

AT&T Site ID: BR0306 Lynwood Center

Kitsap Public Utility District

Public Participation Meeting (PPM)
Bainbridge Island

Thursday, February 25, 2021



Location

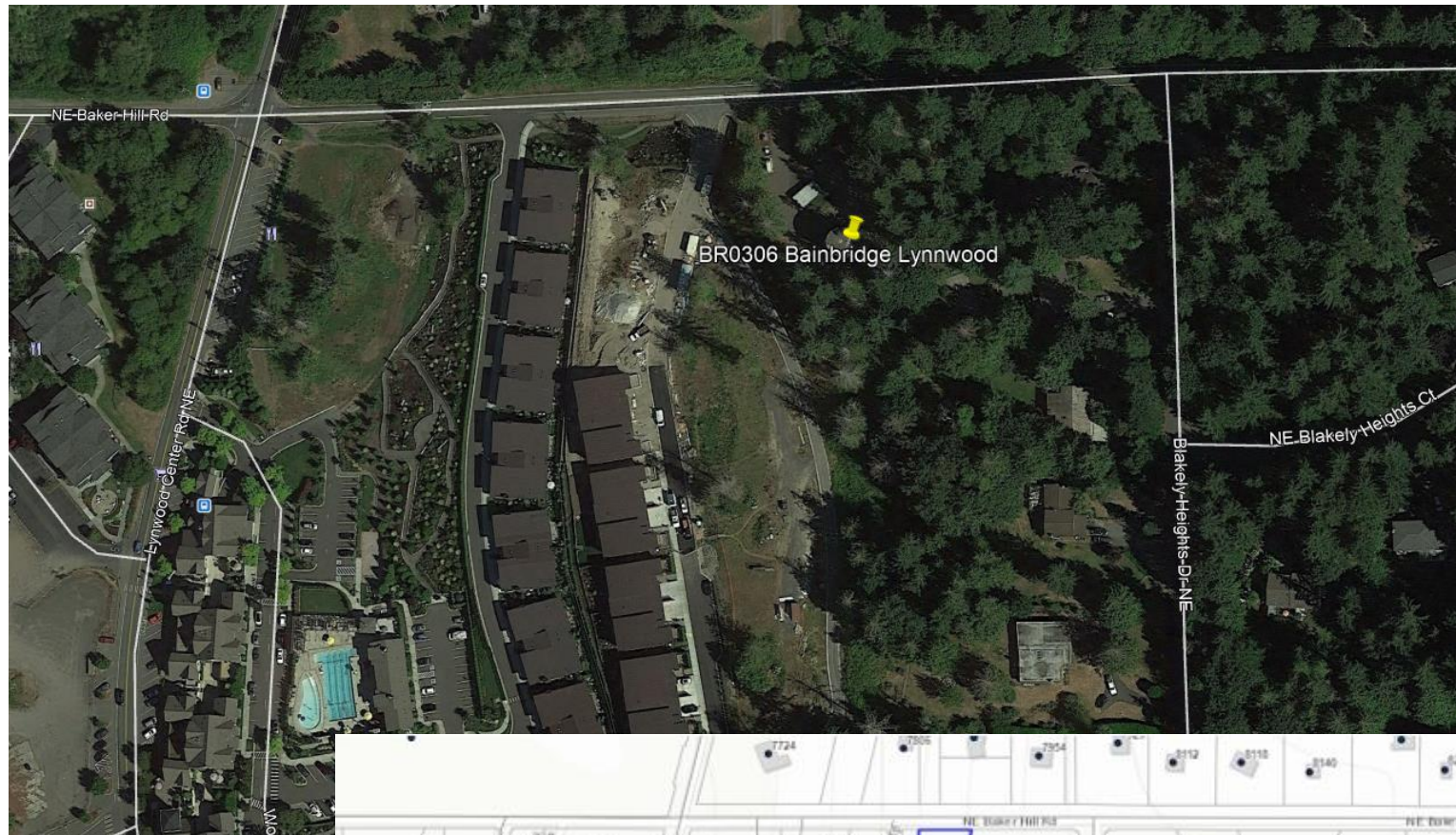
Located on Parcel Number: 042402-1-054-2005, a .52-acre parcel owned by Kitsap Public Utility District (KPUD).

