



Development Services Department  
Environmental Coordinator  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

<b>PROPOSAL NAME:</b>	SD30 405-520 New AT&T Wireless Communications Facility
<b>LOCATION:</b>	2275 116th Avenue NE, Bellevue, WA 98004
<b>FILE NUMBERS:</b>	23-107549-LA
<b>PROPONENT:</b>	Sharon Gretch, Smart Link LLC, (541) 515-8263, <a href="mailto:sharon.gretch@smartlinkgroup.com">sharon.gretch@smartlinkgroup.com</a>
<b>DESCRIPTION OF PROPOSAL:</b>  Administrative Conditional Use approval to permit the construction of a permanent 70-foot Wireless Communications Facility (WCF) tower on a commercially-zoned 1.04-acre parcel. The proposed WCF tower is located approximately 13 feet from the northern property line, which abuts Washington State Department of Transportation (WASHDOT) right-of-way and property.	

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 Development Services Department. This information is available to the public on request.

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.

**DATE ISSUED: 08/24/2023.**

**APPEAL DATE: 09/07/2023.**

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

*Reilly Pittman*  
**Issued By: Planning Manager for**  
Elizabeth Stead, Environmental Coordinator  
Development Services Department

**Date: 08/16/2023**



Development Services

This SEPA Checklist was reviewed by Jordan Borst  
on 05/05/2023.

# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable \_\_\_\_\_
2. Name of applicant \_\_\_\_\_
3. Contact person \_\_\_\_\_ Phone \_\_\_\_\_
4. Contact person address \_\_\_\_\_
5. Date this checklist was prepared \_\_\_\_\_
6. Agency requesting the checklist \_\_\_\_\_

7. Proposed timing or schedule (including phasing, if applicable)

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

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

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

11. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue Temporary Use Permit, 23-106138 LR.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

New Temporary Use Permit, 23-106138-LR, has been submitted.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

## Environmental Elements

### Earth

- General description of the site:
  - ☐ Flat
  - ☐ Rolling
  - ☐ Hilly
  - ☐ Steep Slopes
  - ☐ Mountainous
  - ☐ Other \_\_\_\_\_
- What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_



3. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

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

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Clearing & Grading regulated by BCC 23.76

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

Erosion regulated by BCC 23.76

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

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Erosion regulated by BCC 23.76

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

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

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

## Water

### 1. Surface Water

- a. 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.

- b. 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.

- c. 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 the fill material.

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

- e. Does the proposal lie within a 100-year floodplain? \_\_\_\_\_  
If so, note the location on the site plan.

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

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- b. 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.

3. Water Runoff (including stormwater)

- a. 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.

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

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

## Plants

1. Check the 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
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

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

Likely general landscaping, like like grass, minor shrubbery and dirt will be removed to install the proposed monopole WCF. No vegetation from any protected areas will be removed.

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

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

Landscaping may be required to fulfill screening requirements, but will be identified in the Notice of Decision (NOD).

5. List all noxious weeds and invasive species known to be on or near the site.

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

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

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

4. Proposed measures to preserve or enhance wildlife, if any.

5. List any invasive animal species known to be on or near the site.

### Energy and Natural Resources

1. 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.

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

3. 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.



## Environmental Health

1. 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.

- a. Describe any known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- d. Describe special emergency services that might be required.

- e. Proposed measures to reduce or control environmental health hazards, if any.

2. Noise

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

Noise control is regulated by BCC 9.18

- b. 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 the site.

Noise control is regulated by BCC 9.18

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

Noise control is regulated by BCC 9.18

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is commercial/office.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

3. Describe any structures on the site.

use for commercial/office space with parking underneath.

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

5. What is the current zoning classification of the site? \_\_\_\_\_

6. What is the current comprehensive plan designation of the site? \_\_\_\_\_

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

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

9. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

This is an unmanned facility. There will be approx. one one-hour maintenance visit per month.

10. Approximately how many people would the completed project displace? \_\_\_\_\_

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

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

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

## Housing

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

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

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

## Aesthetics

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

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

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

additional design and screening requirements will be addressed as part of this Administrative Conditional Use permit review and published with the NOD.

## Light and Glare

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

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

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

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

Light glare/control requirements may be required as part of this review and will be published with the NOD.

## Recreation

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

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

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

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is located within a few hundred feet of two (2) bus stops, each located on the east and west side of 116th Ave NE.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

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



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

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

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

## Public Service

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

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

## Utilities

1. Check the utilities currently available at the site:

- ☐ Electricity
- ☐ natural gas
- ☐ water
- ☐ refuse service
- ☐ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

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

## 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 \_\_\_\_\_ *Nancy Sears*

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted \_\_\_\_\_

# ATTACHMENT 1

Soil Map—King County Area, Washington  
(SD30 405/520 AT&T)



Soil Map may not be valid at this scale.

Map Scale: 1:484 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/13/2023  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington

Survey Area Data: Version 18, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

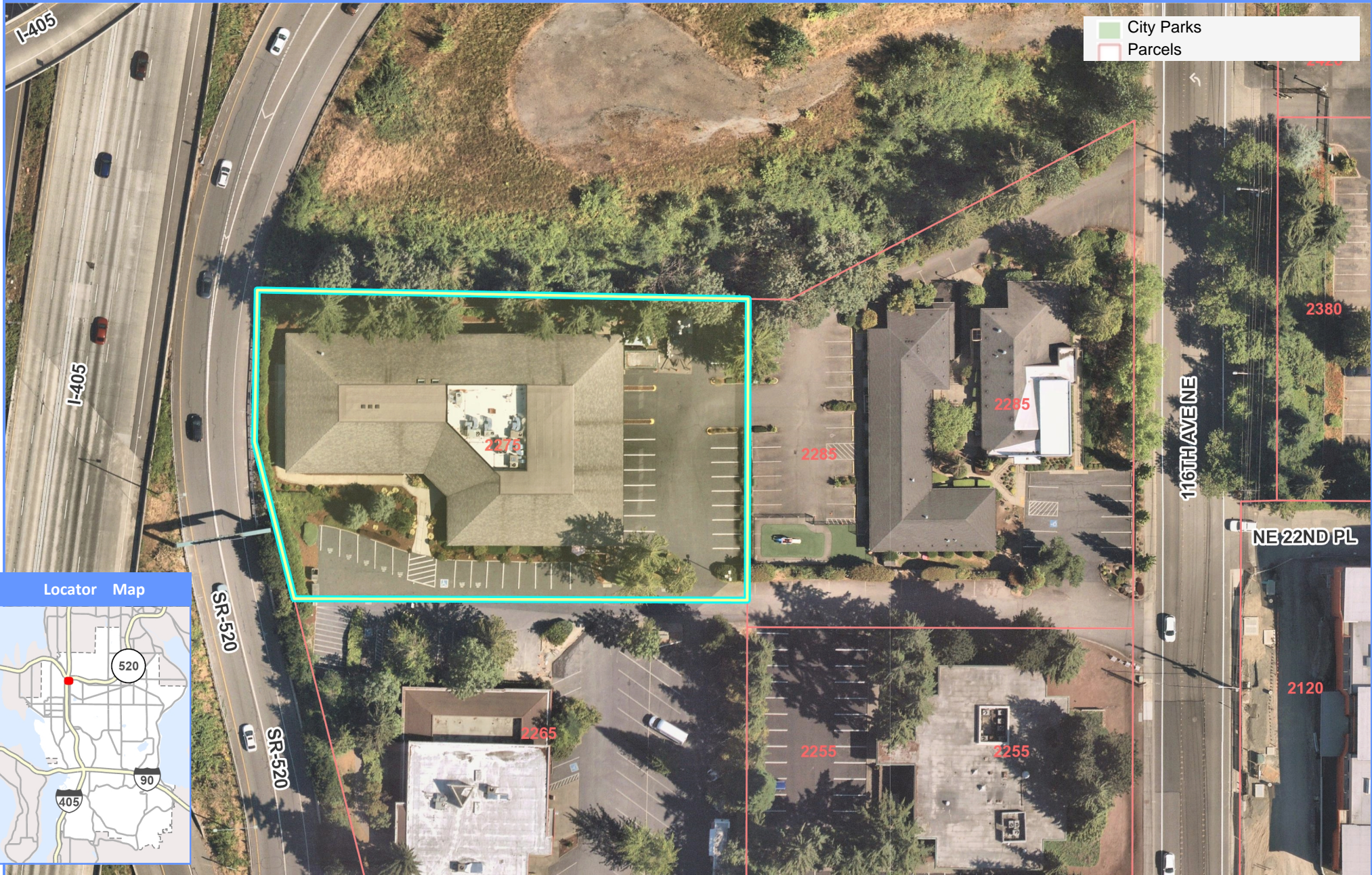
Date(s) aerial images were photographed: Jul 31, 2022—Aug 8, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	0.8	73.7%
KpB	Kitsap silt loam, 2 to 8 percent slopes	0.3	26.3%
<b>Totals for Area of Interest</b>		<b>1.1</b>	<b>100.0%</b>







