

## **memo**

FROM: Carl Dominguez  
TO: City of Seattle - Department of Planning and Development (DPD)  
SUBJECT: **Land Use - Master Use Permit**  
DATE: 4 November 2013

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### **Project Information**

Project Name: City of Seattle - Department of Information Technology (DoIT) Radio Transmitter Bldg  
Project Address: 8526 Roosevelt Way NE Seattle, WA 98115  
Zoning: SF-5000  
Occupancy Type: Utility  
Construction Type: V-B  
Project No.: 3016073

### **Land Use Evaluation**

- The existing radio transmitter building does not conform to the existing development standards based on the current zoning of the project site, SF-5000, and the proximity of the existing building to the property boundary. The proposed project also will not conform to existing development standards. *Reference: SMC Title 23 - Land Use Code, Subtitle III, Division 2, Chapter 23.42.112 Nonconformity to development standards.*
- The existing building currently does not meet the front and rear yard setback requirements based on the proximity of the existing building to the property boundary. The proposed project rebuild and expansion will also not meet the front and rear yard setback requirements. See the “Constraints” section below for more specific information. *Reference: SMC Title 23 - Land Use Code, Subtitle III, Division 2, Chapter 23.44.014 Yards*
- It has been determined by the Department of Planning and Development (DPD) that this project will require a City Council, Type V land use code waiver of development standards for City Facilities in single-family zones. *Reference: SMC Title 23 - Land Use Code Subtitle III, Division 2, Chapter 23.51A.002 Public Facilities In Residential Zones*

## **Public Necessity for a Public Facility**

### The Department of Information Technology (DoIT)

The City of Seattle's Department of Information Technology (DoIT) provides radio and fiber optic networks to help the City's departments provide support for first responders, as well as support for field personnel in other Departments. DoIT installs, maintains and operates networks that allow people to reach police, fire, courts and law services. These networks also allow people to request service via 911 and other means. These networks are critical to providing rapid, efficient dispatch of City and County services.

### Site History

The Department of Information Technology maintains and operates a number of critical transmitter stations in the city of Seattle. One of these existing sites is located adjacent to the Maple Leaf Reservoir which has been recently lidded to accommodate a park. The station was first established on this site in 1962 and has been operational ever since. In 1999 the existing on-site radio tower was replaced with a 180 ft. monopole. In 2011, the station received an infrastructure upgrade to its electrical system.

### Existing Conditions

The existing building and site, which is situated along the east side of Roosevelt Avenue North street frontage, is enclosed by a chain link fence topped by barbed wire. The property is bounded by SPU owned property to the North which contains an out-of-service water tower, the new Maple Leaf Reservoir Park to the East and South, and Roosevelt Avenue North to the West. A one story commercial building and a parking lot is located across the street from the property. The closest residential building is a two-story seven unit apartment building located approximately 120ft to the northwest of the site and across the street.

The existing fifty-year-old building still remains with only minor modifications. The existing structure does not meet current building or seismic codes due to its age and type of construction. The existing trees and landscaping outside the fence have not been maintained and the ground inside the fence is overgrown in many places. The building is deficient in many areas including unreinforced brick masonry walls and concrete foundations. There are also insufficient connections between the roof and walls and between the walls and foundation. The flat roof has lead to drainage problems and leaks within the building. The mechanical system is barely performing to meet current peak loads. A Limited Hazardous Materials Survey Report, conducted by EHSI, has determined that there are several building components that are, or assumed to be, asbestos-containing building materials (ACM). Based on the existing building conditions and the fact that this transmitter building houses critical radio infrastructure, DoIT has identified this station as needing an immediate, major upgrade in its entirety. DoIT has also determined that more square footage is required to accommodate the growing technology and quantity of equipment needed to serve the information technology needs of the city's departments.

### Constraints

The recent property survey that was produced for this project indicated new property boundaries to the North and West that were different than previously available documents.

- The location of the existing building in relationship to the updated surveyed property line to the west puts the existing building in non-conformance with the development standards of the SF-5000 zone overlay.
- The constraint of the property boundary in relationship to the existing infrastructure including but not limited to the generator, building and monopole does not provide any opportunity to move or relocate the new structure within or outside the property boundary.
- The relationship of the existing monopole and fiber optic network of cables that currently feeds into the existing building only allows for the new structure to be located in the same location of the existing structure to be demolished.

#### Design Criteria

A major objective was to upgrade the existing structure so it complies with current building and seismic codes and regulations. In addition, the increased expansion of this facility allows DoIT to provide for future growth.

- **Visibility** - The intent of the new structure is that it does not draw attention to itself, therefore the design shall relate to its immediate surroundings and related infrastructure. Site upgrades are intended to allow for easier access to the building entry by providing a concrete walkway and ramp. The existing chain link fence is intended to be replaced with an integrated black, steel picket system with a curved security top that matches the new fencing at the adjacent park. New landscaping elements will be considered to help screen the new building from the street view.
- **Function** - The building form and scale is a simple 'shed' and sloping roof that opens up to the west, which is driven by internal operational requirements for maximum flexibility and use by DoIT. The interior, with the open shed volume, allows for a mechanical/ electrical zone above 10 feet. Mechanical equipment and cable trays will be located in this zone to allow space below for un-interrupted, 8-10 foot high equipment racks. The shed roof also allows an opportunity to visually conceal and mitigate noise as much as possible from mechanical units that may be required. The cooling system will be required to meet DoIT's critical cooling criteria, including 100% capacity for redundancy. While we are requesting a development standard waiver for a front and rear yard setback, the overall scale will be sensitive to nearby neighborhood buildings.
- **Maintenance** - The exterior materials will identify the new building with the adjacent monopole and related equipment. Finishes will be durable and maintenance-free, which is an important program requirement for DoIT. Renovation of the existing landscaping is recommended to provide a more aesthetically pleasing appearance. This landscaping will also be low maintenance through the use of native or adapted plantings.
- **Security** - Based on the sensitive and critical nature of the equipment housed in the building, it must look and function as a secure building as to not attract any kind of attack or vandalism. Site security will consist of existing perimeter cameras that can be monitored remotely by DoIT.

**Preliminary Assessment Report**

The Preliminary Assessment Report, completed on 9/6/2013, describes other city department requirements for Seattle City Light (SCL), Seattle Public Utilities (SPU) and Seattle Department of Transportation (SDOT).