Zoned: R-5 Residential

Surrounding Zoning:

- West: R-5 Residential
- East: R-1 Residential
- South: R-5 Residential
- North: R-1 Residential

The Lease Area will be located south of NE Baker Hill Road near the center of the property.



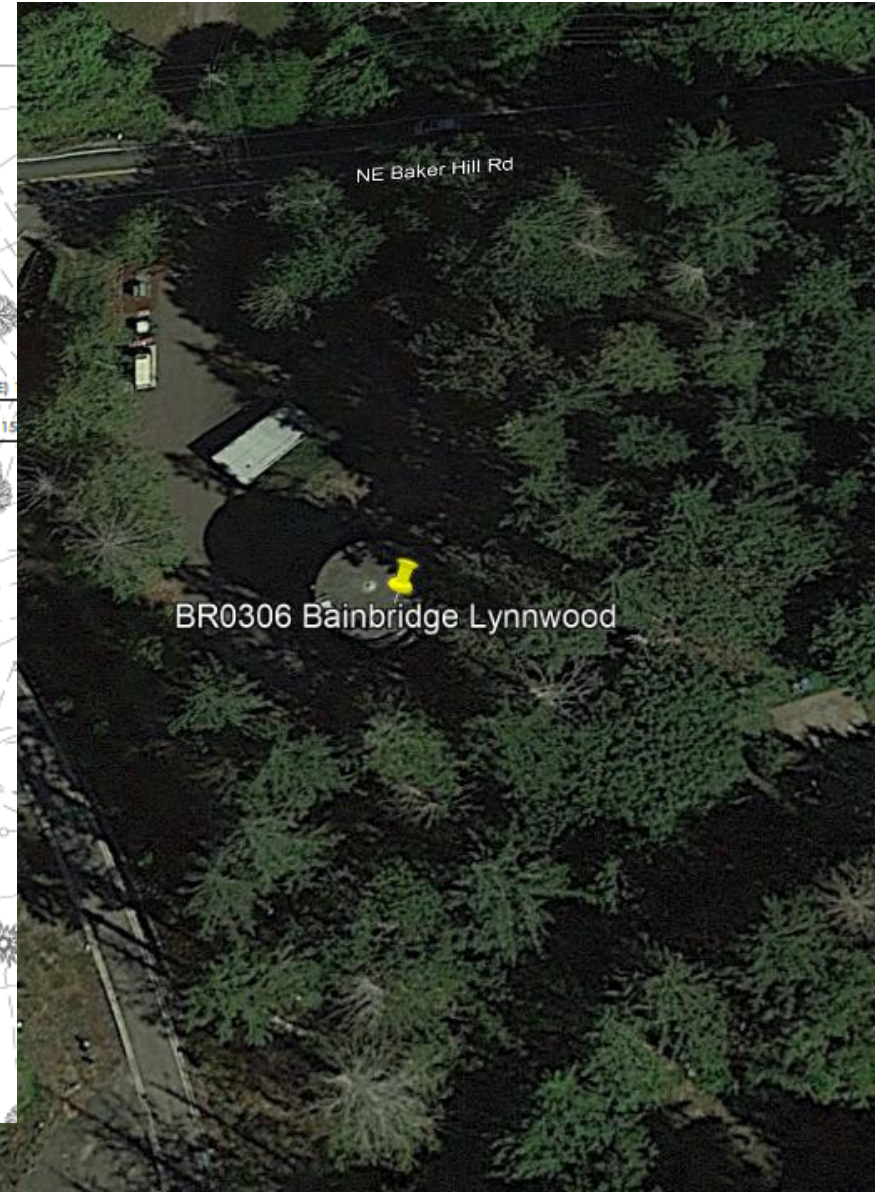
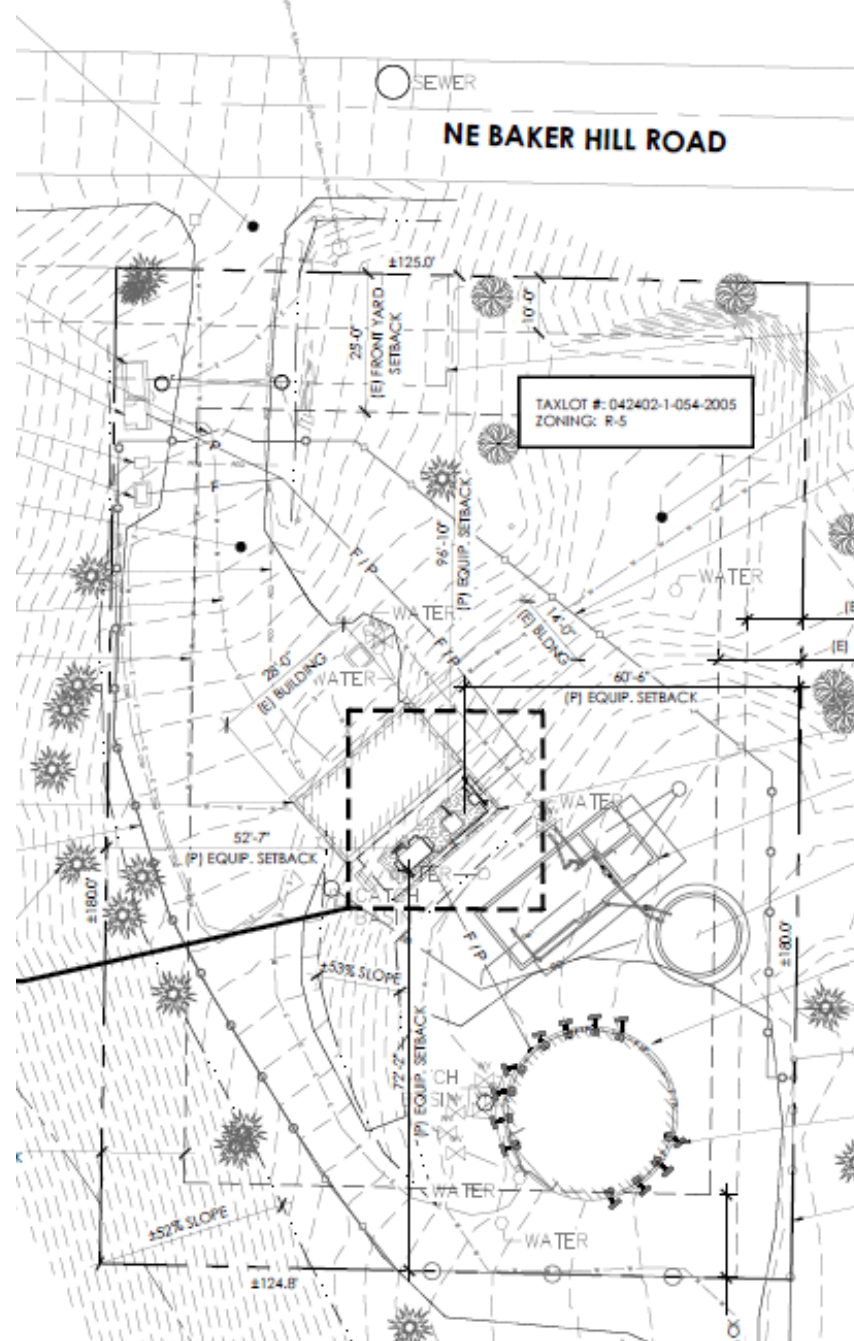
Site Details

