

Criteria Compliance Narrative

4/18/02

The City of Bellevue has specific requirements regarding the location and design of Wireless Communication Facilities (WCFs). The specific requirements are in *Land Use Code* 20.20.195 and have been outlined below. The City may require additional information as needed. If you have any questions, please call or visit the Permit Center (425-452-6864) between 8 a.m. and 4:00 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY # is 425-452-4636.

The applicant is required to provide three narratives (one for A, B, and C) on 8 ½ x 11 paper as described below.

A. Requirements Applicable to all WCFs: The applicant must demonstrate in a narrative that the proposal:

1. Has no technically feasible alternative with less severe impacts.
2. Minimizes adverse impacts (especially visual & aesthetic) on the property where the WCF is located and on properties in the vicinity.
3. Utilizes the best available technology.
4. Is necessary for the effective functioning of the system.
5. Has incorporated specific paint colors, design, and configuration characteristics that allow the facility to blend with the surrounding setting.
6. Has been integrated into the design of any existing structure or building or freestanding support structure to which it is attached.
7. Is screened by a solid visual barrier that equals or exceeds the height of the antenna.
8. Provides an opportunity for the co-location of other antenna arrays and related equipment.
9. Consolidates new antennas with or reconfigures pre-existing installations in a single, consolidated, screened installation.
10. Includes calculations and other documentation demonstrating that the WCF will comply with the radio frequency emission standards adopted by the Federal Communications Commission (FCC).

B. Locations in Order of Preference: The applicant must demonstrate in a narrative that a reasonable effort was made to locate alternatives in the preferable locations (locations are listed below starting with most preferred). If a lower priority location is proposed, the applicant must clearly explain why higher priority locations are not options. For any WCF located in residential land use districts, the applicant must demonstrate there is no technically feasible alternative location in a non-residential district.

1. Light Industrial and General Commercial Districts (LI, GC)
2. Office and Limited Business and Community Business Districts (DNTN-01, DNTN-02, OLB, DNTN-OLB, CB)
3. Office and Professional Office Districts (O, PO)
4. Multiple Use Districts, Downtown Old Bellevue and Neighborhood Business (DNTN-MU, DNTN-OB, NB)
5. Transition Areas, Park Sites and Multifamily Districts (R-20, R-30)
6. Single and Multifamily Residential Districts (R1, R1.8, R2.5, R3.5, R4, R5, R7.5, R10, R15). WCFs are not permitted on undeveloped residential sites or sites developed with residential use in any residential land use district.

C. Design Standards in Order of Preference: The applicant must demonstrate in a narrative that a reasonable effort was made to identify design alternatives that have less visual/aesthetic impact than the proposal. Smaller less obtrusive facilities are preferred over larger structures even if a greater number of small facilities are needed to support system operations.

(OVER)

1. **WCFs Attached to Public Facility Structures**

Public facilities include water towers, utility structures, bridges, and other public buildings and structures. Public facility structures do not include structures such as utility poles, light standards and signal supports.

2. **Building or Sign mounted WCFs**

WCFs attached to existing buildings must meet mechanical equipment screening standards. WCFs are not permitted to be located on any residential structure located in any single family residential. Nonresidential structures such as those that house religious activities, social services, or schools may be considered. WCFs are not permitted to project from the external surface of any sign structure.

3. **WCFs Integrated on Utility Poles, Light Standards, and Signal Supports**

Where the diameter of the attached to utility poles, light standards, and signal supports, the WCF must be an integrated extension of the design of the pole and continuation of structure to which it is attached.

4. **Co-Locate WCF on Utility Poles, Light Standards, Signal Supports**

This is not necessarily an integrated extension of the design of the pole and may exceed the diameter of the structure to which it is attached.

5. **Co-Locate WCF on Existing Communication, Broadcast and Relay Towers**

A WCF may be co-located on any existing site or tower where an authorized communication, broadcast and relay tower is currently located.

6. **Freestanding Towers.**

A Conditional Use Permit is required if located in single/multi-family residential or transition areas. An Administrative Conditional Use Permit is required when located in all other districts.