standard will be added to the pole exterior to closely emulate the existing parking lot light standards in the storage facility.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

A standard shoe box style light fixture will be attached to the pole at the height of existing light poles in the parking area.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None, as the site is unmanned

- d. Proposed measures to reduce or control light or glare impacts, if any:

None proposed

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known

- c. Proposed measures to reduce or control impacts, if any:

NA

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site would be via secured driveway from 124th Ave NE

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Transit service would not be utilized for the proposed use. However, transit stops are located nearby on 124th Ave NE and Northup Way.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

No change

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 1-2 per month.

g. Proposed measures to reduce or control transportation impacts, if any:

None proposed

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No, as this site is unmanned

b. Proposed measures to reduce or control direct impacts on public services, if any:

None proposed

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and fiber optic service are required for operation of the site. It will be necessary to either trench or directionally bore to provide these services.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature...  obo Verizon Wireless Date Submitted... 08/08/2016

