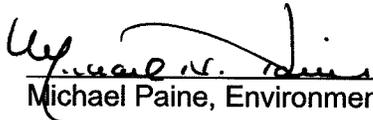




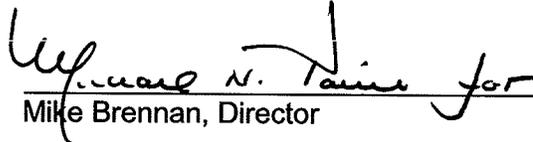
**City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report**

Proposal Name: Clearwire Minipark
Proposal Address: 12843 SE 60th St
Proposal Description: The applicant proposes to replace an existing 51.2' tall light pole within a PSE utility corridor with a new 72.2' tall light pole with three flat panel antennas, 2 microwave antennas, and 3 signal amplifiers flush-mounted to the top of the pole. Associated equipment will be vaulted and landscaped. The project is located at the City of Bellevue's Newport Hills Minipark.
File Number: 07-103905-LA
Planner: Drew Folsom, Assistant Planner
Applicant: Justin Abbott, Parsons
Decision Included: Administrative Conditional Use approval, Process II, Land Use Code 20.30E

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


Michael Paine, Environmental Coordinator

Director's Decision: Approval with Conditions


Mike Brennan, Director

Application Date: January 12, 2007
Completeness Date: February 21, 2007
Notice of Application Date: March 1, 2007
Minimum Public Comment Date: March 15, 2007
Decision Publication Date: October 9, 2008
Appeal Deadline: October 23, 2008

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6800. 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.

I. Request/Proposal Description

The applicant proposes to replace an existing 51.2' tall pole within a Puget Sound Energy (PSE) utility corridor, with a new 72.2' tall pole with flush mounted antennas. See Attachments A and B. The purpose of the new facility is to improve Clearwire's wireless service to the Newport Hills area. The installation is located at the southwest corner of the Newport Hills Minipark. The pole is one of three poles on a PSE structure support. Three flat panel antennas, 2 microwave antennas, and 3 signal amplifiers will be flush-mounted to the top of the pole. The proposed ethernet conduit will be attached to the exterior of the pole. Mechanical equipment will be located underground in a landscaped vault (see sheet C-03 for details). The vault will be located in an area of the park which contains numerous significant deciduous trees. No trees will be removed to construct the vault. A gravel path through the landscaping will provide pedestrian access to the vault for maintenance. The equipment will be well screened from the public due to underground vaulting, the existing significant trees, and proposed landscaping. Utility lines will run underground from the replacement pole to the radio cabinets within the equipment vault.

The existing and replacement poles are round and approximately 17" at the base. The replacement pole will be approximately 17" at the base. The ethernet conduit is considerably smaller than typical wireless conduit (less than 2" diameter) and will be located on the exterior of the pole and painted to match the color of the pole. The new pole will be located within 10' of the existing pole location.

The subject property is within the Single Family High Density Residential R-5 zoning district. An Administrative Conditional Use (ACU) approval is required for wireless communication facility support structures that exceed the maximum allowed building height of the district, which is 30 feet in the R-5 zoning district. With an ACU, the Land Use Code permits wireless communications facilities to be no more than 21 feet higher than the height of the existing utility support structure. In this case, the existing light pole height is 51.2' in height and the proposed pole height is 72.2' in height (21 feet higher). The Land Use Code also requires replacement poles to be located within 10 feet of the original pole location. See condition VI.A in Section VI.

II. Site Description and Context

The wireless communication facility is proposed to be located on a pole which is part of a Puget Sound Energy utility support structure located at the southwest corner of the Newport Hills Mini park. The Newport Hills Minipark is approximately 20,800 square feet and located south of SE 60th Street. The site is zoned R-5. Puget Sound Energy high voltage transmission lines and an Olympic Pipeline underground natural gas distribution main cross the park. Multiple trees and shrubs are located along the western edge of the park. The proposed antenna will be located on the interior edge of the vegetation and the equipment will be located within the vegetation. The wireless facility will be located on a PSE pole towards the southwest corner of the park within the Puget Sound Energy power line easement.

The park is bordered on the east by a Seattle City Light power corridor, and to the north, south, east and west by single family residences. The site and the surrounding area are in the R-5 zoning district.

III. Environmental Impacts of the Proposal

Environmental review is required because this project is located in a residential zoning district and is not a microcell (BCC 22.02.020, WAC 197-11-800(27) (a)(i)). The environmental review (SEPA Checklist in project file, City Hall Records Room) indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. 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 (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: January 12, 2007
Public Notice (500 feet): March 1, 2007 (Includes sign installation at the site)
Minimum Comment Period: March 15, 2007

Notice of Application and public meeting was published in the City of Bellevue's Land Use Bulletin and the Seattle Times on March 1, 2007. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. A public meeting regarding the proposal took place on May 9, 2007.

Public comments were received regarding:

- Health effects of the wireless antennas
- Dangers of locating the antenna and equipment near the Olympic Pipeline
- Location of the site and other alternatives
- Impact on use of the mini-park
- Impact on use of the proposed trail from the mini-park to Coal Creek
- Impact to the economic value of nearby homes
- Appearance of the antennas
- Compliance with the comprehensive plan policies

- **Concern was expressed regarding the health effects of wireless antennas:**

City Response: The Federal Communications Commission (FCC) has jurisdiction over the electromagnetic radio signal that will be broadcast by the wireless facility. Based on documentation provided by the applicant

(Attachment E), the proposal complies with the FCC requirements and standards. Residents with concerns regarding the health impacts of the proposed WCF were advised to contact the FCC directly.

- **Concern was expressed regarding the dangers associated with locating the antenna near the Olympic Pipeline.**

City Response: The applicant received approval from Olympic Pipeline to place the antennas, wiring, and vault in the proposed location. All work done on the vault will be field monitored by an Olympic Pipeline representative (See letter in file dated 9/5/2006).

- **Concern was expressed regarding location of the site and other alternatives**

City Response: The City requested the applicant explore the site to the northeast of the property located in Coal Creek Park. The applicant states this site is infeasible due to the presence of critical slopes and significant mature trees which would require a much taller pole of 100 feet or greater. Also, the location of the vault would require disturbance of a critical slope and the construction of a large retaining wall which would require the removal of a large number of significant trees. The vaulting of the equipment as required by PSE was deemed infeasible due to these elements and the proximity of the Olympic Pipeline and PSE easements (See letter in file dated 7/17/2007).

- **Concern was expressed regarding impact of use of the minipark**

City Response: The antenna is located on an existing utility pole and proposes no new above ground equipment. The pole is located near the western edge of the park and supports existing transmission lines and is approximately 30 feet from any trail or lawn area. The equipment will be vaulted and landscaped in an area located on the western edge of the park which already has a significant number of trees and shrubs. The location of the pole and vault will not interfere with the use of any park amenities.

- **Concern was expressed regarding impact on use of the proposed trail from the minipark to Coal Creek**

City Response: The proposed location of the antenna and vault are over 30 feet from any trail associated with the minipark and Coal Creek. They are both located in areas of minimal use due to grade and existing vegetation and will not inhibit access or use of trails.

- **Concern was expressed regarding the impact to the values of nearby homes.**

City Response: No evidence has been provided that indicates that the proximity to wireless installations has had any impact on neighboring property values in Bellevue. The design and location of the wireless facility were chosen to minimize visual and aesthetic impacts for neighboring properties.

- **Concern was expressed regarding the appearance of the antennas.**

City Response: The design of the antennas and pole are selected to minimize visual and aesthetic impacts. The design of the pole is constrained due to PSE structural requirements and will be approximately 17" in width. The solid milled tree pole design will be similar to PSE support poles on the site which vary in width from 15 to 17.5 inches.

- **Concerns was expressed regarding the compatibility with additional Comprehensive Plan policies for the Newport Hills Subarea. These policies and City responses are listed below:**

- (1) S-NH-5: Encourage new development to use the Planned Unit Development (PUD) mechanism to preserve the visual character of existing open space and protect environmentally-sensitive areas in new subdivisions by clustering housing on the least sensitive portions of a site.

City Response: This policy is directed toward the development of new subdivisions and clustering of houses. It is not intended nor applicable to wireless applications.

- (2) S-NH-36 Acquire land for park purposes, especially adjacent to existing parks, public facilities and trailheads.

City Response: The proposal does not affect the use of the parcel as a park. The proposal involves replacing an existing pole within a PSE corridor. The associated mechanical equipment will be located in a vault and screened with native vegetation. (See attachment A)

- (3) S-NH-38 Enhance accessibility to the pipeline trail by eliminating unnecessary barriers.

City Response: The proposal will not be a barrier to the pipeline trail. The proposed pole is replacing an existing pole within a PSE corridor, and the equipment will be in an underground vault. Both the existing pole and the proposed vault are over 30 feet from the pipeline trail. (See attachment A)

- (4) S-NH-39 Provide additional landscaping to improve the appearance of pipeline trail access areas.

City Response: The proposal increases the overall landscaping of the park. The replacement pole is over 30 feet from the offsite pipeline trail, and is located in an area with existing landscaping. Of the three poles on the PSE utility support structure the selected pole is furthest from connecting pathways within the existing minipark.

- (5) S-NH-44 Emphasize as a distinct visual element the preservation of existing trees on protected slopes. Use these trees to screen incompatible land uses.

City Response: There are no protected slopes on or adjacent to the proposed site. The proposal does not remove any significant trees from the site and replant disturbed areas with native vegetation which includes 3 western red cedars.

- (6) S-NH 54: Preserve existing visual features such as trees and hilltops, views of water, and passive open space in new development when feasible.

City Response: The proposal preserves existing trees and hilltops, views of water and passive open space by locating the pole in an existing PSE corridor, and placing the mechanical equipment in an underground vault shielded by landscaping.

- (7) S-NH-55 Encourage undergrounding of utility distribution lines on existing development and require undergrounding of all new utility distribution lines in new development where reasonably feasible.

City Response: The proposal will underground all new cables and lines associated with the project. Clearwire's technology relies upon above ground antennas and have demonstrated that the proposed height is the minimum necessary.

- **Concern was expressed regarding the compatibility with additional Comprehensive Plan Land Use policies. These policies and City responses are listed below:**

- (1) LU-9 Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

City Response: The proposal replaces an existing pole within a PSE corridor. The antenna height increase is the minimum necessary as documented per the letter by David Pinion, P.E. dated January 11, 2007. The antennas will be flush mounted.

The park already has been developed with 6 existing PSE utility poles within a PSE utility corridor, therefore, no new impacts are anticipated.

- (2) LU-15: Encourage dedication of open space and preservation and restoration of trees and vegetation to perpetuate Bellevue's park like setting and enhance the City's natural environment.

City Response: The proposal preserves open space, trees and vegetation by locating the antennas on an existing pole within a PSE utility corridor. The applicant also proposes planting native vegetation to shield the equipment vault.

- (3) LU-18: Adopt and maintain policies, codes, and land use patterns that promote walking in order to increase public health.

City Response: No part of the proposal will limit use of or relocation of any existing path.

- (4) LU 20: Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.

City Response: The proposal will not impact the intended use of the minipark as a small scale activity area as no new impacts are anticipated with the pole replacement.

- (5) LU-22: Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.

City Response: The size of the pole is the minimum necessary to provide for the effective functioning of the system. The antennas will be flush mounted and the ground equipment will be vaulted. (This is further discussed in Section IV below)

IV. Applicable Decision Criteria / Findings and Conclusions

Compliance with the decision criteria of Land Use Code Section 20.30B.140 is discussed below.

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

Finding: This proposal is consistent with Bellevue's Comprehensive Plan policies regarding such facilities. The Comprehensive Plan policies listed below from the Utility Element, have been considered in support of the City's decision regarding this site:

- (1) UT-40: Require the reasonable screening and/or architecturally compatible integration of all new above ground utility facilities.

Finding: The proposed ground equipment will be vaulted and screened by numerous existing significant trees and new landscaping of native vegetation to be consistent with the existing vegetation. The new pole will be of similar design as the existing pole and is the minimum height necessary for the effective functioning of the system.

- (2) UT-41: Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.

Finding: The proposed equipment will be vaulted and screened with existing and proposed landscaping. The proposed antennae will be flush-mounted to the new pole and will be painted the same color as the pole. See condition VI.C for a related condition of approval.

- (3) UT-43: Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities.

Finding: The proposal will consolidate a Clearwire wireless facility on an existing PSE pole. This will be less impact than if a separate monopole were to be built for the wireless antennae.

- (4) UT-53: Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/or architecturally compatible details and integration.

Finding: As noted in (1) above, the supporting equipment will be located in an underground vault and new landscaping will be provided.

- (5) UT-55: Require the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.

Finding: As proposed, the placement of this pole and vaulted equipment minimizes adverse impacts on adjacent land uses. The pole is a replacement of an existing pole, so there will not be the impact of a new monopole in the neighborhood. Associated equipment will be located in an underground vault and landscaped to minimize visual impacts.

- (6) UT-56: Encourage permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.

Finding: Clearwire has provided maps that illustrate its wireless coverage without the proposed facility and with the proposed facility, including the search ring for the proposed antennae. See Attachment E.

- (7) UT-60: Minimize visual impacts of personal 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) and Park sites and Residential districts.

Finding: Although a non-residential land use district would be a preferred location, non-residentially zoned properties are not available in the vicinity. See Attachment F. Given the coverage requirements for this application to primarily serve Newport Hills area, the applicant states that this was the best location. The Park property is zoned single family residential (R-5), however there are no single family structures in close vicinity to the site.

The applicant also provided an alternative analysis for other sites within the search area that they considered for the project. See Attachment G. Although other sites have a higher preference based upon zoning districts, these locations have elevation/site conditions that would require a taller pole to be installed or difficulty in placing ground-mounted equipment.

- (8) UT-65: Encourage the use of sites developed with utility facilities to install wireless equipment compatible with other utility functions.

Finding: The park site is developed with utility facilities. The proposal will replace an existing PSE pole and add wireless equipment.

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: To ensure that the facility is compatible with property in the immediate vicinity, the proposal incorporates the following measures:

- (1) The new pole will be the same material and finish as the existing pole. This is consistent with the other Puget Sound Energy poles along the power utility corridor. The new pole height will be the minimum necessary to provide for the effective functioning of the system, as well as to meet Clearwire's capacity and coverage requirements for this service area. See Attachment E.
- (2) The three flat panel antennas, 2 microwave antennas, and 3 signal amplifiers will be flush-mounted at the top of the pole. The antennae and other pole appurtenances will be painted to match the replacement pole. See related condition of approval in Section VI.C. The proposed antenna style, attachment method, and paint treatment will result in a facility that is as low-profile in appearance as possible.
- (3) The ground-mounted equipment will be located within a vault. The equipment vault will be located in an area with minimum use and existing

landscaping. The applicant will also install trees and shrubs to help further screen the vault from the park and trails.