# Vicinity Map

0

72

145

Scale 1: 870

Feet







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

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Proposal Name: SD30 405-520 New AT&T Wireless Communications Facility

Proposal Address: 2275 116<sup>th</sup> Avenue NE, Bellevue, WA 98004

Proposal Description: Administrative Conditional Use Permit approval to replace an existing Temporary Cell on Wheels (COW) and establish a new Wireless Communications Facility (WCF) on a proposed 70-foot monopole with 12 antennas, 12 radio head units, and other ancillary equipment attached.

File Number: 23-107549-LA

Applicant: Sharon Gretch, Smartlink LLC

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

Planner: Jordan Borst, Associate Land Use Planner

State Environmental Policy Act  
Threshold Determination:

**Determination of Non-Significance (DNS)**

*Reilly Pittman*

*Planning Manager*

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Elizabeth Stead, Land Use Director  
Environmental Coordinator

Director's Recommendation:

**Approval with Conditions**

Rebecca Horner, Director  
Development Services Department

*Reilly Pittman*

By: *Planning Manager*

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Elizabeth Stead, Land Use Director

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*Application Date:* March 30, 2023

*Notice of Application:* May 11, 2023

*14-day Comment Period:* May 25, 2023

*Decision Publication Date:* August 24, 2023

*Appeal Deadline:* September 7, 2023

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



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**Attachments:** Site & Project Plans

## I. REQUEST AND PROJECT DESCRIPTION

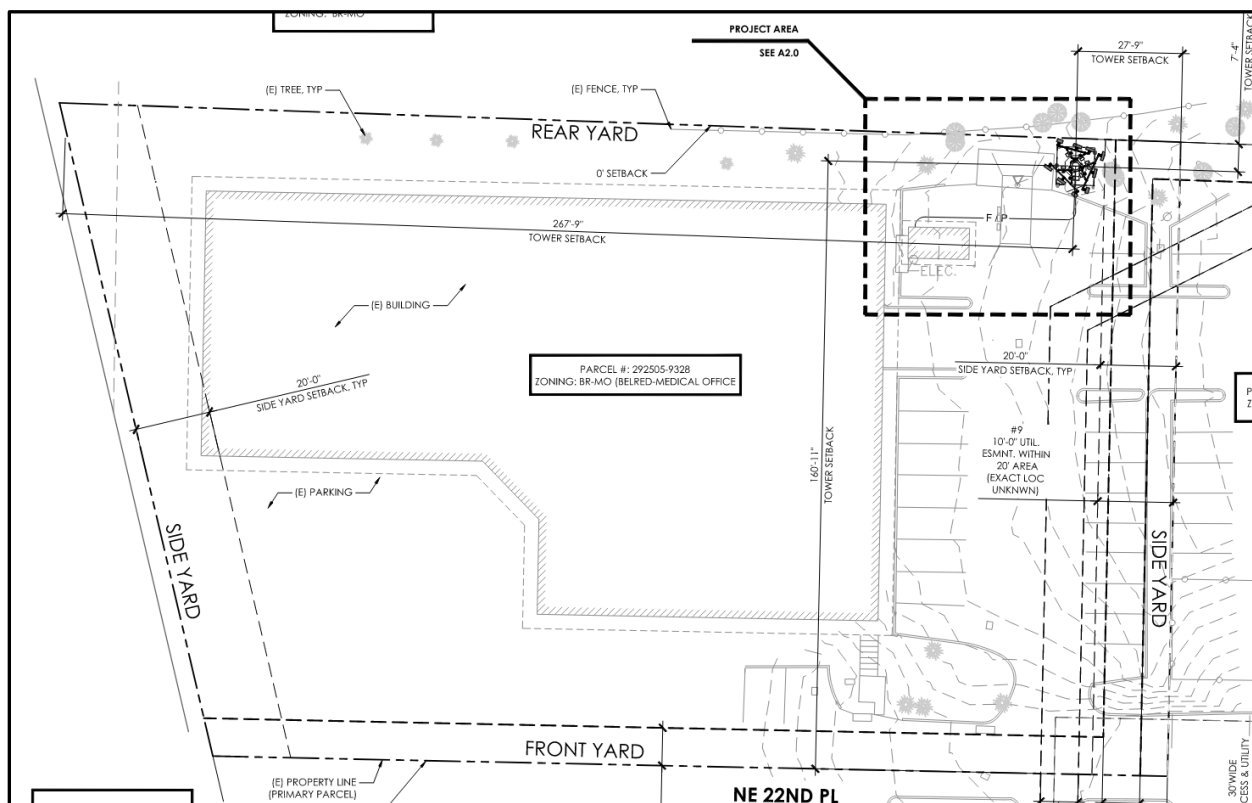
### A. Project Proposal:

The applicant, Smartlink, has requested an Administrative Conditional Use (ACU) Permit on behalf of AT&T to remove an existing Temporary Cell on Wheels (COW), a temporary and transportable Wireless Communications Facility (WCF), and replace it with a new Wireless Communications Facility (WCF) on a 70-foot monopole at 2275 116<sup>th</sup> Avenue NE. The proposed WCF is a permitted use and subject to an Administrative Conditional Use (ACU) permit.