Access:

The proposed site will be accessed via the existing driveway off of NE Baker Hill Road.

Equipment Setbacks:

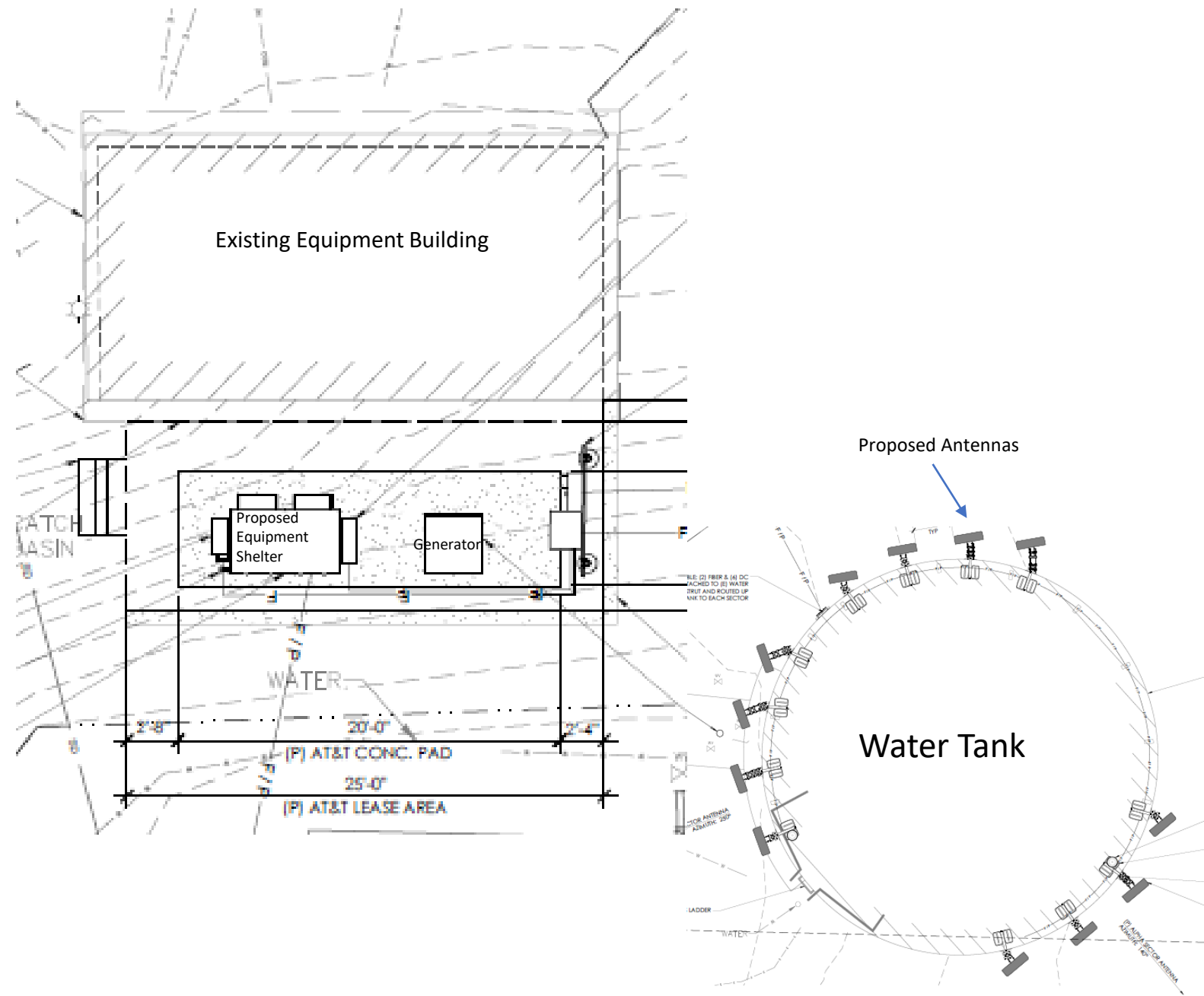
- 96" N Property Line;
 - 52' from the Western P/L;
 - 60' from the Eastern P/L;
 - 72' from the Southern P/L
-
- 175' from the nearest residence