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

Finding: The replacement pole and equipment vault will be located in areas which are adequately served by existing public facilities including streets, fire protection, and utilities.

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

Finding: The replacement pole is the minimum height necessary to achieve the target needs of Clearwire. It will be solid wood finish which is the same as the existing pole and matches all of the PSE poles. Because of the existence of several mature deciduous trees, visual impacts will be less than in other more open areas. This facility will be removed when it ceases to be operational or falls into disrepair. See related condition of approval in Section VI.D.

E. The administrative conditional use complies with the applicable requirements of the Land Use Code.

Finding: The proposal meets all specific Land Use Code requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.B, D 1-9, as summarized below.

1. **Height:** As is typical for utility poles, the proposed pole height exceeds the maximum 30 foot building height allowed in residential land use districts. However, the height increase is within the 21 foot increase allowed pursuant to the Land Use Code under an ACU approval. The existing pole height is 51.2' and the proposed pole height is 72.2' (21 feet higher). Further, the applicant has provided a statement that the proposed height is the minimum necessary for effective functioning of the provider's network, as certified by the provider's Radio Frequency (RF) Engineer. See Attachment E.

2. WCF Location and Design

- a. **Preferred Location (LUC 20.20.195D.2.a):** The proposal is located within a single family R-5 zoning district, which is the least preferred out of four location preferences according to the siting criteria of LUC 20.20.195.D.2.a. However, while a non-residential land use district would be a preferred location, no such option exists given the elevation/site conditions of other zoning districts within this search ring(see attached letter). The applicant explored the feasibility of locating the WCF at the western edge of the search ring in multifamily zoned districts. However the elevation is 80' lower than the proposed facility and would not meet the desired coverage to provide effective functioning of the provider's network. The City of Bellevue is willing to

provide a lease at the proposed location. The proposed location is near the center of the search ring. See Attachment E.

According to the applicant, this location was selected for the following reasons:

- The elevation is such that the pole will not be as high as poles proposed in other locations with lower elevations;
- The new pole will be able to match the existing pole so there will not be such a noticeable change; and
- The stand of existing deciduous trees helps to mitigate some of the visual impact of the height of the pole and also will provide a buffer to the equipment vault.

In order to meet Land Use Code requirements, the proposed replacement pole will be located within ten feet of the existing pole. See related condition of approval in Section VI.A.

- b. Preferred System Design (LUC 20.20.195D.2.b):** The requirements for wireless communication facilities encourage co-locating on existing facilities versus building new monopoles. This proposal is consistent with this intent since it is a co-location on an existing light pole. The proposal represents the second most preferred system design alternative (co-located on utility poles, light standards and signal supports) under LUC 20.20.195.D.2.b.
- c. Minimizing Adverse Impacts LUC 20.20.195D.2.c):** Application of the location and design hierarchies as described above results in a proposal that minimizes the adverse impacts of the facility, considering the search ring as a whole. In addition, the applicant has provided a letter from the Clearwire radio frequency engineer which states that the facility complies with federally mandated E911 location accuracy requirements¹ and efficiency frequency reuse.² See Attachment E.
- 3. Dispersal Limits:** Wireless communication facilities (WCF) proposed within the public right-of-way and within 520 feet of another WCF in the public right-of-way or on city-owned property require full Conditional Use approval. However, there are no other wireless facilities within the public right-of-way within 520 feet of the proposed location. The nearest existing cellular facility located within the public right-of-way or on City-owned

¹ E911 is the Emergency 911 location technology to accurately pinpoint a cell phone user calling with an emergency.

² Frequency reuse is a technique of reusing frequencies and channels within a communications system to improve capacity and spectral efficiency. Frequency reuse is one of the fundamental concepts on which commercial wireless systems are based that involves the partitioning of an RF radiating area (cell) into segments of a cell. One segment of the cell uses a frequency that is far enough away from the frequency in the bordering segment that it does not provide interference problems. Frequency re-use in mobile cellular systems means that each cell has a frequency that is far enough away from the frequency in the bordering cell that it does not provide interference problems.

property is a Cingular facility at 12303 SE 60th St. This facility is located approximate 1,400 feet (or 1/4 mile) from the subject site. See Attachment H.

4. **Development Standards:** As described previously in Section I of this staff report, associated ground-mounted equipment will be located in a vault approximately 40 feet away from the pole. New trees will be planted to help screen the vault. The applicant will be required to provide a landscape assurance device. See related condition of approval in Section VI.E.
5. **Radio Frequency Emissions:** As described in Section V.E.2.c above, Clearwire's radio frequency engineer states that the facility will comply with the federally mandated location accuracy requirements and efficiency frequency reuse. See Attachment E.
6. **Setback Requirements for Freestanding Wireless Communication Facilities:** Since the antennae are being co-located on an existing light pole, their location in relation to the property line is acceptable. The equipment shelter meets all applicable setback requirements.
7. **Independent Technical Review:** No such review was deemed necessary for this application.
8. **Removal of Abandoned Antennas and Towers:** Abandoned facilities shall be removed. See related condition of approval in Section VI.D.

V. 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 Director of Development Services does hereby **APPROVE** the proposal subject to the following conditions:

VI. Conditions of Approval

A. Replacement Pole

The proposed replacement pole shall be located within 10 feet of the existing pole location.

Authority: Land Use Code 20.20.195.B.1.a.ii and 20.50.058.

Reviewer: Drew Folsom, Development Services Department

B. Disturbance

The applicant shall fully restore, to the satisfaction of the City of Bellevue, any areas disturbed and or damaged during construction or future maintenance of either the WCF or its associated equipment structure.

Authority: Land Use Code 20.20.195.D.4.c

Reviewer: Drew Folsom, Development Services Department

C. Wireless Antennae Paint Color

The wireless antennae and any appurtenances shall be painted the same color as the new pole.

Authority: Land Use Code 20.20.195.D.4.a

Reviewer: Drew Folsom, Development Services Department

D. 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.

Authority: Land Use Code 20.20.195.D.8

Reviewer: Drew Folsom, Development Services Department

E. Landscape Assurance Device

The applicant shall provide a landscape assurance device for 150% of the fair market value of labor and materials for any required landscaping not installed at final inspection. It shall also cover 20% of the fair market value of labor and materials for landscape maintenance for a period of one year from date of final inspection.

Authority: Land Use Code 20.20.520.K.L

Reviewer: Drew Folsom, Development Services Department

VII. Attachments

- A. Project Plans
- B. Photosimulations
- C. Vicinity Map
- D. Aerial Photo
- E. Radio Frequency Engineer Site Analysis (with Service Area Coverage Maps and Search Area Map)
- F. Zoning Map
- G. Alternative Analysis for Siting
- H. Map showing closest Wireless Facility within Right-of-Way or City of Bellevue Property



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Clearwire US, LLC

LOCATION OF PROPOSAL: 12843 SE 60th St

NAME & DESCRIPTION OF PROPOSAL:

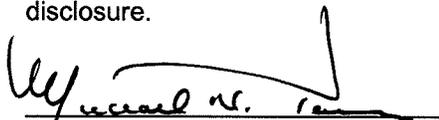
The applicant proposes to replace an existing 51.2' tall light pole within a PSE utility corridor with a new 72.2' tall light pole with three flat panel antennas, 2 microwave antennas, and 3 signal amplifiers flush-mounted to the top of the pole. Associated equipment will be vaulted and landscaped.

FILE NUMBER: 07-103905-LA

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on October 23, 2008.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


 Environmental Coordinator

10/23/2008
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

ENVIRONMENTAL CHECKLIST

BACKGROUND INFORMATION

Property Owner: *City of Bellevue, Parks & Recreation Department*

Proponent: *CLEARWIRE US, LLC*

Contact Person:

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

Craig D. Wilson / PARSONS

(As Agents for Clearwire US, LLC)

Address: *1530 Westlake Avenue N, Suite 600, Seattle, WA 98109*

Phone: *(206) 218 - 6940*

Proposal Title: *CLEARWIRE "Mini-Park" (WA-SEA-576-A)*

Proposal Location:

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

City of Bellevue Newport Hills 'Mini-Park'

12843 SE 60th Street, Bellevue, WA 98006

*Park is located at the southeast corner of the intersection of SE 60th Street and
129th Avenue SE*

Legal Description:

*Tract "A" of the Plat of NEWPORT HILLS # 12, Less that portion lying Southerly of the
Northerly line of Lot 1, Block 3 of said Plat, extending S 89° 54' 14" W from the
Northwest Corner of said Lot 1, Subject To the Puget Sound Energy Transmission Line
Aerial Easement.*

King County Assessor's Parcel Number: **6072200461**

Please attach an 8½" x 11" vicinity map that accurately locates the proposal site.

(Please see attached)

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

1. General description:

*Install a minor wireless telecommunications facility consisting of one automated,
unmanned radio and electronics cabinet placed in an underground concrete vault and*

RECEIVED

JAN 12 2007

Permit Processing

D.A.
2/26/07

72' REPLACEMENT
FIBER OPTIC
POLE

associated antenna arrays attached to an extended wood pole which supports a high-voltage electrical transmission line. Entire complex is to be installed within exiting City of Bellevue mini-park.

2. Acreage of site:

Underlying parcel: 0.48 Acres (20,800 square feet)

3. Number of dwelling units / buildings to be demolished:

Not Applicable

4. Number of dwelling units to be constructed:

Not Applicable

5. Square footage of buildings to be demolished:

Not Applicable

6. Square footage of buildings to be constructed:

Underground vault = 87.695 square feet (outside dimensions) [6.833-ft x 12.8333-ft.]

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

73.76 cubic yards (includes excavation for vault & cable trench)

8. Proposed land use:

Minor wireless telecommunications facility consisting of automated, unmanned radio and electronics cabinet installed in an underground concrete vault and antenna arrays attached to an extended wood pole which supports a high-voltage transmission line. Entire complex is to be installed within exiting City of Bellevue mini-park.

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

Pre-fabricated underground concrete equipment vault with grade-level steel access door (top), Ethernet cable installed in 4-inch diameter conduit, buried in underground trench; three (3) panel antennas (approximately 36-inches by 5.5-inches by 4.7-inches, each) and three (3) BTS amplifiers, two (2) microwave antennas, 12-inches in diameter. Antenna arrays will be mounted to an extended utility pole support structure. Top of

utility pole (and top of antenna arrays) will be approximately 72.2-feet above finished grade.

Following construction, ornamental landscaping will be introduced to the site to visually screen the underground vault entrance.

Antenna arrays atop the ^{REPLACEMENT} ~~extended~~ PSE utility pole will be painted to match and blend with the color of the (wood) support pole.

10. Other:

Development of this project will be undertaken in two parts (performed more or less simultaneously):

- a) site excavation and placement of the underground equipment vault, and*
- b) utility pole replacement and mounting of antenna arrays atop the new structure.*

The vault installation will be performed by a contracting force employed by the proponent, Clearwire US, LLC. The pole replacement and antenna work will be performed by Puget Sound Energy forces. Antennas and cabling will be supplied by Clearwire for installation by PSE forces.

Access to the work site will occur via the City of Seattle water pipeline right-of-way which adjoins the property on the west.

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

Proposal is subject to City of Bellevue Administrative Conditional Use assessment and approval before construction permitting can be sought; further, construction will be restricted to dry season. It is estimated that construction will occur in early Third Quarter, 2007, following completion of all required permitting approvals.

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

No plans for future expansion of the proposed facility at this time.

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

Subsurface soils boring and geotechnical analysis will be prepared as part of supporting documentation for Clearing & Grading Permit.

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

No other such plans or proposals are known which would affect this project.

List any governmental 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.

City of Bellevue:

Administrative Conditional Use approval

Clearing & Grading Permit (including sedimentation control plan)

Wireless Antenna Permit

Construction Permit

City of Seattle Public Utilities Department:

Access Permit (to utilize water pipeline right-of-way (adjoining the site on the west) as temporary means of ingress/egress to the work site during the period of construction).

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

Not Applicable

- Preliminary Plat of Planned Unit Development

Preliminary plat map

Not Applicable

- 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

Not Applicable

ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

Flat, Rolling, Hilly, Steep slopes, Mountains, Other:

Site is a gently rounded knob that gradually slopes toward the north-northwest in the direction of the SE 60th Street right of way (north) and the City of Seattle Mercer Island Pipeline right-of-way (west).

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

East to west (along southerly end of property) site slope = 9.89%

Southeast to northwest (diagonally across property) site slope = 6.91%

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

Soil type for property is identified in the USDA Natural Resource Conservation Service as Arents, Alderwood series material which is characterized as a gravelly, relatively water-permeable composite with slopes that vary between 6% and 15%.

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

No evidence of unstable soils at this site or in immediate vicinity: a major underground gas pipeline crosses the property and a regional water pipeline adjoins the site on the west. No evidence of any subsidence exists around either of these facilities.

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

Following excavation for underground vault, fine gravel will be placed in the "drain fields" located below the vault. This material is intended to absorb and disperse any stormwater seepage that may infiltrate the ground surface around the vault. Approximate volume of gravel is estimated to be 16+ cubic yards (8 cubic yards per drainfield).

After vault is "bedded" in the gravel drainfields, approximately 37.48 cubic yards of native material (originally excavated from trench) will be re-introduced and compacted around the vault to restore the site to pre-existing contour level.

Additionally, approximately 4 cubic yards of excavation will be made for the cable trench which is proposed to extend from the vault to the utility pole which will support the antenna arrays. That trench will use approximately 0.66 cubic yards of fine gravel as bedding for the conduit (in which the cabling will be placed). The remainder of the trench

will be filled with compacted native material taken from the trench at time of original excavation.

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

Since there is a gradual slope to the underlying property (from east to west and from south to north) possibility of storm-effected erosion may occur during construction.

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

Following completion of construction the only permanent imperious surface will be the steel vault access hatch and vent grates. The area of these features totals approximately 72 square feet. That represents 0.346% of the total site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *As a preventative measure, the City will restrict development activity during the annual rainy season; however containment measures (including straw bales and stormwater filter fences may also be required around the perimeter of the work area as impediments to any possible run-off.*

Once construction is completed, landscaping will be re-introduced to the property to screen views of the completed facility and visually integrate the installation into its surroundings, but also to serve as soil protection and retention features intended to prevent erosion.

**FURTHER MITIGATED
PER DCL 23.016.090
"EROSION AND
SEDIMENT CONTROL"**

2. AIR

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

Some minor exhaust emissions will occur during construction phase (worker & supplier vehicles visiting the site as well as hoist cranes and bucket trucks); these will be incidental and relatively infrequent since construction will be completed in approximately two weeks. All vehicles and construction equipment will comply with emission regulations.

Once project is complete there will be occasional, infrequent site visits by maintenance technicians (approximately once every six months) which will contribute minute traces to vehicle emissions.

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

No / None

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

There are no odors, fumes or other forms of emissions from this project that will degrade air quality.

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.

No / None

(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.

No / None

(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.

Not applicable to this project; no work is proposed for any surface water stream course or wetlands area.