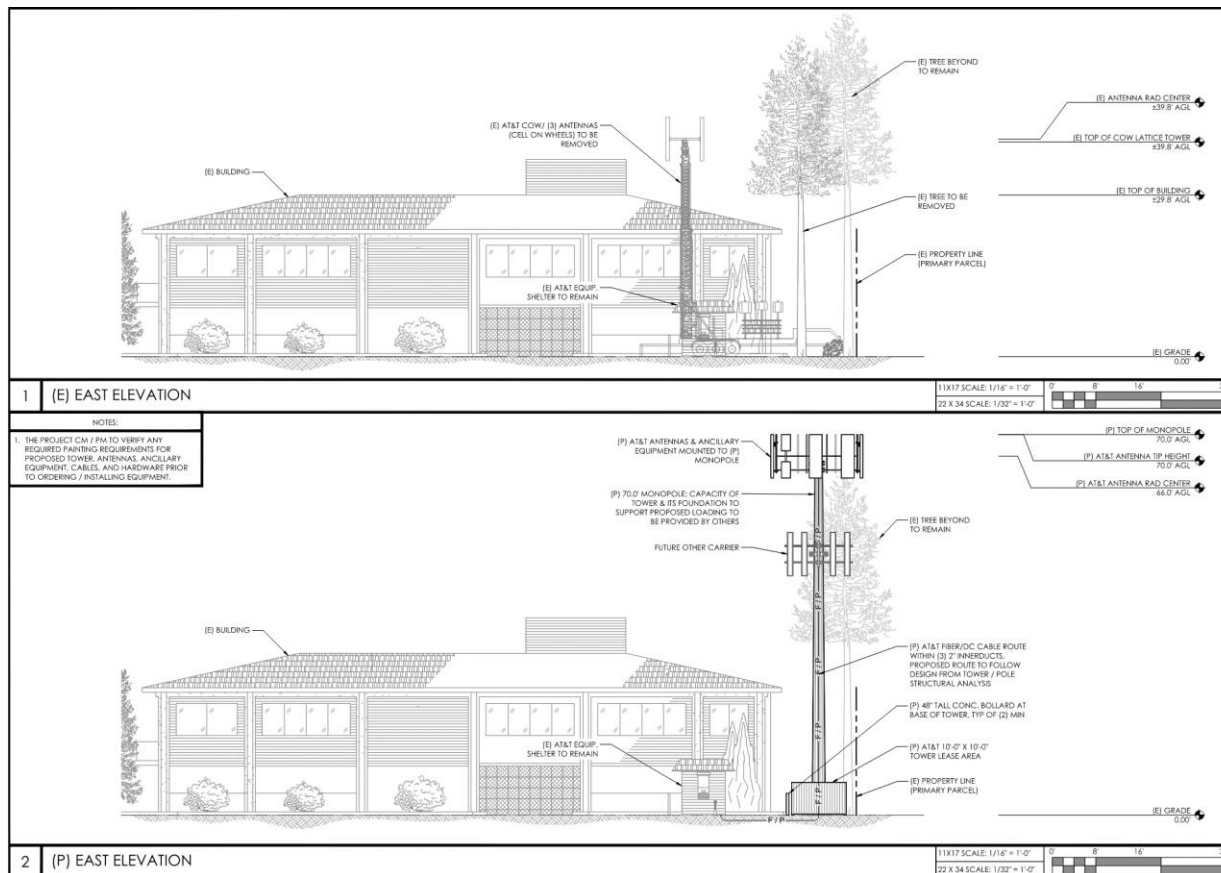
The proposed 70-foot monopole, painted brown, will have twelve (12) antennas, twelve (12) radio head units, and other ancillary equipment attached to the pole which will all be painted to match the pole. Additionally, a 10-foot by 10-foot leasing area enclosed by a 6-foot-high solid wood fence with a security gate is proposed for screening. Existing trees on and adjacent to the subject property are will also provide additional screening of the enclosure.

The purpose of this proposal is to maintain and improve existing AT&T coverage, including to upgrade the wireless capacity for existing and future use of the network around the Interstate-405 and State Road 520 corridor.

**Figure 1 – Site plan**



**Figure 2 – Existing & Proposed East Elevations**



## B. Review Process:

The proposed project to construct one (1) new 70-foot monopole on private property must undergo a publicly noticed administrative review process. This proposal has been submitted by Smartlink, a private company, on behalf of AT&T, also a private company. The City is tasked with reviewing all development applications against the applicable City codes and standards. Because the proposed monopole is not within 520 feet of any other WCF located either in the public right-of-way or on property owned by the City, in a residential land use district, or in a Transition Area, the proposal requires review as an Administrative Conditional Use (ACU) instead of a full Conditional Use Permit, per Land Use Code (LUC) 20.20.195.C.

An ACU is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publicly noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted written comments on the application. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

Per Washington Administrative Code (WAC) 197-11-800 (25)(a)(ii), the proposal triggers State Environmental Policy Act (SEPA) review.

There are two ways in which to modify or add to an approved administrative conditional use. They include process as a new decision using Process II, or process as a Land Use Exemption. **See Condition of Approval regarding Modification or addition to an approved Administrative Conditional Use Section VIII of this staff report.**

## **6. SITE CONTEXT AND ZONING**

The subject site is located south of the interchange of Interstate-405 and State Road-520. The site is currently improved with a one-story multi-tenant office building, an attached WCF-related equipment shelter, underground and outdoor surface parking, landscaping and a temporary COW to be removed. Entrance to the site is through NE 22<sup>nd</sup> Place, which is accessed via 116<sup>th</sup> Avenue NE and shared with the two adjacent properties to the south, and one adjacent property to the east. The site is located within the Bel Red-Medical Office (BR-MO) land use district and has a Comprehensive Plan Designation of Bel Red Medical Office (BR-MO). The site is surrounded by commercial/office uses to the south and east, with one of the uses being a daycare on the site adjacent to the east. Additionally, Washing State Department of Transportation Right-of-Way (ROW) for State-Road 520 is located to the north and west of the subject property.

**Figure 3 – Zoning Map**



**Figure 4 – Aerial Image – Existing Conditions**



**Figure 5 – Site Photograph – Existing Conditions (including existing temporary COW)**



**Figure 6 – Site Photograph – Proposed Conditions**



### **III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS**

#### **A. Consistency with Development Standards for non-exempt wireless facilities LUC 20.20.195.D.**

##### **1. 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 height of the WCF shall not exceed the greater of 1) the maximum building height allowed for the underlying land use district, or 2) the height of the structure to which it is attached or which it replaces. In no event may the WCF add more than 15 feet of height to the existing structure**

***Finding:*** The height of the proposed WCF is 70-feet and, therefore will not exceed the maximum permitted height of 70 feet in the Bel Red-



Medical Office (BR-MO) land use district. This standard is met. **See Condition of Approval regarding Monopole Height in Section VIII of this staff report.**

## **2. WCF Location and Design**

### **a. Preferred Location (LUC 20.20.195.D.2.a):**

**Finding:** The location of the new WCF is on a parcel within the first preferred locational hierarchy: a nonresidential land use district not providing transition. The subject property is located in the Bel Red-Medical Office (BR-MO), a commercial/office land use district and is surrounded by other commercial/office land use districts. The site is not located within the Transition Design District Area.

### **b. Preferred Facility Design (LUC 20.20.195.D.2.b):**

**Finding:** The co-location of the antennas and RRUs on the proposed freestanding WCF support monopole structure is third on the list of preferred facility design hierarchy. As mentioned previously in this report, AT&T has maintained coverage in various locations (i.e., rooftop and temporary COW) on the subject site since 1996 via a WCF approval (96-003864-CE). Due to the site's unique location adjacent to I-405 and SR-520, conflicts between the applicant and property owner regarding facility design, and the existing topography of the site, the construction of a freestanding 70-foot monopole WCF is the only alternative that will be able to meet AT&T's needs.

### **c. Minimizing Adverse Impacts (LUC 20.20.195.D.2.c):**

**Finding:** The above hierarchy results in a proposal that minimizes the adverse impacts due to the unique location of the subject property, which is improved by commercial/office uses and surrounded by properties of similar uses. Additionally, the subject site is adjacent to WDOT ROW for I-405 and SR-520, where freestanding WCFs are a common sight. Existing vegetation, including significant trees, are also intended to provide additional screening. **See Condition of Approval regarding Antenna and Equipment Color and Screening in Section VIII of this staff report.**

## **3. Dispersal Limits (LUC 20.20.195.D.3)**

**Finding:** The proposed WCF is located outside of the public right of way and on private property. This standard is not applicable.

## **4. Development Standards (LUC 20.20.195.D.4):**

The proposal has addressed the following development standards to ensure that the WCF minimizes the adverse impacts – especially visual and

aesthetic impacts – on the properties adjacent to the facility and in the vicinity of the facility.

**a. Paint and Screening Techniques (LUC 20.20.195.D.4.a):**

***Finding:*** The applicant has proposed to paint the monopole and all equipment attached, a non-reflective brown finish to blend with the surrounding mature evergreen trees.

On this proposed monopole and any future replacement monopoles, all antennas, RRU's, ancillary equipment, conduits, and mounting hardware/ brackets attached to the pole, either existing or proposed, will be painted brown to match the pole.

