

## MEMORANDUM

**TO:** DESIGN REVIEW BOARD

**FROM:** Heather Maiefski, Associate Planner

**SUBJECT:** LAND-2014-00016 – Hotel Sierra Wireless

**LOCATION:** 15785 Bear Creek Pkwy (7338058888)

**DATE:** March 6, 2014



AT&T is proposing a new wireless facility located on the rooftop of Hotel Sierra. The proposed facility has been designed to provide increased coverage for Hotel Sierra along with Redmond Way, 154<sup>th</sup> Ave NE, Old Redmond Rd, Leary Way NE and other secondary roads and commercial and residential areas. The proposal includes an antenna shroud on the rooftop at each end of the building and the equipment screen and lease area is proposed to be located in the center of the rooftop. The antenna shrouds are proposed to be 15-foot tall and the equipment screen is proposed to be 10-foot tall above the existing rooftop. The antenna shrouds and equipment screen are proposed to match the building. The antennas proposed are panel antennas

and the antenna heights are proposed at the maximum height allowed of 15 feet in order to allow for proper triangulation and coverage for the hotel and new apartment buildings in the area.

Within the River Bend (RVBD) zone this proposal is a permitted use which falls within the category of Antenna Array and Base Station. Antenna Array and Base Stations for nonresidential structures located within RVBD zone require review and approval through the Type II Wireless Communication Facility Permit (WFP).

The Type II WFP review process identifies general siting criteria and general development standards. A new wireless communication facility must be located on the highest ranking site (which is colocation on an existing WCF) unless the applicant can demonstrate, through relevant information, that the highest ranking site is not technically feasible or justified given the location of the proposed wireless communication facility and the network need. There are a total of six ranking sites with 1 being the most preferable ranking site and 6 being the least preferable ranking site. The proposed project falls within ranking site 4 for structures or sites used exclusively for manufacturing, research and development, commercial and office uses in the Commercial, Downtown and Overlake zoning districts. The applicant has provided a report from a radio frequency engineer justifying the proposed location.

Planning Staff and the applicant will be interested in hearing the Board's thoughts about the design direction of the proposal. Planning Staff has the following comments regarding this first submittal:

1. Rooflines – One of the distinctive design qualities of this building is the existing articulated roofline and the complimenting roof shape on the adjacent buildings as well. RZC 21.60.040(B)(3)(b)(i) requires building rooflines visible from the public street, open space, or public parking area to incorporate features to create a varied and visually distinctive roof form. Staff is concerned that the current proposal to add a 15-foot tall antenna shroud on each end of the building is going to interfere with the existing flow of the roofline, change the scale of the building and the existing skyline. Staff has asked the applicant to consider moving the antenna shrouds to the center of the rooftop and it has been determined by the applicant's radio frequency engineer that moving them to the center is not an option. Staff would like to discuss with the applicant and the Board other options to maintain the existing skyline and roofline of this building and the adjacent buildings.
2. Accessory Standards – Per RZC 21.60.040(E)(1)(b)(iv)(c) for rooftop equipment, all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. The building was designed with shed roofs which are currently screening mechanical equipment and a parapet is located on the center of the rooftop. Currently there is no separate mechanical screening located on the rooftop.