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

No / None

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

No / None

(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.

No / None

b. Ground:

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No / None

(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.

No waste water will be generated by this project either during construction or during operation.

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.

Only run-off will be generated by storm water which strikes the vault hatch and vents. That minor amount of flow will be captured by the proposed ground absorption and conveyance system for the vault (i.e., the subsurface drain fields); storm water runoff should not increase measurably as a result of this project nor extend beyond the surface area of the vault..

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

No / Not Applicable

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As a preventative measure, the City will restrict development activity during the annual rainy season; however containment measures (including straw bales and stormwater filter fences may also be required around the perimeter of the work area as impediments to any possible run-off.

Once construction is completed, landscaping will be re-introduced to the property to screen views of the completed facility and visually integrate the installation into its surroundings, but also to serve as soil protection and retention features intended to prevent erosion.

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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation *blackberry brambles*

(with the exception of the native blackberry runners, all identified planting elements are part of the formal ornamental site landscaping.)

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

Blackberry vines will be removed in vicinity of the vault and trench excavation as will a small amount (approximately 65 square feet) of surface grass. A temporary "haul route" will extend from the west property line, following the slope contours, to the vault site; this will allow passage of trucks and construction equipment and will traverse the native vegetation along that perimeter of the site.

Once construction is completed, ornamental landscaping will be introduced around the vault and along the west side of the site to supplement and augment existing park landscaping.

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

None

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

Once construction is completed, ornamental landscaping will be introduced around the vault and along the west side of the site to supplement and augment existing park landscaping.

WESTERN RED CEDAR, ORANGE LEAF, PACIFIC DOGWOOD, SANDALWOOD, SALAL

5 .ANIMALS

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

- birds: hawk, heron, eagle, songbirds, other: *crows, seagulls*
- mammals: deer, bear, elk, beaver, other: *squirrels, domestic pets*
- fish: bass, salmon, trout, herring, shellfish, other: *None*

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

None are known to be at or near site.

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

No; site is not known to be part of an identified migratory flyway.

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

None

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to operate the radio equipment, the cooling equipment and the vault sump pump.

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

No; no obstruction of any adjacent solar energy collection will occur.

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

None other than insulation of radio cabinet and low-power configuration of equipment (by design)

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.

No / None

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

None

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

None required; no environmental health hazards should result.

b. Noise

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

Ambient urban noise (vehicular traffic) will not affect project

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

Minor vehicular traffic and operation of construction equipment during the week of construction. Activity would occur between 8:00 AM and 5 PM (typically).

The equipment cabinet includes a small fan which exhausts heat that builds through normal operation of the electronics; the fan does generate a moderate amount of noise which will be largely mitigated by its placement within a concrete underground vault. Operation of the fan is intermittent (thermostatically-controlled) and will not exceed the night time required noise level at the property line of 44 dBA.

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

Equipment cabinet will be placed in an underground vault and setback from the property line and adjacent residences; ornamental landscaping will screen that vault which, once established, should further mitigate help to achieve the required noise mitigation.

**NOISE FURTHER
MITIGATED PER
BLL 9.18
"NOISE CONTROL"**

8. LAND AND SHORELINE USE

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

No buildings are present on site; property is a small park for use by neighborhood residents.

Adjacent properties to the south, north and west are occupied by single-family residences. City of Seattle water pipeline right-of-way abuts the park property to the west; Olympic Pipeline underground natural gas distribution main crosses the park property (southwest to northeast direction) as does Puget Sound Energy high-voltage transmission lines (overhead). SE 60th Street adjoins the park on the north; 129th Avenue SE adjoins park on the east and intersects with SE 60th Street

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

No / not applicable

c. Describe any structures on the site.

Puget Sound Energy wooden support poles (cross-braced and guyed) which carry high-voltage transmission lines; small neighborhood infrastructure cabinets for electrical distribution and telephone switching are placed above-ground at the northwest corner of the park.

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

No / None

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

R-5 "Single-family residential"

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

Single-Family Residential Use

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 critical" area? If so, specify.

No / Not applicable

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

No additional residents or workers will occupy or use the site as a result of this project.

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

None

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

None proposed, not applicable to current project

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

Placement of equipment cabinet in underground vault as well as re-introduction of landscaping materials to screen installation from view of street and surrounding properties (per design and siting provisions of Bellevue Municipal Code). Antennas will be flush-mounted atop an extended PSE transmission line support structure (wood pole) and painted to match the treatment of that pole.

9. HOUSING

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

None / not applicable

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

None / not applicable

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

None / not applicable

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?

72.2- feet above ground level (highest point of antenna structure on extended PSE support pole); antennas will be flush-mounted against wood pole and painted to blend with the color of the pole.

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

Extension of wood pole and placement of antennas will not alter view prospects from residences along fronting or adjacent streets. Wood pole will be higher than any adjacent structures and the proposed installation will not obstruct any views.

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

Antennas will be painted to match finish of wood pole (support structure). Underground vault for radio cabinet will be screened with supplemental ornamental landscaping to reduce visibility of installation.

11. LIGHT AND GLARE

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

None

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

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

None / not applicable

12. RECREATION

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

Underlying site is a mini-park which exists primarily for "passive" or informal recreational use. Once completed, the proposed installation will not interfere in any way with continued use of the site for that recreational use.

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

Following completion of construction, no impact or displacement of recreational use of the park would be expected as a result of project.

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

None proposed; no impact on recreation is expected from the project.

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.

No / None

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

None

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

None proposed

14. TRANSPORTATION

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

SE 60th Street (frontage to the north), 129th Ave. SE (flankage to the east); existing access to these streets will not be impacted by this proposal.

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

No the property is not currently served by public transit. The nearest Metro service (stop) is 0.3 miles west of the site at SE 60th Street & 123rd Avenue SE (on Metro Route 240) which does provide connections north into central Bellevue and south to Renton (through Newcastle along Coal Creek Parkway).

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

There will be no change in numbers of parking spaces (on-street, curbside) currently provided to the underlying property. Proposed project is automated and unmanned so there will be no requirement for additional parking.

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 / None required

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

No / Not applicable

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

Periodic maintenance of facility would require a technician to visit the site approximately twice per year (once every six months)

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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No / Not applicable

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

None; no impact upon public services demand is anticipated.

16. UTILITIES

a. Check or 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 immediate vicinity which might be needed.

Electricity (drawn from separate metered service to facility) provided by Puget Sound Energy.

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 

Craig D. Wilson / PARSONS (as Agents for Clearwire US, LLC)

Date Submitted *12 JAN, 2007*

07 2/20/07



Clearwire
wireless broadband

NO.	DATE	DESCRIPTION

MINI PARK
WA-9EAS76-A
EXISTING SITE SURVEY
SEC 21, TWP 24N, RANG SE, W4

PLD. DRAW: CD/JE
FLD. BOOK: 146/24
DRAWN BY: JA
JOB #: 03514.073
DATE: 3/10/06

C00
1 OF 1

LEGEND

—	SUBJECT BOUNDARY LINE
—	RIGHT-OF-WAY CENTERLINE
—	RIGHT-OF-WAY LINE
—	ADJACENT BOUNDARY LINE
—	SECTIONAL BOUNDARY LINE
—	OVERHEAD POWER LINE
—	BURIED POWER LINE
—	OVERHEAD TELEPHONE LINE
—	BURIED TELEPHONE LINE
—	BURIED WATER LINE
—	BURIED SANITARY SENER
—	BURIED STORM DRAIN
—	DITCH LINE/DRAIN LINE
—	ROCK RETAINING WALL
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BARBED WIRE/WIRE FENCE
—	GATE VALVE
—	FIRE HYDRANT
—	WATER METER
—	FIRE STAND PIPE
—	CATCH BASIN, TYPE 1
—	CATCH BASIN, TYPE 2
—	POLE GAS WIRE
—	SN
—	GAS VALVE
—	BOLLARD
—	MAIL BOX
—	TELEPHONE VAULT
—	TELEPHONE RISER
—	23.241 SPOT ELEVATION

TREE LEGEND

DECIDUOUS TREE

—	AL-ALBET
—	DO-DOGWOOD
—	FR-FRAXINUS
—	OR-ORCHARD
—	CH-CHERRY
—	CE-CEDRAR
—	HE-HEMLOCK
—	PH-PINE
—	LP-LODGPOLE
—	SP-SPRUCE

NOTE: TREE HEIGHTS ARE MEASURED TO THE HIGHEST POINT OF THE CROWN. TREE SPREADS ARE APPROXIMATED AT 1.5 TO 4' ABOVE GROUND LEVEL. TREES AND VEGETATION MAY DIE.

SITE INFORMATION

PROJECT ADDRESS: 3243 60TH STREET, BELLEVUE, WA, 98008
PHONE NUMBER: (206) 892-3781
TOTAL LOT AREA: TO BE DETERMINED
PROJECT AREA: TO BE DETERMINED

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT CENTER OF SUBJECT POLE:
NAD 83 - 49°32'54.00" N, 122°10'15.44" W
ELEVATION - 435.1 FEET

BENCHMARK IS CITY OF BELLEVUE BLM #192
SE CORNER OF SECTION 21, TWP 24N, RANG SE, W4
ON THE NORTHERN SIDE OF S.E. 60TH STREET, BETWEEN 129TH AVE SE & 112TH AVE SE.
ELEVATION - 428.4'

BOUNDARY DISCLAIMER

THIS PLAN, SPECIFICATIONS, AND ADJACENT PROPERTY LINES SURVEYED BY CLEARWIRE WIRELESS BROADBAND COMPANY ARE FOR RECORD INFORMATION ONLY. RECORD INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CLEARWIRE WIRELESS BROADBAND COMPANY.

CAUTION

UNDERGROUND UTILITIES MAY BE LOCATED. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE UTILITY LOCATOR PRIOR TO ANY CONSTRUCTION. CALL 811 BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555

LEGAL DESCRIPTION

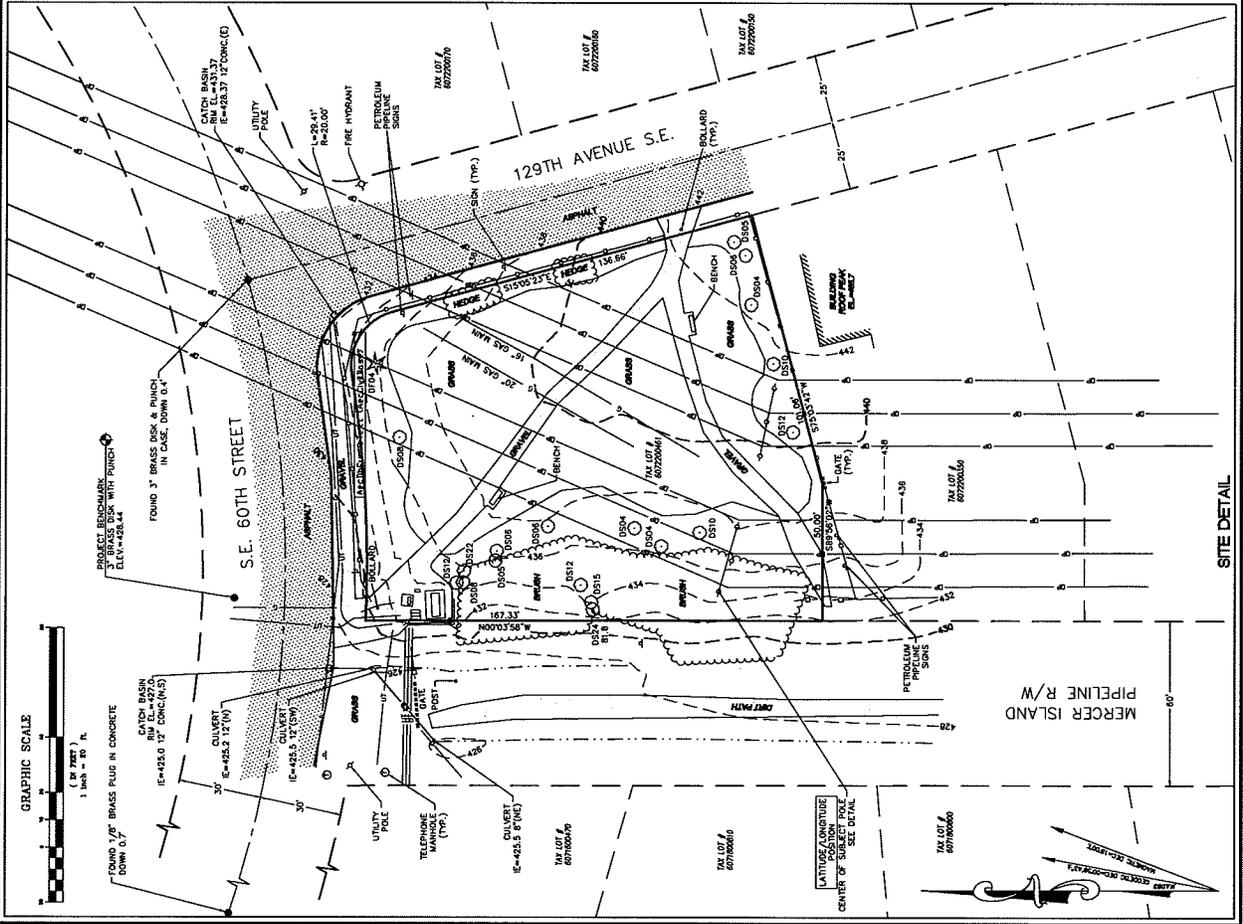
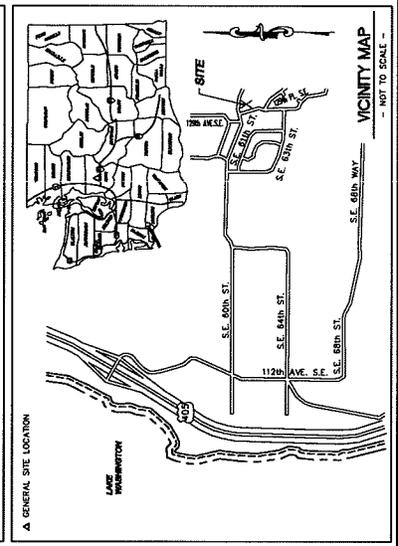
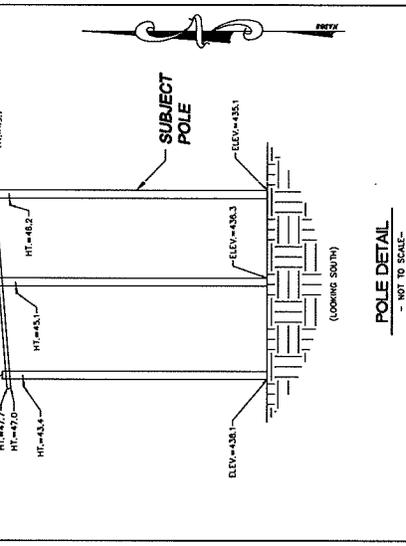
NO TITLE RESEARCH PROVIDED AT THIS TIME.