Additionally, a 6-foot-high, solid wood fence is proposed around the monopole encompassing the 10' by 10' lease area for added ground-level screening. **See Condition of Approval regarding Antenna and Equipment Color and Screening in Section VIII of this staff report.**

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

***Finding:*** As noted above, all future antennas and RRU's, will reduce visual impacts of the system: **See Condition of Approval regarding Antenna and Equipment Mounting, Color and Screening in Section VIII of this staff report.**

**c. Construction and Site Restoration Techniques (LUC 20.20.195.D.4.c):**

***Finding:*** The proposed monopole will be located on private property and minor clearing is associated with the installation of the proposed monopole, but the work will not trigger a clearing and grading review. The applicant will fully restore any areas disturbed and or damaged during construction or future maintenance of the proposed facility. Additionally, however, the applicant has noted the proposed monopole will be delivered to the site. The delivery of the pole will require a Right-of-Way Street Use Permit. Delivery requirements will be reviewed under the Right of Way Use Permit. **See Condition of Approval regarding Disturbance and the Right of Way Use Permit in Section VIII of this report.**

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

***Finding:*** As noted previously, the proposed antennas, RRUs, and associated ancillary equipment are the minimum amount and size necessary to support the operation of the proposed wireless facility. Additionally, the existing ground equipment will remain without any changes. No work is in a residential land use district or in the right-



of-way. As proposed and approved in this decision is the 70-foot-high monopole, the equipment attached, and a 6-foot-high wooden fence surrounding the monopole. The applicant must obtain the required construction permits. **See Condition of Approval regarding Monopole Height, Antenna and Equipment Mounting and Required Permitting in Section VIII of this report.**

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

***Finding:*** This proposal is for co-location of twelve (12) antennas and twelve (12) remote radio units (RRU) on the proposed 70-foot monopole. Documentation has been provided as part of this application demonstrating additional co-location for other carriers on the proposed monopole has been made possible. This standard is met.

**5. Radio Frequency Emissions (LUC 20.20.195.D.5):**

***Finding:*** The Engineering Certification Letter submitted by AT&T's radio frequency (RF) engineer states that the facility will comply with the radio frequency emission standards adopted by the Federal Communications Commission (FCC). This certification letter is listed as Attachment #.

Although not required by the Land Use Code, AT&T has agreed to provide a detailed RF emission safety report detailing the maximum potential exposures to confirm compliance with the FCC regulations. **Refer to Condition of Approval regarding Radio Frequency Testing in Section VIII of this report.**

**6. Setback Requirements for Freestanding Wireless Communication Facilities (LUC 20.20.195.D.6):**

***Finding:*** The proposed monopole meets all applicable setbacks. Conformance will also be verified during construction permit review.

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

***Finding:*** An Independent Technical Review was deemed unnecessary for this project since the applicant, AT&T, has agreed to provide a detailed RF emission safety report detailing the maximum potential exposures to confirm compliance with the FCC regulations. **See Condition of Approval regarding Radio Frequency Testing in Section VIII of this report.**

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

***Finding:*** The applicant proposes to provide the Director with any notice of intent to cease operations and will remove the facility within 90 days of the date the facility ceases to be operation or falls into disrepair and is not maintained. **See Condition of Approval regarding Abandoned Sites in Section VIII of this report.**

#### **9. Removal Upon Undergrounding (LUC 20.20.195.D.9):**

***Finding:*** The applicant agrees that the facility will be removed at no expense to the City if co-located on an electrical system facility or utility support structure that is subsequently underground. **See Condition of Approval regarding Removal Upon Undergrounding in Section VIII of this report.**

#### **IV. STATE ENVIRONMENTAL POLICY ACT (SEPA):**

The SEPA review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The SEPA Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clearing and Grading 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 requirements.

#### **V. PUBLIC COMMENTS**

The City initially notified the public of this proposal on May 11, 2023 with mailed notice and publication in the *Weekly Permit Bulletin*. One (1) one-sided sign was installed along the ROW of 116<sup>th</sup> Avenue NE and another one-sided sign was installed on the subject property. King County Metro requested that land use staff notify the contractor that if two (2) nearby bus stops needed to be relocated, the contractor will need to reach out to King County's construction impact coordination group. This information was forwarded to the applicant. No other public comments were received regarding the subject application.

#### **VI. DECISION CRITERIA AND FINDINGS**

Compliance with the decision criteria of Land Use Code Section 20.30E.140 (Administrative Conditional Use Permit) is discussed below.

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

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

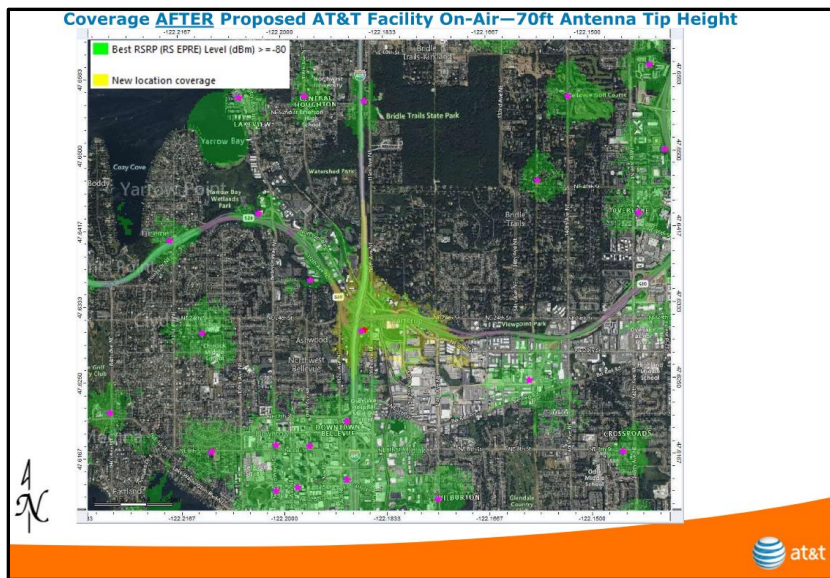
**UT-46.** Support new and emerging information and telecommunications technologies that would benefit utility service delivery by being sustainable, appropriate and viable.

**UT-50.** Encourage widespread, affordable, high-speed internet access, including access to competing telecommunications services and new forms of technology to provide the community with choice and to facilitate innovation.

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

**UT-52.** Assess the coverage and quality of residential and business access to internet and telecommunication services and explore opportunities to enhance service to areas of need.

**Finding:** The approval of this proposed facility will support policies that place the provision of high-speed internet wireless and high-quality telecommunications service access within major traffic corridors and throughout the entire City as a high priority.



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

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

**UT-65.** Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.

**UT-67.** Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities. Examples of facilities which could be shared are towers, electrical, telephone and light poles, antenna, substation sites, trenches, and easements.

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

**Finding:** The manner in which the lateral projection of antennas on the monopole and height of the monopole were designed to the minimum necessary in order to achieve the intended function of providing advanced high-speed internet wireless and high-quality telecommunications service access. Additionally, the proposed facility's location along with other methods are intended to reduce the visual and aesthetic impacts and ensure some amalgamation. **See Condition of Approval regarding Antenna and Equipment Mounting in Section VIII of this report.**

**UT-80.** Require permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.

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

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

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

***Finding:*** The subject property on which the proposed facility is located, is a non-residential, non-Transition Area parcel. Additionally, all surrounding properties are within land use districts that are non-residential and non-Transition Area.

**UT-85.** Minimize visual impacts of wireless communication facilities by encouraging system designs in the following preferred and descending order:

1. Attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports;
2. Co-located on utility poles, light standards, signal supports; and
3. Free standing towers.

***Finding:*** Wireless internet and telecommunications services in the area have existed since 1996 and are currently delivered by a temporary cell on wheels, associated with an existing ground level equipment shelter. Due to a variety of factors mentioned below in this report, the proposed facility will be located on a freestanding monopole on private property, which is the third preferred location per the Comprehensive Plan and the Land Use Code.

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

***Finding:*** It is a requirement of the Land Use Code (LUC 20.20.195.D.8) and a Condition of this decision that any of the installations must 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. **See Condition of Approval regarding Removal of Abandoned Sites in Section VIII of this report.**

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

***Finding:*** The proposed monopole will be well within the height limitations of the BelRed-Medical Office land use district. The monopole will be painted brown to blend in with the surrounding evergreen trees on and adjacent to the site with all antennas and other attached equipment to be painted the same color. Additionally, the existing ground equipment shelter will remain without any modifications. Therefore, the design of the wireless facility will remain compatible with the existing character, appearance, and physical characteristics of the subject property and immediate vicinity. This criterion is met. **See Condition of Approval regarding Antenna and Equipment Mounting, Antenna and Equipment Color, Ground Mounted Equipment and Site Restoration in Section VIII of this report.**

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

***Finding:*** The proposed facility will be served by adequate public facilities, including streets, fire protection, and utilities. This criterion is met.

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

***Finding:*** Through the application of City codes that govern wireless communications facilities, the placement of the proposed monopole will result in a WCF system that will not substantially impact the surrounding properties. The proposed monopole WCF is located on a non-residential property surrounded by other non-residential properties and within the structure height limitations of the underlying land use district. The proposal will benefit the SR-520 and I-405 corridor and surrounding neighborhoods by delivering improved wireless and telecommunication services to areas where AT&T has identified coverage and capacity gaps.

Additionally, a condition of approval will require that antennas, mounts, conduits, and all ancillary equipment be painted brown to match the proposed monopole to which they are attached, and there will be no ground-mounted equipment, except for the existing equipment shelter attached to the property's office building. Equipment and installation techniques have been designed to be the minimum necessary to achieve the intended functions of the proposal. As a result, the project will not be materially detrimental to uses or property in the immediate vicinity.

Finally, the facility will be removed when it ceases to be operational or falls into disrepair and is not maintained, or if the utility support structure is removed or placed underground. This criterion is met. **See Condition of Approval regarding Antenna and Equipment Color, Removal of Abandoned Sites and Facility Undergrounding in Section VIII of this staff report.**

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

***Finding:*** As discussed in Section III of this report, the proposed wireless communications facility complies with the location and design preferences as detailed in LUC 20.20.195. Further, the proposal meets all specific Land Use Code

requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.D. This criterion is met.

## VII. DECISION

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the proposal subject to the following **CONDITIONS**:

## VIII. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

### Compliance with Bellevue City Codes and Ordinances

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

#### Applicable Codes, Standards & Ordinances

Clearing & Grading Code – BCC 23.76  
Construction Codes – BCC Title 23  
Fire Code – BCC 23.11  
Land Use Code – BCC Title 20  
Noise Control – BCC 9.18  
Sign Code – BCC Title 22  
Right-of-Way Use Code 14.30  
Utility Code – BCC Title 24

#### Contact Person

Savina Uzunow, (425) 452-7860  
Building Division, (425) 452-4121  
Kyle Nelson, (425) 452-4258  
Jordan Borst, (425) 452-6997  
Jordan Borst, (425) 452-6997  
Jordan Borst, (425) 452-6997  
Chris Rivera (425) 452-7942  
Joshua Arreola, (425) 452-5215

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

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

AUTHORITY: Land Use Code 20.25E.175

REVIEWER: Jordan Borst, Land Use

**2. WCF Permit, Monopole Height, and Setbacks:** Approval of this Administrative Conditional Use Permit does not constitute an approval of a development permit. A Wireless Communication Facilities (WCF) on Private Property Permit (CD) for the installation of the monopole, antennas, RRUs, and other ancillary equipment is required. Additionally, the total height of the monopole shall not exceed 70-feet. The height, setbacks and all other applicable dimensional standards will be confirmed at the time of construction permit review.

REVIEWER: Jordan Borst, Land Use  
AUTHORITY: Land Use Code 20.20.195.D; 20.25D.080

### **3. Monopole, Antenna and Ancillary Equipment Color**

The proposed monopole shall be painted with a non-reflective brown finish. The antennas, RRUs, and other ancillary equipment shall be painted to match the monopole. Prior to installation, color samples shall be submitted as part of the Wireless Communication Facilities (WCF) on Private Property Permit (CD Permit).

AUTHORITY: LUC 20.20.195.D.4.a  
REVIEWER: Jordan Borst, Land Use

### **4. Ground Mounted Equipment**

As submitted and depicted in approval documents, no new ground mounted equipment is permitted within the 10-ft by 10-ft lease area, nor are any modifications to the existing ground equipment shelter permitted.

AUTHORITY: LUC 20.20.195.D.4  
REVIEWER: Jordan Borst, Land Use

### **5. 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 the proposed facility.

AUTHORITY: Land Use Code 20.20.195.D.4.c  
REVIEWER: Jordan Borst, Land Use

### **6. Noise & Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal Holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040  
REVIEWER: Jordan Borst, Land Use

### **7. Right-of-Way Permit**

Prior to the issuance of a WCF permit, a right-of-way permit (TE) is required for the use of the City Right-of-Way (ROW) to perform the delivery of the proposed monopole. The delivery will require a rear pilot car and an ROW Inspector escort.

AUTHORITY: Vehicles and Traffic Code 11.70.060  
REVIEWER: Chris Rivera, Transportation (ROW) Department

### **8. Flush-Mount**

The lateral projection of the antennas shall be minimized to the greatest extent technically feasible.

AUTHORITY: Land Use Code 20.20.195.D.4.b.  
REVIEWER: Jordan Borst, Land Use

#### **9. Radio Frequency Testing**

The applicant (AT&T) will be required to provide a RF emission safety report detailing the maximum potential exposures to confirm compliance with the FCC regulations. This report shall be submitted as a post-issuance revision to this Administrative Conditional Use permit and included for public view in the project file.

AUTHORITY: LUC 20.20.195.D  
REVIEWER: Jordan Borst, Land Use

#### **10. 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. The entire facility 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: Jordan Borst, Land Use

#### **11. Removal Upon Undergrounding**


The owner of this facility must remove any of the installations at no expense to the city if the electrical system facility or the utility support structure to which they are attached are subsequently undergrounded.

AUTHORITY: LUC 20.20.195.D.9  
REVIEWER: Jordan Borst, Land Use



# PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF NINE (9) ANTENNAS, TWELVE (12) RRHs, ONE (1) SURGE PROTECTOR, AND FIBER/DC CABLES ON A NEW 70'-0" MONOPOLE WITHIN A 10'-0" X 10'-0" WOODEN FENCED LEASE AREA.

- # PROJECT CONTACTS
- APPLICANT:  
NEW CINGULAR WIRELESS PCS, LLC  
16221 NE 72ND WAY  
REDMOND, WA 98052
- PROPERTY OWNER:  
CEDAR PARK BELLEVUE, LLC  
2275 116TH AVE NE, SUITE #100  
BELLEVUE, WA 98004  
CONTACT: JOHN NILSSON  
PH: 425.443.9149  
jnilsson@nilssonhomes.com
- ZONING/PERMITTING AGENT:  
SMARTLINK  
11232 120TH AVE NE, #204  
KIRKLAND, WA 98033  
NANCY SEARS  
PH: 425.444.1434
- SITE ACQUISITION AGENT:  
SMARTLINK  
11232 120TH AVE NE, #204  
KIRKLAND, WA 98033
- RF ENGINEER:  
AT&T MOBILITY
- CONSTRUCTION MANAGER:  
AT&T MOBILITY  
TOM LOGAN  
PH: 253.709.0317
- ENGINEER OF RECORD:  
VECTOR STRUCTURAL ENGINEERS  
651 W. GALENA PARK BLVD., SUITE 101  
DRAPER, UT 84020  
WELLS L. HOLMES, SE  
PH: 801.990.1775
- SURVEYOR:  
AMBIT CONSULTING, LLC  
245 SAINT HELENS AVE, SUITE 3A  
TACOMA, WA 98402
- 

Know what's below.  
Call before you dig.