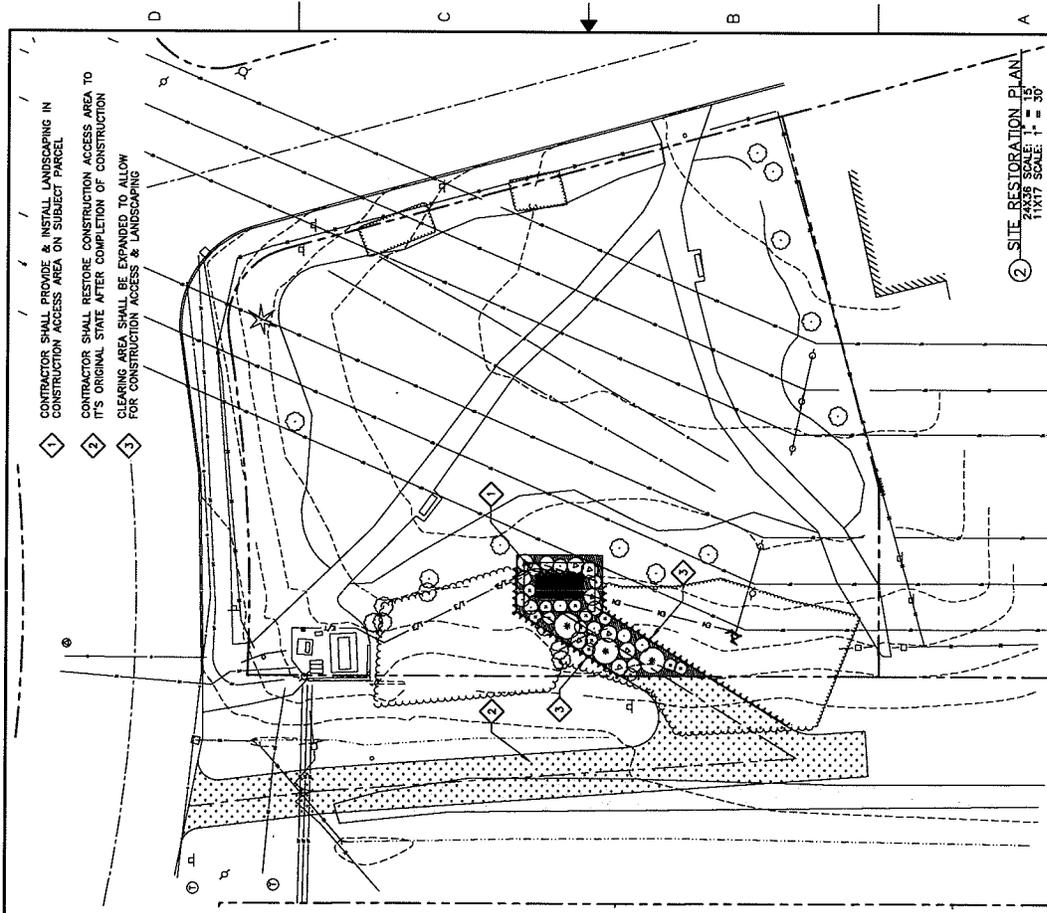
EASEMENTS

CONSIDERED WITH THIS NUMBER IN SCHEDULE B OF TITLE REPORT. THIS PLAN IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON THE PLAN, OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, THAT MAY AFFECT THE PROPERTY, BUT NOT TO BE SHOWN.

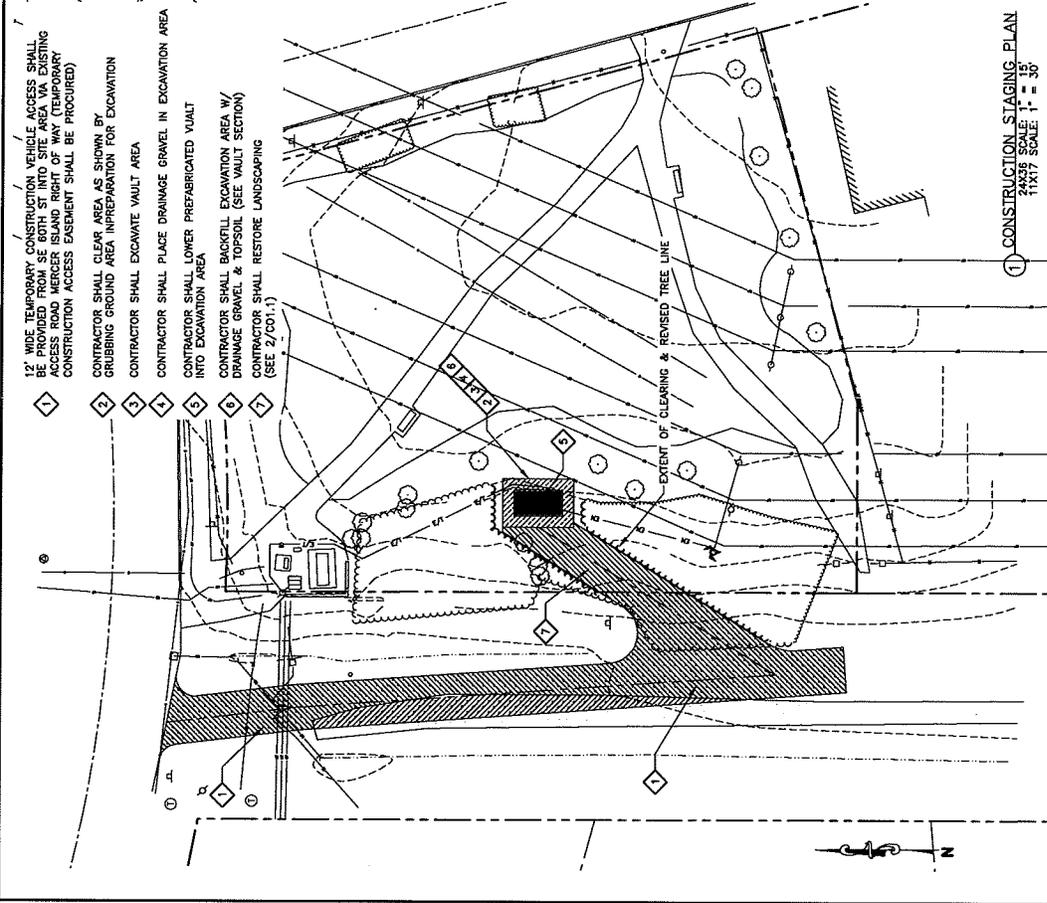
NOTES

- NO TITLE RESEARCH PROVIDED AT THIS TIME. CALCULATED BOUNDARY MAY CHANGE UPON RECEIPT OF TITLE.
- FIELD WORK CONDUCTED IN MARCH 2006.
- BASES OF BEARING WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83).
- COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE REFERRED FROM TO DESIGN AND CONSTRUCTION.



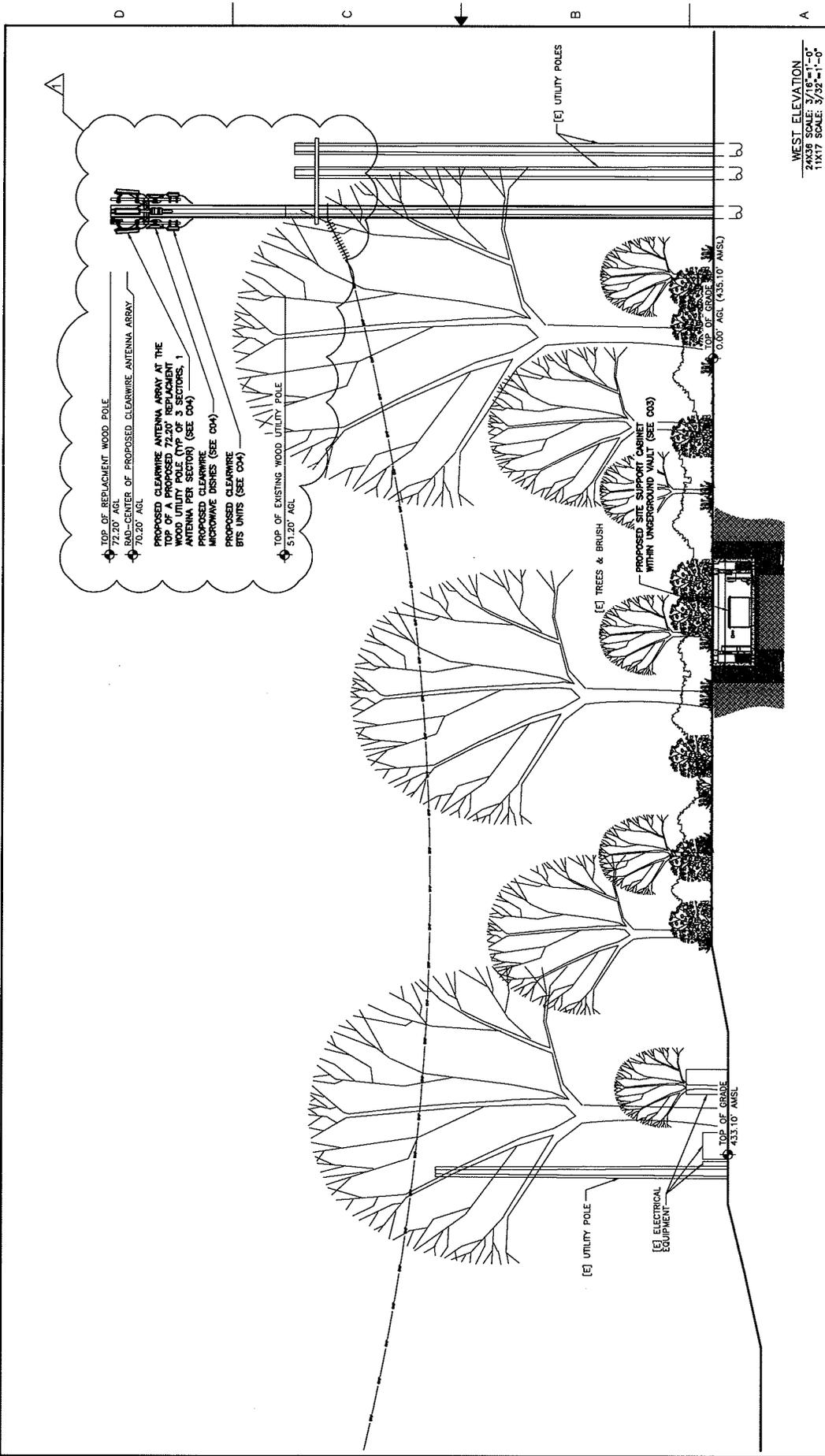


- 1 CONTRACTOR SHALL PROVIDE & INSTALL LANDSCAPING IN CONSTRUCTION ACCESS AREA ON SUBJECT PARCEL
- 2 CONTRACTOR SHALL RESTORE CONSTRUCTION ACCESS AREA TO ITS ORIGINAL STATE AFTER COMPLETION OF CONSTRUCTION CLEARING AREA SHALL BE EXPANDED TO ALLOW FOR CONSTRUCTION ACCESS & LANDSCAPING
- 3 CONTRACTOR SHALL RESTORE CONSTRUCTION ACCESS AREA TO ITS ORIGINAL STATE AFTER COMPLETION OF CONSTRUCTION CLEARING AREA SHALL BE EXPANDED TO ALLOW FOR CONSTRUCTION ACCESS & LANDSCAPING



- 1 12' WIDE TEMPORARY CONSTRUCTION VEHICLE ACCESS SHALL BE PROVIDED FROM SE 60TH ST INTO SITE AREA VIA EXISTING ACCESS ROAD MERCER ISLAND RIGHT OF WAY (TEMPORARY CONSTRUCTION ACCESS EASEMENT SHALL BE PROVIDED)
- 2 CONTRACTOR SHALL CLEAR AREA AS SHOWN BY GRUBBING GROUND AREA IN PREPARATION FOR EXCAVATION
- 3 CONTRACTOR SHALL EXCAVATE VAULT AREA
- 4 CONTRACTOR SHALL PLACE DRAINAGE GRAVEL IN EXCAVATION AREA INTO EXCAVATION AREA
- 5 CONTRACTOR SHALL LOWER PREFABRICATED VAULT INTO EXCAVATION AREA
- 6 CONTRACTOR SHALL BACKFILL EXCAVATION AREA W/ DRAINAGE GRAVEL & TOPSOIL (SEE WALL SECTION)
- 7 CONTRACTOR SHALL RESTORE LANDSCAPING (SEE 2/COI.1)

H A L L ARCHITECTURE North Creek Office Center 19119 North Creek Parkway, Suite 105 Bothell, WA 98011 Ph: (425) 415-0746 Fax: (425) 415-0799	PARSONS 1530 WESTLAKE AVE. N. SUITE 600 SEATTLE, WA 98109	clear wire® 5808 LAKE WASHINGTON BLVD. SUITE 300 KIRKLAND, WA 98033	MINI PARK WA-SEA576-A 12843 SE 60TH ST BELLEVUE, WA 98006	5 02-08-07 REVISED FINAL CONSTRUCTION DRAWINGS Δ JTO PHD RBH CEC PHD RBH	4 05-30-06 REVISED FINAL CONSTRUCTION DRAWINGS CEC PHD RBH CEC PHD RBH	3 04-10-06 FINAL CONSTRUCTION DRAWINGS CEC PHD RBH CEC PHD RBH	2 03-27-06 PRELIMINARY CONSTRUCTION DRAWINGS CEC PHD RBH CEC PHD RBH	1 03-15-06 EXHIBIT CEC PHD RBH CEC PHD RBH	NO. DATE REVISIONS BY CHK APP'D	SCALE: AS SHOWN DESIGNED BY: CEC	DRAWN BY: CEC	WA-SEA576-A-COI.1	0
				2	3	4	5	6					



H A L L
ARCHITECTURE
 North Creek Office Center
 19719 North Creek Parkway, Suite 105
 Bothell, WA 98011
 PH: (425) 415-0746 FAX: (425) 415-0789

PARSONS
 1530 WESTLAKE AVE. N.
 SUITE 600
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clear w're®
 5908 LAKE WASHINGTON BLVD.
 SUITE 300
 KIRKLAND, WA 98033

MINI PARK
 WA-SEA576-A
 12843 SE 60TH ST
 BELLEVUE, WA 98006

WEST ELEVATION
 24X36 SCALE: 3/16"=1'-0"
 1:1X7 SCALE: 5/32"=1'-0"

NO.	DATE	REVISIONS	DESIGNED BY	BY	CHKD	APPD	DRWN
5	02-08-07	REVISED FINAL CONSTRUCTION DRAWINGS	CEC	PHD	PHD	RBH	RBH
4	05-30-06	REVISED FINAL CONSTRUCTION DRAWINGS	CEC	PHD	PHD	RBH	RBH
3	04-10-06	FINAL CONSTRUCTION DRAWINGS	CEC	PHD	PHD	RBH	RBH
2	03-27-06	PRELIMINARY CONSTRUCTION DRAWINGS	CEC	PHD	PHD	RBH	RBH
1	03-15-06	EXHIBIT	CEC	PHD	PHD	RBH	RBH
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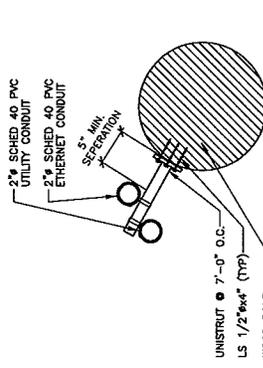
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 DRAWN BY: CEC
 WA-SEA576-A-C02.1
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CLEARWIRE ANTENNA INFORMATION

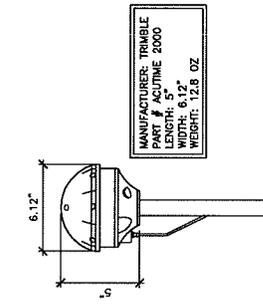
SECTOR	ANTENNA BAND #	AZIMUTH	MODEL	QTY.	RWD CENTER FT.
1	RED	1	28500000	1	30.00
2	BLUE	2	28500000	1	30.00
3	WHITE	3	28500000	1	30.00
M/W	TRD	TRD	TRD	TRD	TRD
M/W	TRD	TRD	TRD	TRD	TRD

GPS ANTENNA LOCATION OPTIONS: (1) EQUIPMENT CABINET, (2) ANTENNA MOUNT, (3) H-FRAME, FIELD VERIFY.