PROJECT INFORMATION	
SITE NAME:	SD30 405/520
ADDRESS:	2275 116TH AVE NE BELLEVUE, WA 98004
JURISDICTION:	CITY OF BELLEVUE
TAX LOT #:	292505-9328
PARCEL SIZE:	1.07 ACRES
ZONING:	BR-MO (BELRED-MEDICAL OFFICE)
LATITUDE:	47° 37' 50.22" N (47.630617°)
LONGITUDE:	-122° 11' 12.27" W (-122.186742°)
GROUND ELEVATION:	195.8' AMSL (NAVD88)
SOURCE:	1A CERTIFICATION
(P) STRUCTURE TYPE:	MONOPOLE
(E) STRUCTURE HEIGHT (BUILDING):	70'-0"
(P) AT&T GROUND LEASE AREA:	100 SQ FT
OCCUPANCY:	U, S-2
GROUP:	II-B

# VICINITY MAP

The map displays the project area in Bellevue, Washington, centered around the intersection of I-90 and I-520. A black dot marks the project location. Surrounding areas include Yarrow Point, Clyde Hill, Northwest Bellevue, and Wilburton. Key landmarks and businesses labeled on the map include the Bellevue Office Park, KidsQuest Children's Museum, Whole Foods Market, Urawajima Bellevue, Trader Joe's, H Mart Bellevue, Lexus Of Bellevue, Bellevue Arts Museum, Meydenbauer Bay Park, Bellevue Downtown Park, Bellevue Square, Mox Boarding House, Asian Family Market Bellevue, and Glendale Country Club. Major roads shown include I-90, I-520, and various local streets like NE 130th St, NE 120th St, and NE 8th St. A callout box points to the 'PROJECT AREA'.

## DRIVING DIRECTIONS

---

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

1. GET ON WA-520 W FROM BEAR CREEK PKWY AND NE LEARY WAY, 5 MIN (1.1 MI)
2. HEAD SOUTHEAST ON NE 72ND WAY TOWARD 164TH AVE NE (427 FT)
3. TURN RIGHT ONTO 164TH AVE NE (203 FT)
4. TURN RIGHT ONTO BEAR CREEK PKWY (0.3 MI)
5. TURN LEFT ONTO NE LEARY WAY (0.3 MI)
6. TAKE THE RAMP ONTO WA-520 W (0.4 MI)
7. FOLLOW WA-520 W TO 108TH AVE NE IN BELLEVUE. TAKE THE 108TH AVE NE EXIT FROM WA-520 W
8. 5 MIN (5.3 MI)
9. MERGE ONTO WA-520 W (5.0 MI)
10. USE THE RIGHT 2 LANES TO TAKE THE 108TH AVE NE EXIT (0.2 MI)
11. TAKE NORTHUP WAY TO NE 22ND PL, 3 MIN (1.1 MI)
12. TURN RIGHT ONTO 108TH AVE NE (253 FT)
13. TURN RIGHT AT THE 1ST CROSS STREET ONTO NORTHUP WAY (0.8 MI)
14. TURN RIGHT ONTO 116TH AVE NE (0.2 MI)
15. TURN RIGHT ONTO NE 22ND PL
16. DESTINATION WILL BE ON THE RIGHT (417 FT)

TOTAL TIME: 14 MINS  
TOTAL MILES: 7.5

SHEET INDEX	
T1.0	TITLE SHEET
LS-1-2	SITE SURVEY
LS-2	SURVEY DETAIL
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A3.0	ELEVATIONS

# GOVERNING CODES

2021 INTERNATIONAL BUILDING CODE

2021 INTERNATIONAL MECHANICAL CODE


2021 INTERNATIONAL FIRE CODE

2021 WASHINGTON STATE COMM ENERGY CODE

2020 NFPA 70 NATIONAL ELECTRICAL CODE


A.D.A. COMPLIANCE  
INSTALLATION IS UNMANNED / NOT FOR HUMAN  
HABITATION. HANDICAP ACCESS IS NOT REQUIRED  
PER A.D.A.

APPROVALS		
FINAL CONSTRUCTION DRAWINGS SIGN-OFF		
** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.		
CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		




at&t

mobility corp.




smartlink



CAPITAL DESIGN SERVICES

1910 4TH AVE E, PMB 196  
OLYMPIA, WA 98506  
360.915.6750  
[WWW.CAPITALDESIGNSERVICES.COM](http://WWW.CAPITALDESIGNSERVICES.COM)



VECTOR

ENGINEERS

DRAWN BY:

MS / KN

CHECKED BY:

BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	03/03/23	PRELIM ZONING DRAWINGS
2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT
4	06/29/23	△ JX COMMENTS
5	07/06/23	FINAL ZONING DRAWINGS

LICENSER

PROJECT INFORMATION

SD30

405/520

2275 116TH AVE NE

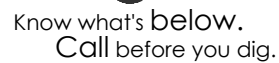
BELLEVUE, WA 98004

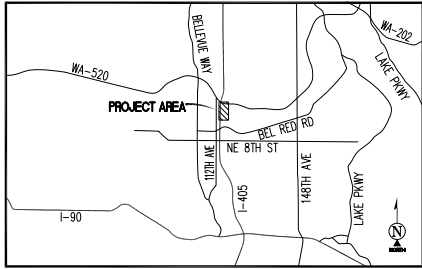
SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0





VICINITY MAP  
N.T.S.

**SURVEY DATE**  
12/14/2022

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON THE WASHINGTON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**GRID-TO-GROUND SCALE FACTOR NOTE**  
ALL BEARINGS AND DISTANCES ARE BASED ON THE WASHINGTON NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99996438

**FLOOD ZONE**  
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #53033C0368G, DATED 08/19/2020

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**SURVEYOR'S NOTES**  
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

AP

BLDG

CLF

CMU

CONC

NG

P.O.C.

P.O.B.

ASPHALT

TOP OF BUILDING

CHAIN LINK FENCE

CONCRETE MASONRY UNIT

CONCRETE

NATURAL GRADE

POINT OF COMMENCEMENT

POINT OF BEGINNING

UTILITY MANHOLES

UTILITY METER

FIRE HYDRANT

UTILITY POLE

POSITION OF GEODETIC COORDINATES

SPOT ELEVATION

TREES

PINE TREES

CHAIN LINK FENCE

CURBLINES

OVERHEAD LINES

STREET CENTERLINES

SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

LEASE AREA LIMITS

MAJOR CONTOUR INTERVAL

MINOR CONTOUR INTERVAL

PROJECT INFORMATION:

SD30

2275 116TH AVENUE NE  
BELLEVUE, WA 98004

KING COUNTY

ORIGINAL ISSUE DATE:

12/16/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	12/16/2022	PRELIMINARY	CK
0	03/03/2023	UPDATE	PD
1	07/06/2023	LEGALS (C)	CK

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES

2101 4TH AVE E, SUITE 202  
OLYMPIA, WA 98506  
360.991.1501  
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

ambit consulting

1229 CORNWALL AVE.  
SUITE 301  
BELLINGHAM, WA 98225  
PH. (480) 659-4072  
WWW.AMBITCONSULTING.US

DRAWN BY: CHK.: APV.:

CK

MF

MF

LICENSER:

MATTHEW RICHARD FORD

STATE OF WASHINGTON

20123169

REGISTERED

PROFESSIONAL LAND SURVEYOR

DATE SIGNED: 07/06/2023

SHEET TITLE:

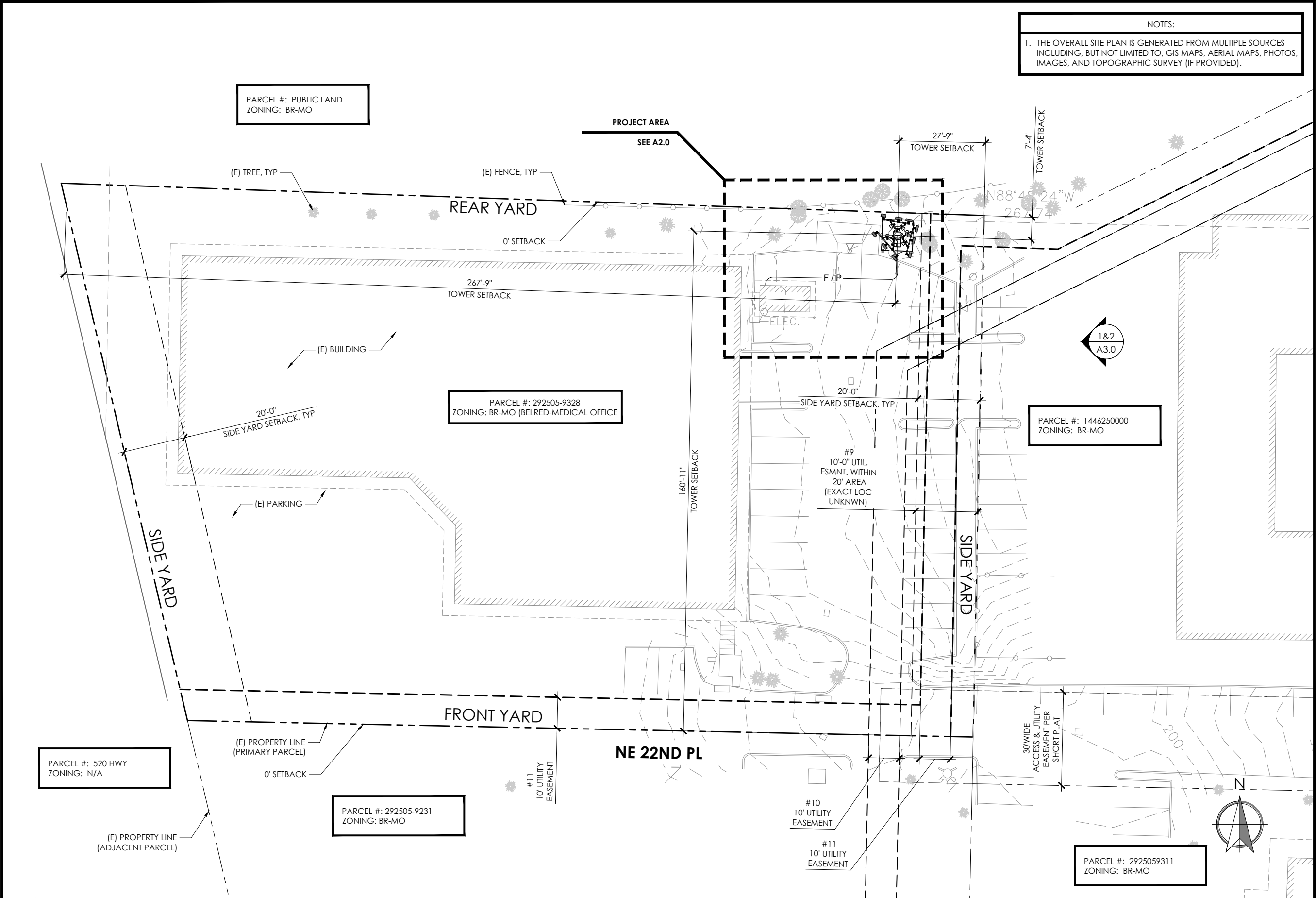
SITE SURVEY

SHEET NUMBER:

LS-1







NOTES:  
1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).

PARCEL #: PUBLIC LAND  
ZONING: BR-MO

PARCEL #: 292505-9328  
ZONING: BR-MO (BELRED-MEDICAL OFFICE)

PARCEL #: 1446250000  
ZONING: BR-MO

PARCEL #: 520 HWY  
ZONING: N/A

PARCEL #: 292505-9231  
ZONING: BR-MO

PARCEL #: 2925059311  
ZONING: BR-MO

1918 4TH AVE E, PMB 196  
OLYMPIA, WA 98506  
360.915.6750  
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY: MS / KN  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	03/03/23	PRELIM ZONING DRAWINGS
2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT
4	06/29/23	Δ JX COMMENTS
5	07/06/23	FINAL ZONING DRAWINGS

LICENSER

PROJECT INFORMATION

SD30  
405/520

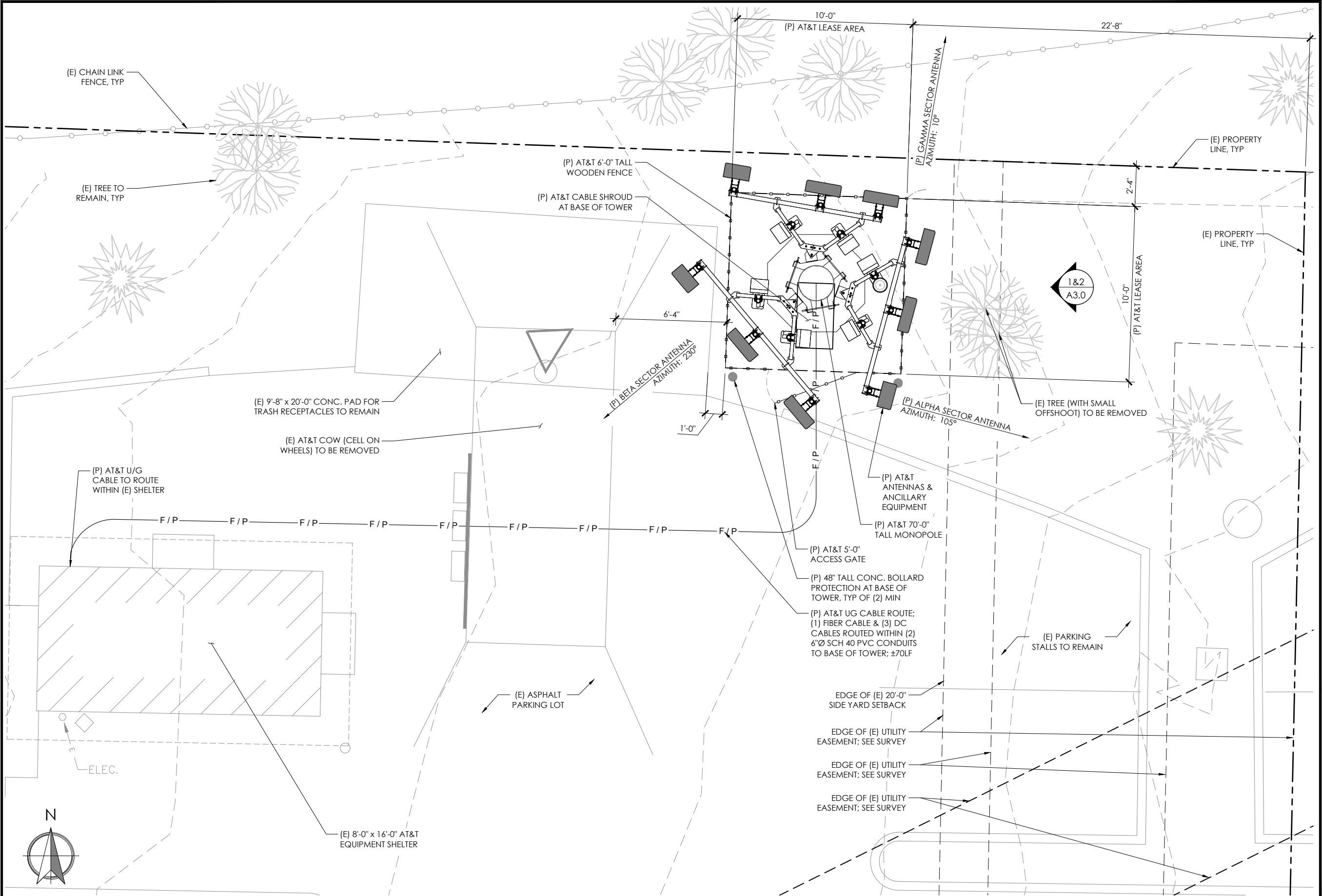
2275 116TH AVE NE  
BELLEVUE, WA 98004

SHEET TITLE

OVERALL SITE PLAN

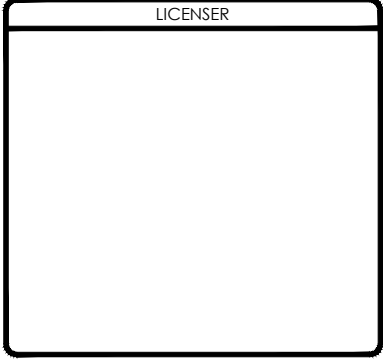
SHEET NO.

A1.0



DRAWN BY: MS / KN  
CHECKED BY: BU

DRAWING VERSION		
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2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT
4	06/29/23	Δ JX COMMENTS
5	07/06/23	FINAL ZONING DRAWINGS



PROJECT INFORMATION

SD30  
405/520

2275 116TH AVE NE  
BELLEVUE, WA 98004

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0





DRAWN BY: MS / KN  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	03/03/23	PRELIM ZONING DRAWINGS
2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT
4	06/29/23	Δ JX COMMENTS
5	07/06/23	FINAL ZONING DRAWINGS

LICENSER

PROJECT INFORMATION

SD30  
405/520

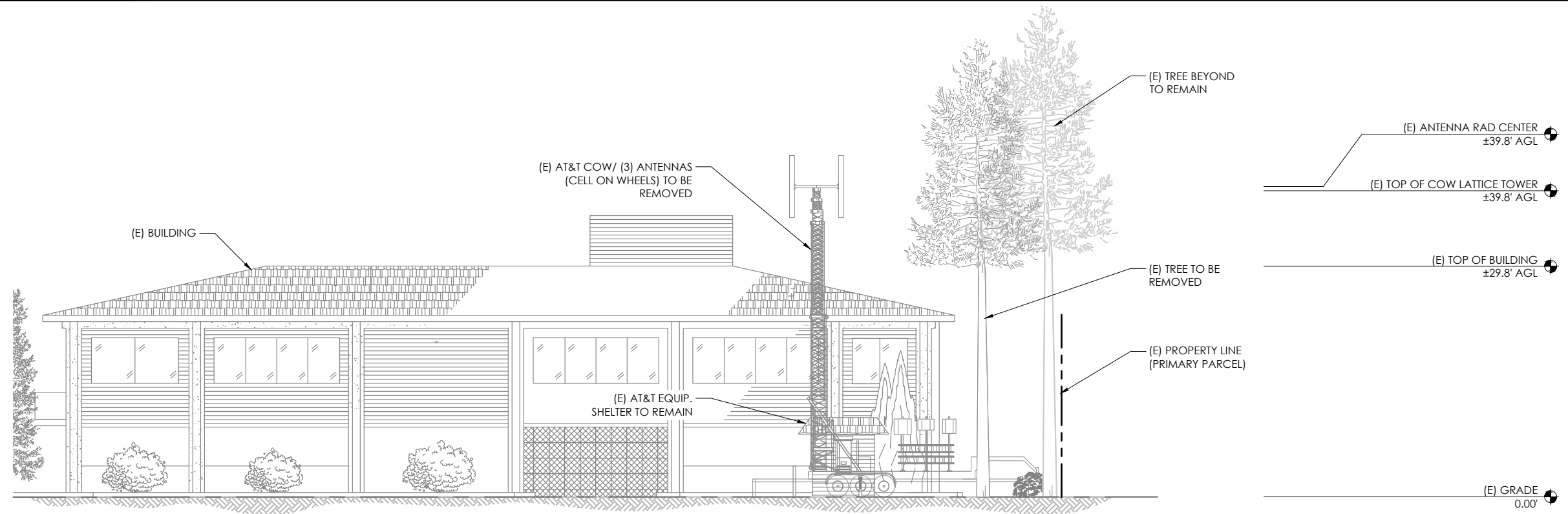
2275 116TH AVE NE  
BELLEVUE, WA 98004

SHEET TITLE

ELEVATIONS

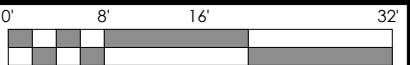
SHEET NO.

A3.0



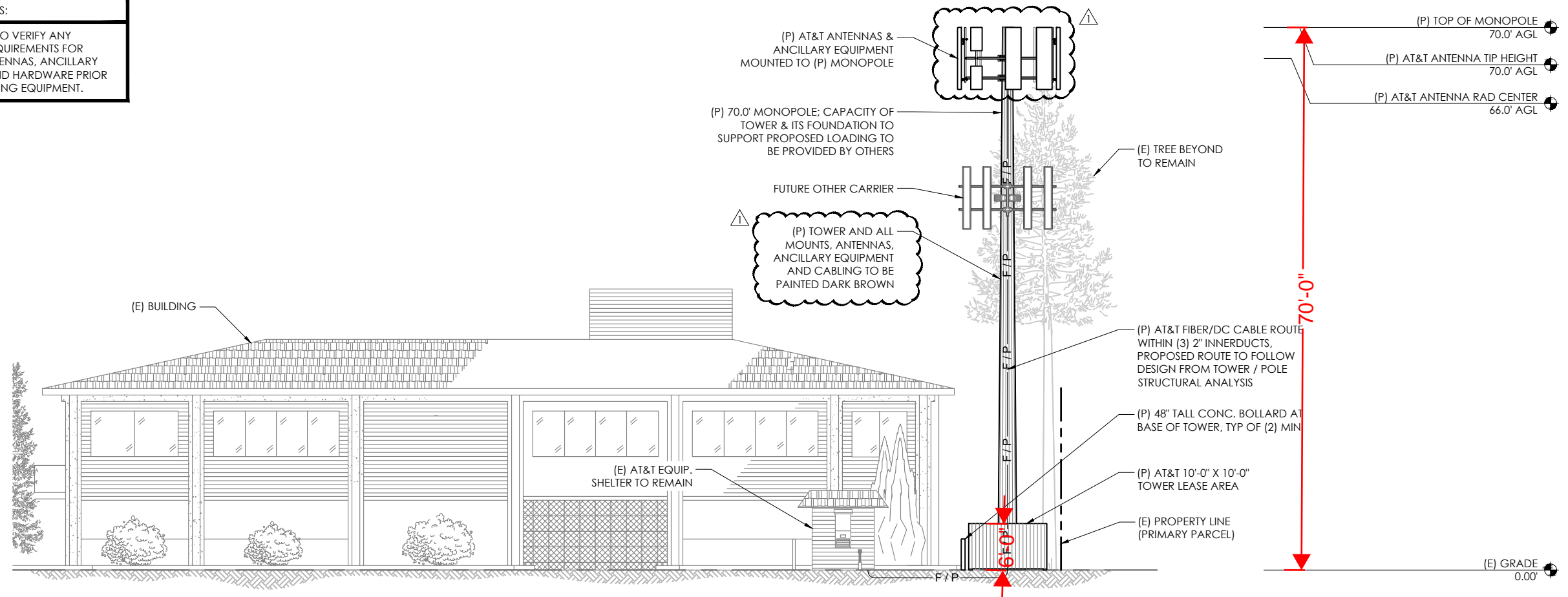
## 1 (E) EAST ELEVATION

11X17 SCALE: 1/16" = 1'-0"  
22 X 34 SCALE: 1/32" = 1'-0"



### NOTES:

1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



## 2 (P) EAST ELEVATION

11X17 SCALE: 1/16" = 1'-0"  
22 X 34 SCALE: 1/32" = 1'-0"