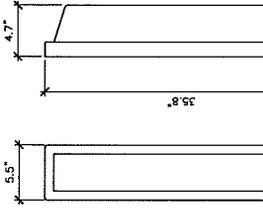
LABEL MARKINGS SHALL BE PLACED AS:
 (1) ON ONE END AT BOTH ENDS
 (2) ON W/BACK TOWER SIDE
 (3) ENTER PRIOR TO ENTRY INTO THE CABINET FOR A CABLE SUPPORT BRIDGE
 * COORDINATE BACKWALL INSTALLATION WITH FINAL ENDS



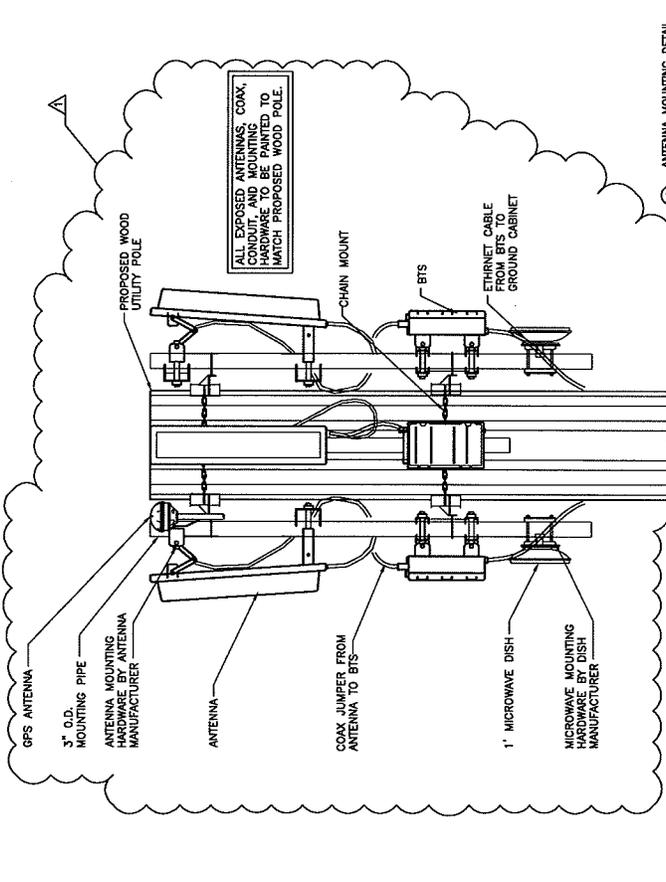
② CONDUIT ATTACHMENT DETAIL - NOT TO SCALE



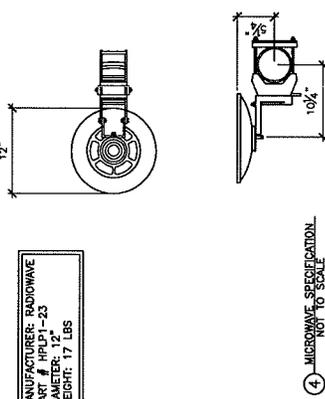
③ GPS SPECIFICATION - NOT TO SCALE



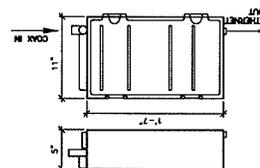
⑥ ANTENNA SPECIFICATION - NOT TO SCALE



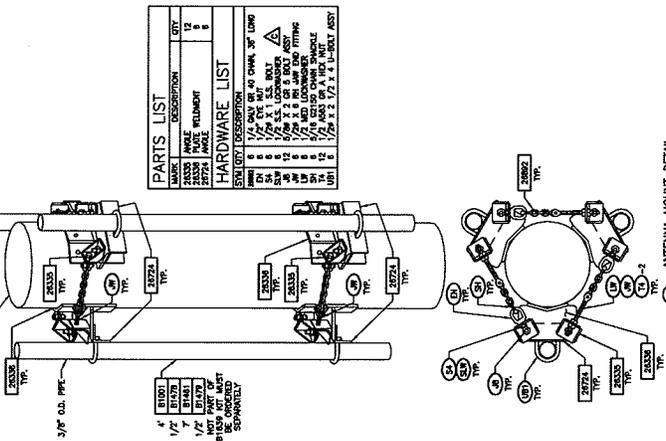
① ANTENNA MOUNTING DETAIL - NOT TO SCALE



④ MICROWAVE SPECIFICATION - NOT TO SCALE



⑤ BITS SPECIFICATION - NOT TO SCALE



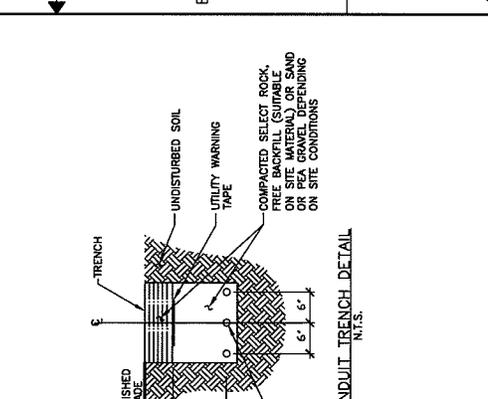
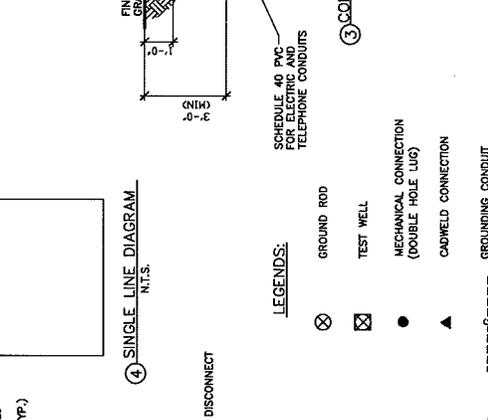
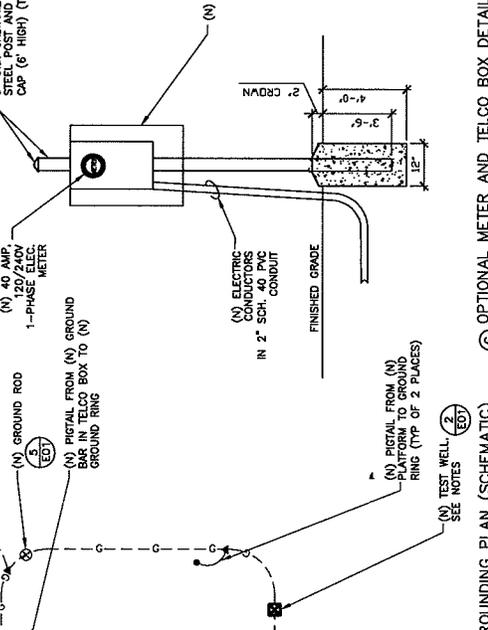
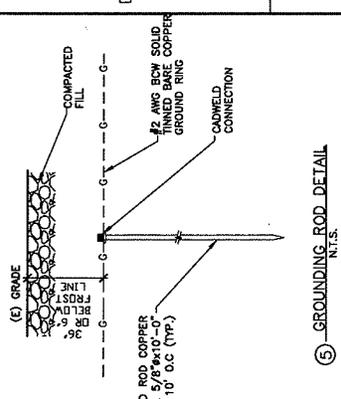
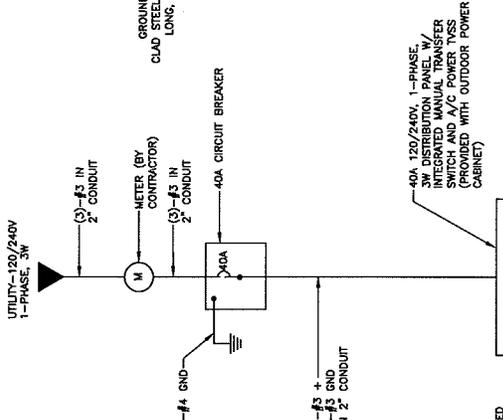
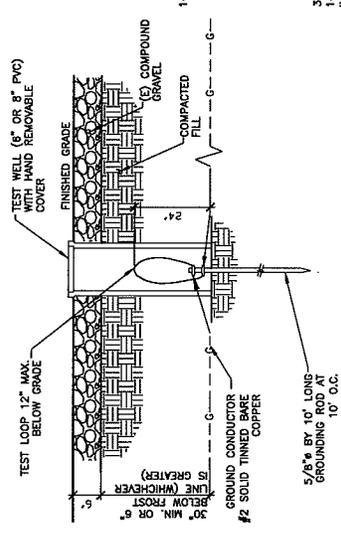
PARTS LIST

MARK	DESCRIPTION	QTY
28533	3/8" DIA. WOOD POLE	12
28534	3/8" DIA. WOOD POLE	8
28535	3/8" DIA. WOOD POLE	8
28536	3/8" DIA. WOOD POLE	8
28537	3/8" DIA. WOOD POLE	8
28538	3/8" DIA. WOOD POLE	8
28539	3/8" DIA. WOOD POLE	8
28540	3/8" DIA. WOOD POLE	8
28541	3/8" DIA. WOOD POLE	8
28542	3/8" DIA. WOOD POLE	8
28543	3/8" DIA. WOOD POLE	8
28544	3/8" DIA. WOOD POLE	8
28545	3/8" DIA. WOOD POLE	8
28546	3/8" DIA. WOOD POLE	8
28547	3/8" DIA. WOOD POLE	8
28548	3/8" DIA. WOOD POLE	8
28549	3/8" DIA. WOOD POLE	8
28550	3/8" DIA. WOOD POLE	8
28551	3/8" DIA. WOOD POLE	8
28552	3/8" DIA. WOOD POLE	8
28553	3/8" DIA. WOOD POLE	8
28554	3/8" DIA. WOOD POLE	8
28555	3/8" DIA. WOOD POLE	8
28556	3/8" DIA. WOOD POLE	8
28557	3/8" DIA. WOOD POLE	8
28558	3/8" DIA. WOOD POLE	8
28559	3/8" DIA. WOOD POLE	8
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28588	3/8" DIA. WOOD POLE	8
28589	3/8" DIA. WOOD POLE	8
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28596	3/8" DIA. WOOD POLE	8
28597	3/8" DIA. WOOD POLE	8
28598	3/8" DIA. WOOD POLE	8
28599	3/8" DIA. WOOD POLE	8
28600	3/8" DIA. WOOD POLE	8

⑦ ANTENNA MOUNT DETAIL - NOT TO SCALE

H A L L ARCHITECTURE North Creek Office Center 1919 North Creek Parkway, Suite 105 Bellevue, WA 98008 PH: (425) 415-0746 FAX: (425) 415-0799	PARSONS 1530 WESTLAKE AVE. N. SEATTLE, WA 98109	clear w're 5808 LAKE WASHINGTON BLVD. SUITE 300 KIRKLAND, WA 98033	MINI PARK WA-SEA576-A 12843 SE 60TH ST BELLEVUE, WA 98006	<p>5 102-09-07 REVISED FINAL CONSTRUCTION DRAWINGS</p> <p>4 05-30-08 REVISED FINAL CONSTRUCTION DRAWINGS</p> <p>3 04-10-08 FINAL CONSTRUCTION DRAWINGS</p> <p>2 03-27-08 PRELIMINARY CONSTRUCTION DRAWINGS</p> <p>1 03-12-08 EXHIBIT</p> <p>NO. DATE REVISIONS</p> <p>SCALE: AS SHOWN DESIGNED BY: CEC</p>
PHD PHD RBH	JFO PHD RBH	CEC PHD RBH	CEC PHD RBH	
HALL ARCHITECTURE BOTHELL, WA	ANTENNA DETAILS	DRAWING NUMBER	WA-SEA576-A-C04	
REV	BY	CHK	APP'D	
0		DRWN BY: CEC		

- NOTES:**
- SERVICE POWER TO EQUIPMENT CABINET SHALL BE 120/240VAC, 40A SINGLE PHASE.
 - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO PROVIDE SERVICE TO EQUIPMENT CABINET. TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS AND UTILITY.
 - ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
 - LOSS OF POWER RELAYS (LPRs) WILL MONITOR UTILITY POWER. GENERATOR 1 POWER & GENERATOR 2 POWER LPRs SHALL BE LOCATED WITHIN NEMA 3R JUNCTION BOX. LPRs SHOULD BE FUSED TO ELIMINATE THE RISK OF A LPR FAULT/FAILURE CAUSING THE MAIN POWER FUSES TO TRIP.



1 EQUIPMENT GROUNDING PLAN (SCHEMATIC)
N.T.S.

6 OPTIONAL METER AND TELCO BOX DETAIL
N.T.S.

4

3

2

NO.	DATE	REVISIONS	DESIGNED BY: CEC	SCALE: AS SHOWN
5	02-08-07	REVISED FINAL CONSTRUCTION DRAWINGS	CEC	1/4" = 1'-0"
4	05-30-06	REVISED FINAL CONSTRUCTION DRAWINGS	CEC	1/4" = 1'-0"
3	04-10-06	FINAL CONSTRUCTION DRAWINGS	CEC	1/4" = 1'-0"
2	03-27-06	PRELIMINARY CONSTRUCTION DRAWINGS	CEC	1/4" = 1'-0"
1	03-15-06	EXHIBIT	CEC	1/4" = 1'-0"

PHD/PHD RBH
JFO/PHD RBH
CEC/PHD RBH
CEC/PHD RBH
CEC/PHD RBH
BY: CHK/APPD

H A L L ARCHITECTURE
North Creek Office Center
1919 North Creek Parkway, Suite 105
Bellevue, WA 98006
Ph: (425) 415-0716 Fax: (425) 415-0799

PARSONS
1330 WESTLAKE AVE. N.
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SEATTLE, WA 98109

clear wire
5808 LAKE WASHINGTON BLVD.
SUITE 300
KIRKLAND, WA 98033

MINI PARK
WA-SEA576-A
12843 SE 60TH ST
BELLEVUE, WA 98006

HALL ARCHITECTURE
BOTHELL, WA

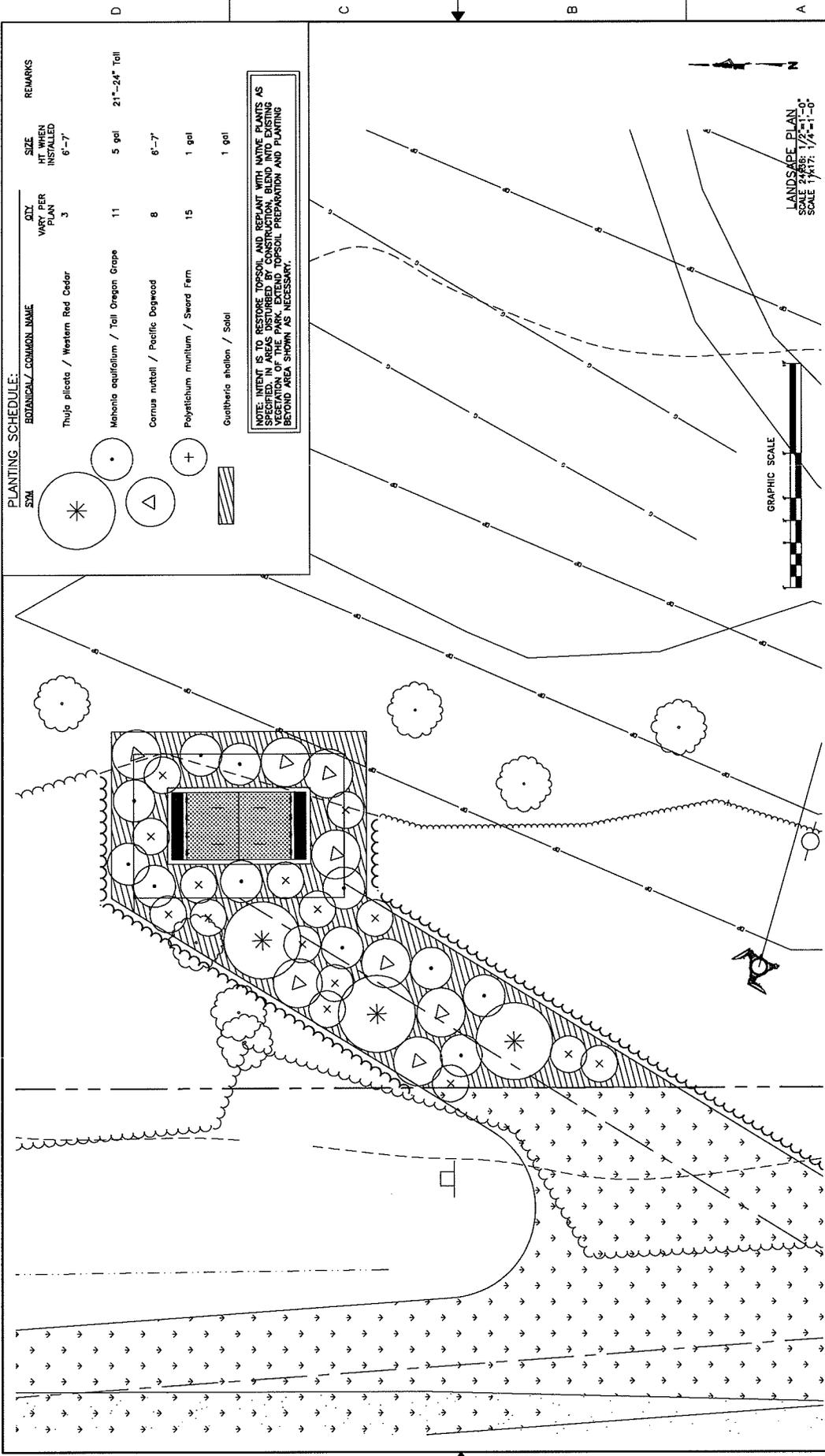
ELECTRICAL/GROUNDING PLAN & DETAILS

REVISIONS

DRAWING NUMBER
WA-SEA576-A-E01

REV
BY: CEC

DATE
01-01-01



PLANTING SCHEDULE:

SIZE	BOTANICAL / COMMON NAME	QTY VARIETY PLAN	SIZE WHEN INSTALLED	REMARKS
△	Thuja plicata / Western Red Cedar	3	6'-7'	
•	Mehonia equifolium / Tall Oregon Grape	11	5 gal	21" x 24" Tall
△	Cornus nuttallii / Pacific Dogwood	8	6'-7'	
+	Polystichum munitum / Sword Fern	15	1 gal	
▨	Gaillardia elatior / Soli		1 gal	

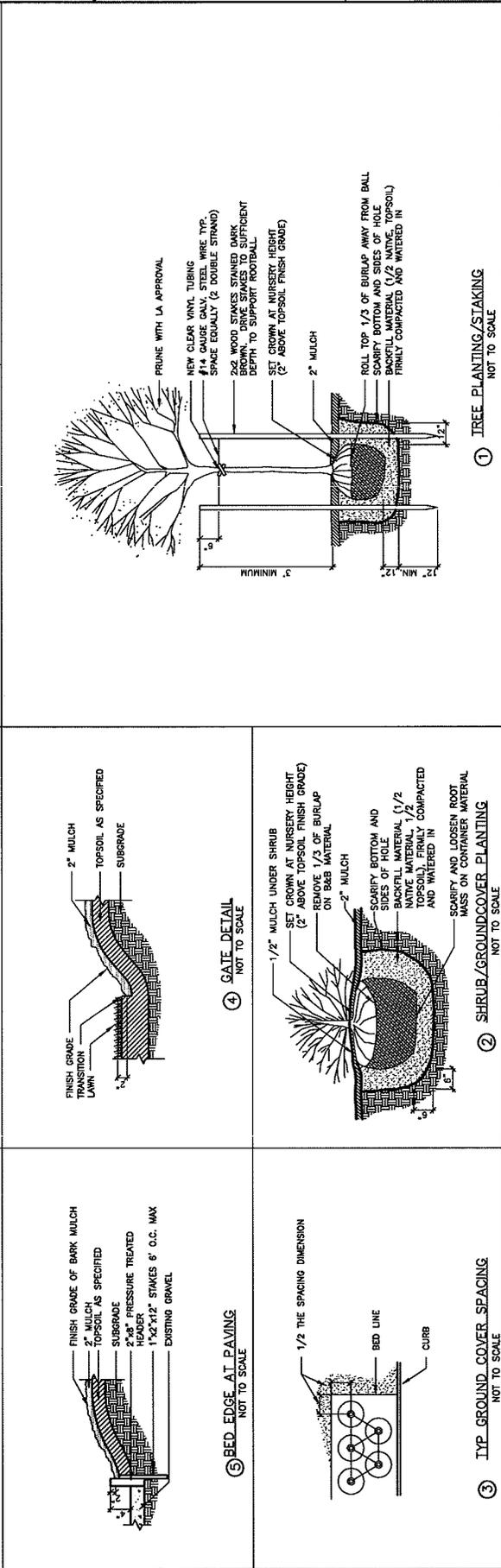
NOTE: INTENT IS TO RESTORE TOPSOIL AND REPLANT WITH NATIVE PLANTS AS SPECIFIED IN AREAS SURROUNDING CONSTRUCTION BLEND INTO EXISTING LANDSCAPE. ALL AREAS MUST BE PROTECTED BY CONSTRUCTION BARRIERS AND FENCING BEYOND AREA SHOWN AS NECESSARY.

LANDSCAPE PLAN
SCALE 1/4" = 1'-0"
SCALE 1/4" = 1'-0"

GRAPHIC SCALE

<p>HALL ARCHITECTURE North Creek Office Center 19119 North Creek Parkway, Suite 105 Bothell, WA 98011 ph: (425) 415-0746 fax: (425) 415-0799</p>	<p>PARSONS 1530 WESTLAKE AVE. N. SUITE 600 SEATTLE, WA 98109</p>	<p>clear wire® 5808 LAKE WASHINGTON BLVD. SUITE 300 KIRKLAND, WA 98033</p>	<p>MINI PARK WA-SEA576-A 12843 SE 80TH ST BELLEVUE, WA 98006</p>	<p>5 02-08-07 REVISED FINAL CONSTRUCTION DRAWINGS 4 05-30-06 REVISED FINAL CONSTRUCTION DRAWINGS 3 04-10-06 FINAL CONSTRUCTION DRAWINGS 2 03-27-06 PRELIMINARY CONSTRUCTION DRAWINGS 1 03-15-06 EXHIBIT</p> <p>NO. DATE REVISIONS BY [CHK] / [JPD]</p> <p>SCALE: AS SHOWN DESIGNED BY: CEC</p>	<p>PHD [PHD] RBH JPD [PHD] RBH CEC [PHD] RBH CEC [PHD] RBH CEC [PHD] RBH</p> <p>HALL ARCHITECTURE BOTHELL, WA</p> <p>LANDSCAPING PLAN DRAWING NUMBER WA-SEA576-A-L01</p>
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<p>⑥ NOT USED</p>	<p>⑦ NOT USED</p>	<p>⑧ NOT USED</p>	<p>⑨ NOT USED</p>
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<p>H A L L ARCHITECTURE North Creek Office Center 105 Parkway, Suite 105 Bothell, WA 98011 ph: (206) 415-0746</p>	<p>PARSONS 1530 WESTLAKE AVE. N. SUITE 800 SEATTLE, WA 98109</p>	<p>clear wire® 5808 LAKE WASHINGTON BLVD. SUITE 300 KIRKLAND, WA 98033</p>	<p>MINI PARK WA-SEA576-A 12943 SE 80TH ST BELLEVUE, WA 98006</p>																														
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> <tr> <td>1</td> <td>03-15-06</td> <td>CEC</td> <td>PHD</td> <td>RBH</td> </tr> <tr> <td>2</td> <td>03-27-06</td> <td>CEC</td> <td>PHD</td> <td>RBH</td> </tr> <tr> <td>3</td> <td>04-10-06</td> <td>CEC</td> <td>PHD</td> <td>RBH</td> </tr> <tr> <td>4</td> <td>05-10-06</td> <td>CEC</td> <td>PHD</td> <td>RBH</td> </tr> <tr> <td>5</td> <td>02-08-07</td> <td>CEC</td> <td>PHD</td> <td>RBH</td> </tr> </table>				NO.	DATE	BY	CHK	APP'D	1	03-15-06	CEC	PHD	RBH	2	03-27-06	CEC	PHD	RBH	3	04-10-06	CEC	PHD	RBH	4	05-10-06	CEC	PHD	RBH	5	02-08-07	CEC	PHD	RBH
NO.	DATE	BY	CHK	APP'D																													
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5	02-08-07	CEC	PHD	RBH																													
<p>SCALE: AS SHOWN DESIGNED BY: CEC</p>																																	
<p>HALL ARCHITECTURE BOTHELL, WA LANDSCAPING DETAILS DRAWING NUMBER WA-SEA576-A-L02</p>																																	

clear

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HALL
ARCHITECTURE

MINI PARK
WA-SEA576-A



BEFORE

**VIEW 2: LOOKING SOUTHEAST TOWARD PROPOSED
ANTENNA ARRAY & REPLACEMENT WOOD POLE**



AFTER

clear

®

HALL
ARCHITECTURE

MINI PARK
WA-SEA576-A



BEFORE

**VIEW 3: LOOKING NORTH TOWARD PROPOSED
ANTENNA ARRAY & REPLACEMENT WOOD POLE**



AFTER

clear wire[®]

HALL
ARCHITECTURE

MINI PARK
WA-SEA576-A



BEFORE

VIEW 4: LOOKING WEST TOWARD PROPOSED ANTENNA ARRAY & REPLACEMENT WOOD POLE



AFTER

VICINITY MAP



AERIAL PHOTO



12/12/2006

City of Bellevue,
Department of Planning & Community Development
City Hall
450 110th Avenue SE
Bellevue, WA 98009

Re: Land Use & Wireless Antenna Application No. 06-123465 DB
Clearwire US, LLC, as Applicant
City of Bellevue Newport Hills Mini Park Site
12834 SE 60th Street, Bellevue, WA 98006
Carrier Engineer's Statement of Certification

To Whom It May Concern:

My Name is Thomas Tran and I am the Clearwire System Engineer, responsible for design of our company's regional transmission network.

In support of Clearwire's application to develop a wireless broadband transmission site at the subject location and pursuant to City of Bellevue Land Use Code requirements (Sec. 20.20.195), I confirm the following site search evaluation and equipment design features of the proposal:

Equipment size:

"WCF equipment shall be the minimum size necessary to support operation of the WCF as certified by the provider's licensed engineer. Where multiple WCF's are proposed to be located in close proximity, WCF equipment may be required to be consolidated in one WCF equipment housing structure."

The broadcast and microwave antennas, amplifiers and radio equipment cabinets utilized by Clearwire at any of its transmission sites represent standard-sized components; all of these features are extremely compact, especially when compared with conventional cellular and PCS equipment.

Clearwire's equipment configurations represent the smallest possible combination of elements needed to adequately and efficiently provide reliable service within the geographic area to be covered by this site. [Please see accompanying plans and written narrative for exact dimensions and numbers of all equipment components.]

Antenna Height:

"Height. Any request to exceed the height allowed for exempt WCF pursuant to subsection B of this section shall be the minimum necessary for effective functioning of the provider's network, as certified by the provider's licensed engineer."

The proposal will utilize an extended PSE support structure that carries high voltage electric transmission lines. Under Bellevue Land Use Code, that structure can be extended up to 21-feet, resulting in a maximum pole height of 72.2-feet AGL.

PSE requires a minimum separation of 15-feet from its high-voltage lines; the proposed antenna and equipment arrays which will be affixed atop the pole and will occupy a vertical dimension of 8-ft 11-inches. The requested height extension represents the optimum to maintain PSE-required separation from the electrical lines, while positioning broadcast antennas to serve the coverage area and locating the site's microwave antennas to clear nearby tree obstructions and enable line-of-sight linkage for telephone interconnection.

In addition, the requested height allows the facility to extend signal reach and maximize the number of potential subscribers that can be served from the facility. In this way proliferation of facilities throughout the surrounding neighborhood is greatly limited while efficiency of the site is considerably enhanced.

Search Ring Establishment and Site Selection:

"Within the search ring, the applicant shall demonstrate consideration of the following preferred locational hierarchy: 1) nonresidential land use districts not providing transition, 2) nonresidential transition areas, 3) multifamily (R-20 and R-30) land use districts, and 4) park sites and all other residential land use districts."

Within the proposed "search ring" the small neighborhood park site represents the most suitable location for this facility under the Land-Use Code: the immediate area is zoned exclusively for single-family residential use and Land Use Code criteria [20.20.195D-2-a (4)] identifies park sites as suitable candidate locations in such zones.

Hierarchy of Suitable Sites Within Search Ring:

"Within the search ring, the applicant shall demonstrate consideration of the following preferred facility design hierarchy: 1) attached to public facility structures, building mounted, or integrated with utility support structures, 2) co-located on utility poles, light standards, signal supports, existing WCF support structures or existing communication, broadcast and relay towers, and 3) freestanding WCF support structures."

This proposal will utilize an extended PSE support structure for mounting of the required antenna arrays (radio equipment to drive those antennas will be placed in an underground vault). No alternative facilities were available within the search area, or those that might have been considered were much less desirable (because of limited height – in the case of street utility poles -- or unsuitable positioning -- for other nearby transmission line supports). The advantages offered by an extended power line support structure far exceeded those of any possible alternate within the search area.

Site Design to Minimize Adverse Impacts:

"The applicant shall demonstrate that application of the above hierarchies results in a proposal that minimizes the adverse impacts of the WCF, considering the search ring as a whole. If a location or design lower on the hierarchy leads to fewer impacts than a location or design more preferred in the hierarchy, then the less impactful location or design is preferred."

In order to fulfill system coverage needs the subject location best suits Clearwire's technical requirements as well as optimizing signal "reach" to serve the maximum number of potential subscribers within the search area. There is no suitable non-residentially zoned property within the search ring nor are there existing WCF facilities in close proximity to the preferred location which might have been utilized as alternatives for this proposal.

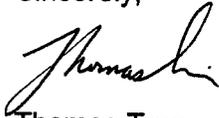
Design to Limit "Dispersion" of Wireless Communication Facilities:

"Dispersion Limits. Any request to: (a) locate a WCF in a residential district in the public right-of-way within 520 feet of another WCF in the public right-of-way or within 520 feet of a WCF on property owned by the City of Bellevue, and (b) locate a WCF in a residential district on property owned by the City of Bellevue within 520 feet of a WCF in the public right-of-way, shall be approved only if the applicant demonstrates that

no other site within the search ring is available for siting the WCF. For purposes of determining the number of WCF on a given site or for measuring the distance between WCF, WCF serving public emergency communication functions and WCF operated by and supporting City of Bellevue functions shall not be considered."

No alternative, existing WCF's are located within 520-feet of the proposed site (please see attached map which locates existing WCF's in proximity to the requested site location).

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Tran". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas Tran
Clearwire System Engineer

(with attachments)

HATFIELD & DAWSON

CONSULTING ELECTRICAL ENGINEERS

9500 GREENWOOD AVE. N.

SEATTLE, WASHINGTON 98103

TELEPHONE (206) 783-9151
FACSIMILE (206) 789-9834
E-MAIL hatdaw@hatdaw.com

JAMES B. HATFIELD, PE
CONSULTANT

MAURY HATFIELD, PE
CONSULTANT
OAKHURST, NWS
AUSTRIALA

BENJAMIN F. DAWSON III, PE
THOMAS M. ECKELS, PE
STEPHEN S. LOCKWOOD, PE
DAVID J. PINION, PE

PAUL W. LEONARD, PE
ERIK C. SWANSON, EIT
THOMAS S. GORTON, PE

January 11, 2007

City of Bellevue
Department of Planning & Community Development
450 110th Ave SE
Bellevue, Washington 98009

RE: Review of the proposed Clearwire WCF, site WA-SEA576-A, "Mini Park",
replacement PSE pole, 12843 SE 60th St, Bellevue, App. #06-123465 DB.

In accordance with LUC 20.20.195, I have reviewed the information supplied by Clearwire US, LLC ("Clearwire") representatives regarding the necessity for the antenna height and location of the proposed Clearwire facility with antennas to be located on a replacement PSE utility pole at 12843 SE 60th St, and the proposed WCF equipment configuration.

MINIMUM HEIGHT CONSIDERATIONS

Clearwire US, LLC ("Clearwire") is in the business of providing broadband wireless services in King County and other areas of the United States. In order to more effectively provide these services, Clearwire must construct new wireless facilities and choose appropriate antenna support structures. These support structures must provide a minimum antenna height to meet coverage objectives.

The proposed facility will operate in the 2.6 GHz frequency band. In order to provide effective wireless services in this frequency range, the RF signal path to the primary coverage area must be predominately line-of-sight from the proposed antennas. Intervening obstructions such as hills, trees and nearby buildings must be avoided.

I have reviewed the coverage maps and justification letter prepared by Thomas Tran, Clearwire Radio Frequency (RF) Engineer, regarding the necessity for the requested maximum extended pole height of 72.2 feet and location of the proposed Clearwire facility. The proposed facility will have antennas centered near the top of the extended pole with a 15-foot vertical separation between the antennas and the high-voltage lines supported by the pole. This is the minimum separation required by PSE for safety reasons.

Mr. Tran has provided well-reasoned justification of the need for the 72.2-foot pole height in order to safely and efficiently support the proposed Clearwire antennas at the minimum height required to meet coverage objectives. A lower antenna height would cause the transmitted signal from the proposed facility to be blocked by nearby trees and other obstructions. In addition, the placement of the new antennas well above the existing power lines serves to protect workers and equipment from the high-voltage potential of the lines.

The height of the proposed Clearwire facility cannot be reduced while still meeting the desired coverage objectives. This conclusion is based on propagation modeling and practical installation considerations.

SITING CONSIDERATIONS

To my knowledge, there are no other existing support structures in the area near 12843 SE 60th St that can support the new antennas at the height required for the proposed WCF to achieve the coverage objectives of the Clearwire broadband wireless network.

After reviewing the materials provided by Clearwire representatives, I have found them to be a reasonable presentation that is internally consistent, and presents a plausible justification for the requested height and location of the proposed Clearwire WCF.

Furthermore, Clearwire representatives have indicated that the proposed WCF equipment is the minimum size necessary to support operation of the WCF. All radio cabinets will be located in an underground vault that will be screened by landscaping.

CONCLUSIONS

Based on the material provided to me by Clearwire representatives, and my own experience with personal wireless facilities, I believe that the proposed Clearwire WCF, with antennas on a replacement PSE pole at 12843 SE 60th St in Bellevue will be at the optimum location and minimum height necessary, and with the minimum equipment configuration, for effectively meeting the coverage requirements of the Clearwire broadband wireless network.

Please call if there are any questions.

Sincerely,



David J. Pinion, P.E.



Cc: Craig D. Wilson, Parsons

EXPIRES 11/27/08

AFFIDAVIT OF QUALIFICATION AND CERTIFICATION
FOR CLEARWIRE WIRELESS BROADBAND FACILITY, WA-SEA576-A
“MINI PARK” UTILITY POLE, 12843 SE 60TH ST, BELLEVUE, WASHINGTON

CALCULATIONS OF RADIOFREQUENCY POWER DENSITIES AND EXPOSURE LEVELS

Radiofrequency (RF) power densities are computed in accordance with methods described in *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, August 1997*. Personal wireless service providers are required to comply with the FCC “Rules & Regulations” *CFR 47 §1.1310, Radiofrequency radiation exposure limits* and *CFR 47 §24.52, RF hazards*. The OET Bulletin 65 describes the methods established by the FCC for predicting compliance with the FCC-specified exposure limits. Compliance is determined by comparing RF field predictions with the general population/uncontrolled environment (i.e., “Public”) Maximum Permissible Exposure limits (MPEs) allowed by the FCC rules, as specified in *CFR 47 §1.1310*.

PREDICTED EXPOSURE CONDITIONS

According to drawings supplied by representatives of Clearwire, antennas for the proposed wireless broadband facility will be mounted atop a replacement PSE utility pole at 12843 SE 60th St in Bellevue. All of the proposed antennas will be mounted at least approximately 60 feet above ground level. The pole is shown without climbing appurtenances. Electric power lines will be below the Clearwire antennas. Thus it is unlikely that anyone other than authorized workers could approach near enough to any of the pole-mounted Clearwire antennas to cause that person’s exposure level to exceed FCC limits. It is expected that exposure conditions near ground level at this site, within nearby buildings, and on adjacent properties, due to the contributions from all of the pole-mounted Clearwire antennas, will be well below the FCC public exposure limits.

FCC COMPLIANCE

The Federal Communications Commission (FCC) has determined through calculations and technical analysis that wireless broadband facilities, such as those operated by Clearwire, are highly unlikely to cause human RF exposures in excess of FCC guideline limits. According to Clearwire RF engineers, the proposed facility will have a maximum ERP of less than 120 watts per sector, and the proposed antennas will be mounted well above head height, and greater than 33-feet above ground level. Thus the proposed Clearwire wireless broadband facility is presumed to be in compliance with the FCC’s RF exposure rules.

Hatfield & Dawson Consulting Engineers

INTERFERENCE

The transmission equipment for the proposed Clearwire facility is certified by the FCC under the equipment authorization procedures set forth in the FCC rules. This assures that the proposed facility will operate only within the desired frequency bands, and that spurious emissions are within FCC specifications. Thus the proposed Clearwire wireless broadband facility is unlikely to interfere with other adjacent or neighboring transmission or reception functions.

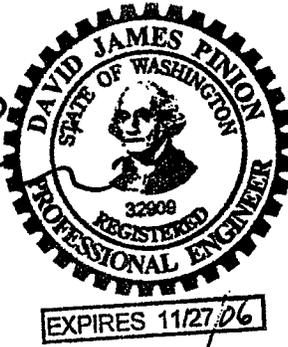
QUALIFICATIONS

I am an experienced radio engineer whose qualifications are a matter of record with the Federal Communications Commission. I am a partner in the firm of Hatfield and Dawson Consulting Engineers, I am registered as a Professional Engineer in the States of Washington, Oregon, California and Hawaii, and I hold an FCC General Radiotelephone Operator License PG-12-21740. All representations contained herein are true to the best of my knowledge.

12 June 2006



David J. Pinion, P.E.



SEA576 Coverage Plots

Coverage with out SEA576

EDX Wireless

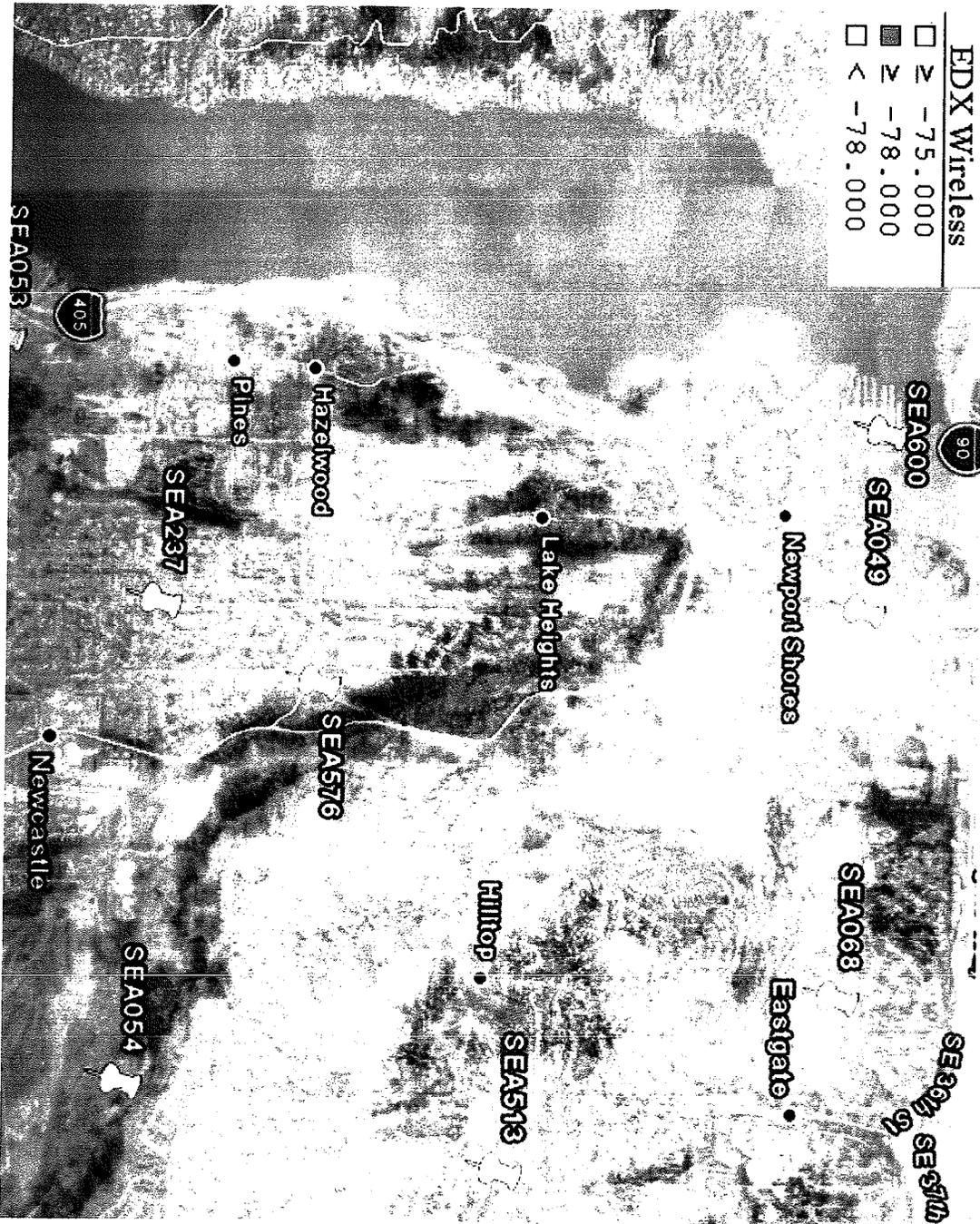
- ≥ -75.000
- ≥ -78.000
- < -78.000



Coverage with SEA576

EDX Wireless

<input type="checkbox"/>	≥ -75.000
<input checked="" type="checkbox"/>	≥ -78.000
<input type="checkbox"/>	< -78.000



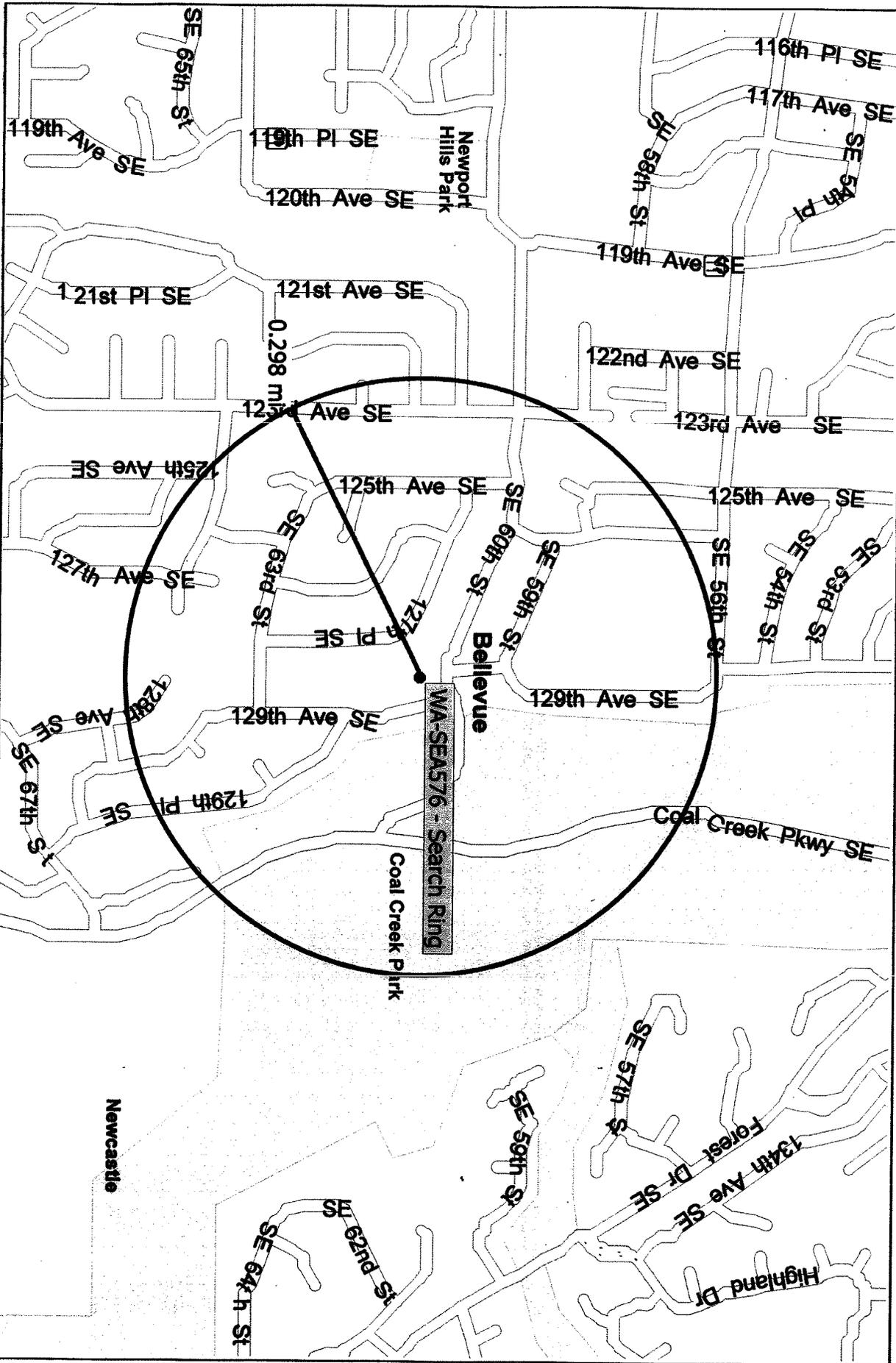
SEA576 coverage foot print

EDX Wireless

□	≥ -75.000
■	≥ -78.000
□	< -78.000



Search Ring - WA-SEA576 - Mini Park



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Attachment G



Pointer: lat 47.548415° lon -122.170000° elev 430 ft

© 2008 TeleAtlas

Image © 2008 City of Bellevue

Streaming 100%

© 2008
GoogleTM

Eye alt 1188 ft





SE 60th St

123rd Ave SE

125th Ave SE



Google

Pointer lat: 47.549618° lon: 122.175033° elev: 361 ft

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Image © 2008 City of Bellevue

Streaming 100%

Eye alt: 1101 ft

CLEARWIRE

WA-SEA576 Mini-Park Proposal

12843 SE 60th Street, Bellevue, WA 98006

City of Bellevue Land Use File No. 07-103905-LA

Feasibility Assessment of Second PSE Utility Pole

RECEIVED
JUL 23 2007
PERMIT PROCESSING



CLEARWIRE WA-SEA576 Mini-Park Proposal

12843 SE 60th Street, Bellevue, WA 98006

Feasibility Assessment of Second PSE Utility Pole

City Land Use File No. 07-103905-LA

Due Diligence

In response to a request by City of Bellevue staff, Clearwire has examined a second PSE pole located north of SE 60th Street and the currently proposed (and preferred) Newport Hills Mini Park site.

Physical Elements of Second Pole

This second pole is part of the next complex of support structures for the electrical transmission lines.

The structure is wood, stands approximately 60-feet above surrounding grade and is cross-bolted to a companion pole. That assembly supports a doubled overhead wooden cross beam. Insulators carrying three electrical transmission lines are suspended from the cross beam. A companion facility (dual poles with a cross beam) stands in approximately the same line to the northwest; that structure also supports three electrical transmission lines.

Pole Location and Surroundings

This location occupies ground inside Coal Creek Park that is crossed by an aerial electrical transmission easement 100-feet in width. The easement extends northeasterly through the park. In addition, two underground petroleum pipelines traverse this easement, more or less paralleling the route of the electrical lines (toward the northeast). The pipeline corridor is approximately twenty feet wide and its westerly boundary is about ten feet east of the subject wood pole.

In addition, a graveled service road extends along the transmission line easement, branching from the north side of SE 60th Street. A locked access gate positioned beneath the subject pole controls use of this service road; the gate is approximately 150-feet from the margin of SE 60th Street. The service road narrows as it approaches this gate and at that point is approximately 10-feet in width.

Mature conifer trees line the clear-cut electrical power line easement. Directly to the east of the subject pole is a tall fir, between 85- and 90-feet in height. For Clearwire's antennas to clear the obstruction posed by this tree the subject PSE wood pole would need to be extended to a height of 100-feet (approximately 40-feet above the current pole top).

Technical Constraints Limiting Use

Additional technical constraints limit the feasibility of using this pole for a wireless telecommunications antenna facility:

Since the west half of the transmission line easement encumbers the rear yards of the adjacent single family residential properties adjoining the line it is physically impossible to place the telecommunications facilities on that (west) side of the easement corridor.

PSE will not permit any equipment to be installed directly beneath its power lines and further requires that such equipment be set back a minimum of ten feet from the edge of its easement corridor.

In addition, Olympic Pipeline requires a 25-foot setback of all such equipment from its underground facilities. Moreover, the company restricts any underground cables or conduit from being extended across their pipelines.

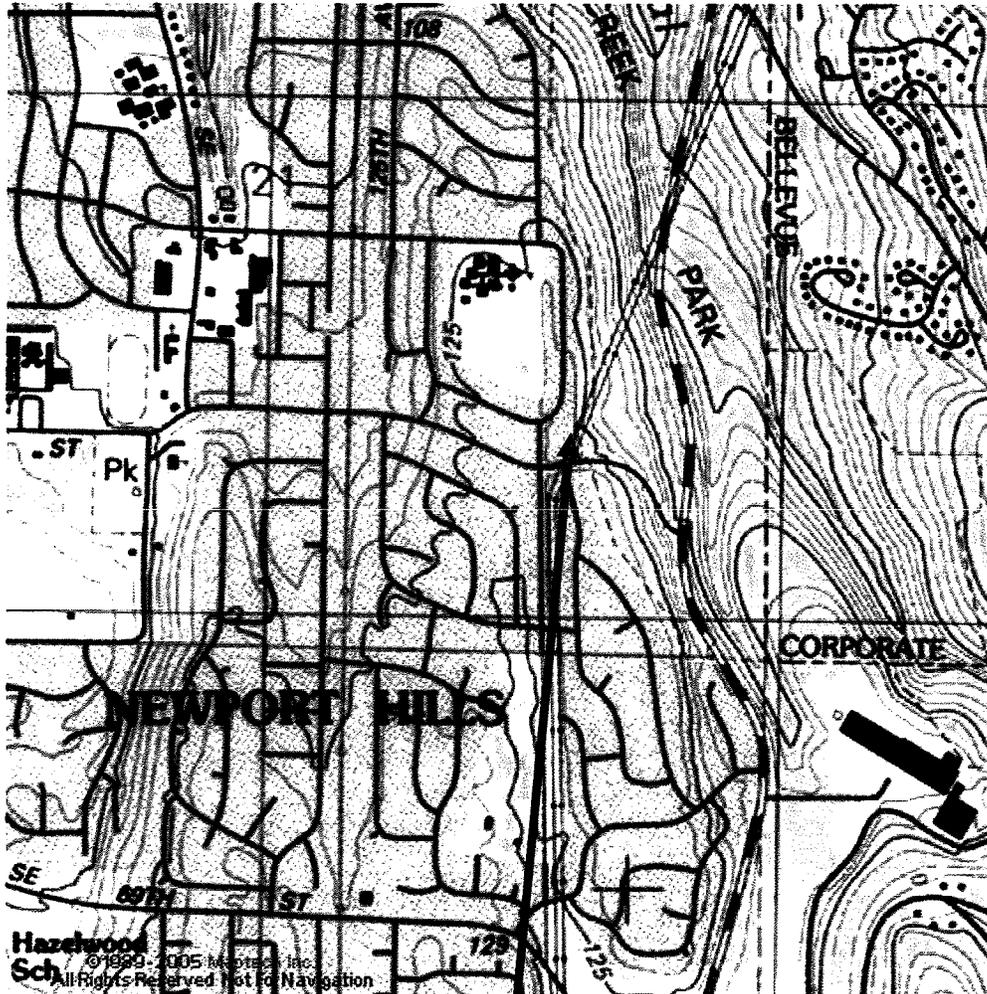
The graveled service road lies more or less within the setback from the pipelines. Because that road cannot be obstructed, the closest location in which telecommunications equipment could be placed would lie east and north of the service road.

There is a sharp grade break at the road edge (as well as at the gate to the north). The hillside falls away steeply at this point with a gradient in excess of 10%. This steep slope runs uninterrupted for hundreds of yards both to the north and to the east (effectively stopping only at Coal Creek Parkway).

City of Bellevue Parks Department requires that telecommunications equipment in a park be placed in an underground vault. Positioning such a vault outside the PSE easement corridor, clear of the gas pipelines and beyond the service road, would necessitate clearing a large swath of mature trees in the parkland, as well as building a major retaining wall to support the disturbed side slope. An access corridor for vehicles and utilities would also need to be opened; such work would require removing a number of trees and substantially changing the natural character of the surrounding park land.

Conclusion

Because of these technical constraints as well as lack of City support for a 40-foot pole extension through regular land-use processes, Clearwire determined the subject pole was not a feasible location for siting a facility to serve this neighborhood search ring.



Location of 2nd PSE Utility Pole
Coal Creek Park
North of SE 60th Street

Showing terrain Contours in vicinity of structure



2nd PSE support structure (wood pole) located within Coal Creek Park along PSE electrical transmission line easement corridor.

Clearwire wireless communication facility atop extended PSE transmission line support structure (in Mini Park).



Photo 1: Second PSE Pole location (north side of SE 60th Street, edge of Coal Creek Park



**Photo 2: View of second pole base & gas pipeline markers
(Adjacent power line easement road)**

Looking north from SE 60th Street



**Photo 3: View of eastern margin of access road along power line corridor
Showing establish tree cover, gate and top of slope**



**Photos 4 & 5: Views from access road gate, looking south
Gas pipeline markers uphill from the access road**





OLYMPIC PIPE LINE COMPANY
2319 LIND AVE. S.W.
RENTON, WASHINGTON 98055
(425) 235-7736

COPY

September 5, 2006

City Of Bellevue
Parks Program Manager
450-110th Ave NE
Bellevue, WA 98004

RE: Underground Vault in Newport Hills Mini Park

Dear Ms. Peterson

This letter serves as approval for the Parsons Company representing Clearwire to place an underground vault 25' (feet) from Olympics 20" High Pressure Petroleum Pipeline. I have spoken with Pat Hinman and it is agreed that all work done on the vault will be with pre-notification to Olympic Pipe Line Company through the Washington State One-Call System. The number for One-Call is 1-800-424-5555. This must be done 48 hours in advance of any digging. Our field representative will be on site to monitor this work. If you have any questions please call me at (425) 235-7767.

Thank You

Sincerely

Holly Williamson
Field Project Coordinator

cc: Pat Hinman-Parsons
Jim Fraley-OPL
Bill Baker-MPP
File Copy

COPY

—Original Message—

From: Gasser, Tim [mailto:tim.gasser@pse.com]

Sent: Thursday, February 23, 2006 12:06 PM

To: Hinman, Patrick

Cc: McDowell, Marianne O.; Rungsigul, Jason; Harris, Wayne A; Easley, Dale; Dave Schnebele (E-mail); Kraft, Laura L

Subject: CPG Approval for Clearwire's Site Application request for Newport Hills / WA-SEA576

Pat,

Clearwire's Site Application request for Newport Hills / WA-SEA576 has been approved with the following conditions:

- 1) This transmission line is planned for future upgrade to a 230 kV line. At such time, PSE, at its discretion, may require termination of the lease and removal of all carrier equipment. Should the lease be continued, Clearwire shall be responsible for the cost of transferring its equipment to the new structure, as well as all additional design, material and installation costs of the new structure related to accommodating their equipment. Estimated time line to upgrade the Talbot-Lakeside #2 and Talbot-Lakeside #1 (parallel line) to 230kV is 10 years.
- 2) Mounted PSE hardware shall be accessible and not covered by the cable shroud. Any shrouding must maintain a minimum of 3" clearance from PSE hardware.
- 3) Since this pole is a double arm H-frame, replacement of the adjacent pole may be required. This depends on the sizing of the laminate pole diameter at the arms.
- 4) Base equipment shall not be placed directly under the transmission lines and shall be a minimum of 15 ft from the base of the pole. Recommend locating it to the west side of the H-frame.
- 5) All guying must be kept
- 6) Clearwire antenna must maintain a minimum separation distance of 10 ft from PSE conductor.

As with all proposals, final approval is subject to: PSE's review and approval of final, jurisdictional approved site drawings; structural review; site lease agreement; landscape review and maintenance agreement if relevant; PSE's receipt of Clearwire's NTP letter and procurement of all applicable permits. Please provide us with any applicable revisions and permits/approvals as they are acquired.

Timothy Gasser
Project Manager, Wireless Co-Location
Communication Sitings & Services
Puget Sound Energy
(425) 456-2776 - office
(206) 947-0335 - mobile
(425) 462-3587 - fax