Design

Equipment Area

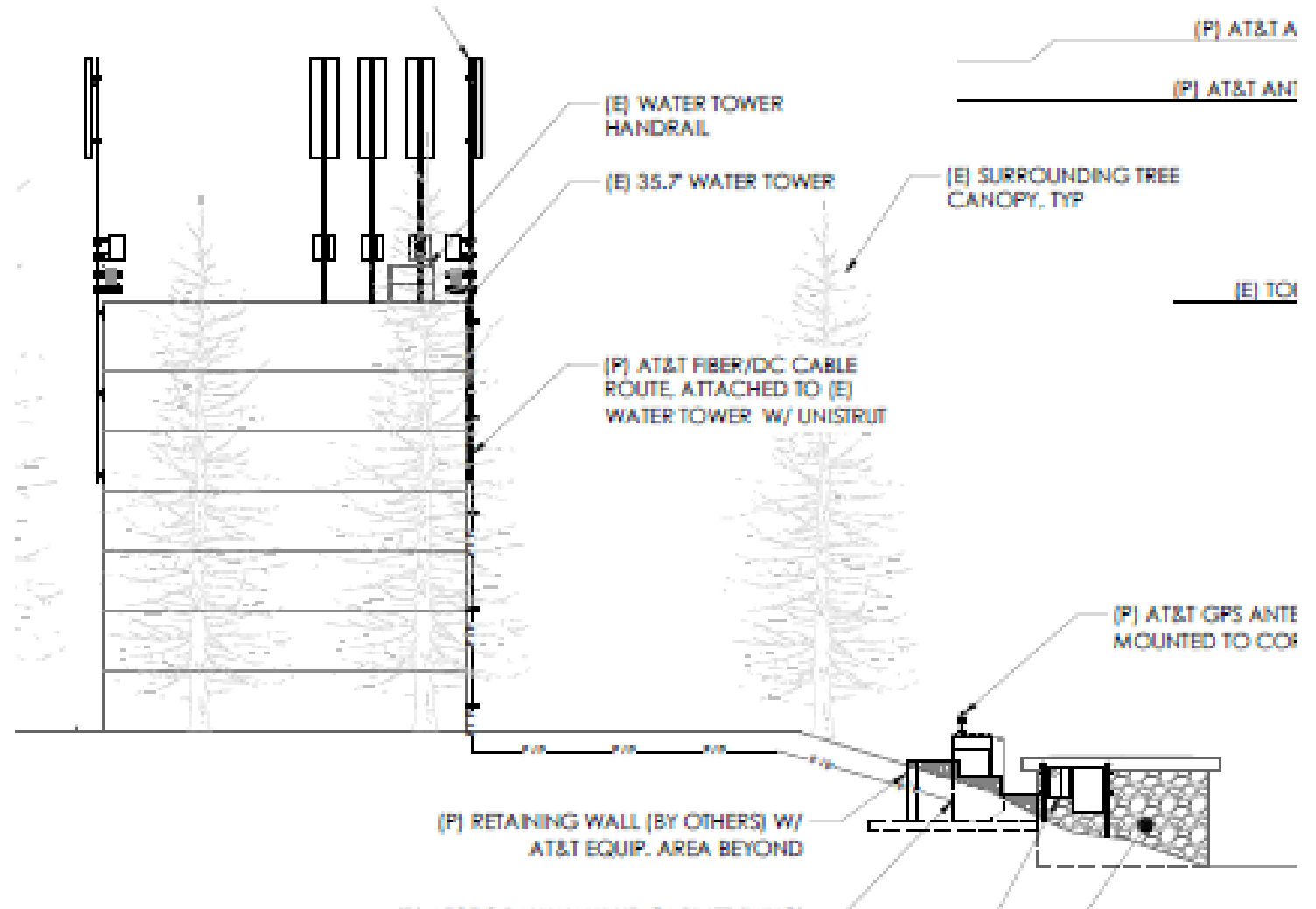
- Proposed 25ft x 10ft Lease Area, and 20ft x 6ft concrete pad for Equipment Shelter and Generator.
- Equipment Shelter will be a two-bay cabinet
- Generator will be for emergency back-up power only.
- Ground equipment will be located directly behind the existing equipment building



Design

Support Structure

- Antennas will be mounted above the existing water tank and all equipment. Equipment will include:
 - Up to 12 panel antennas
 - Up to 12 remote radio heads (RRHs)
 - Up to 2 new surge protectors
 - The antennas, RRHs, and accessory equipment on the Water Tank will be painted a nonreflective neutral color to blend with the surrounding trees as approved by the City of Bainbridge.



Designed to minimize off site impacts:

- Utilizing the minimum height necessary to achieve coverage objectives
- Takes advantage of the existing KPUD fencing, equipment building, trees and topography
- Non-reflective materials on ground and antennas creating no additional light or glare
- Wireless facilities are an unmanned passive use in that they do not create light, glare, significant traffic, noxious fumes or excessive noise



Visual Study

Photo Location Map

Bainbridge Lynwood Center
BR0306

Map



Visual Study

View 1 – From NE Baker Hill Road looking Southeast at the existing entrance to the KPUD facility



Visual Study

View 2 – From NE Baker Hill Road looking South at the existing entrance to the KPUD facility



Visual Study

View 3 – From Lynwood Center Rd NE looking East from ~.13 miles



Visual Study

View 4 – From Lynwood Commons looking Northeast from ~.17 miles



Visual Study

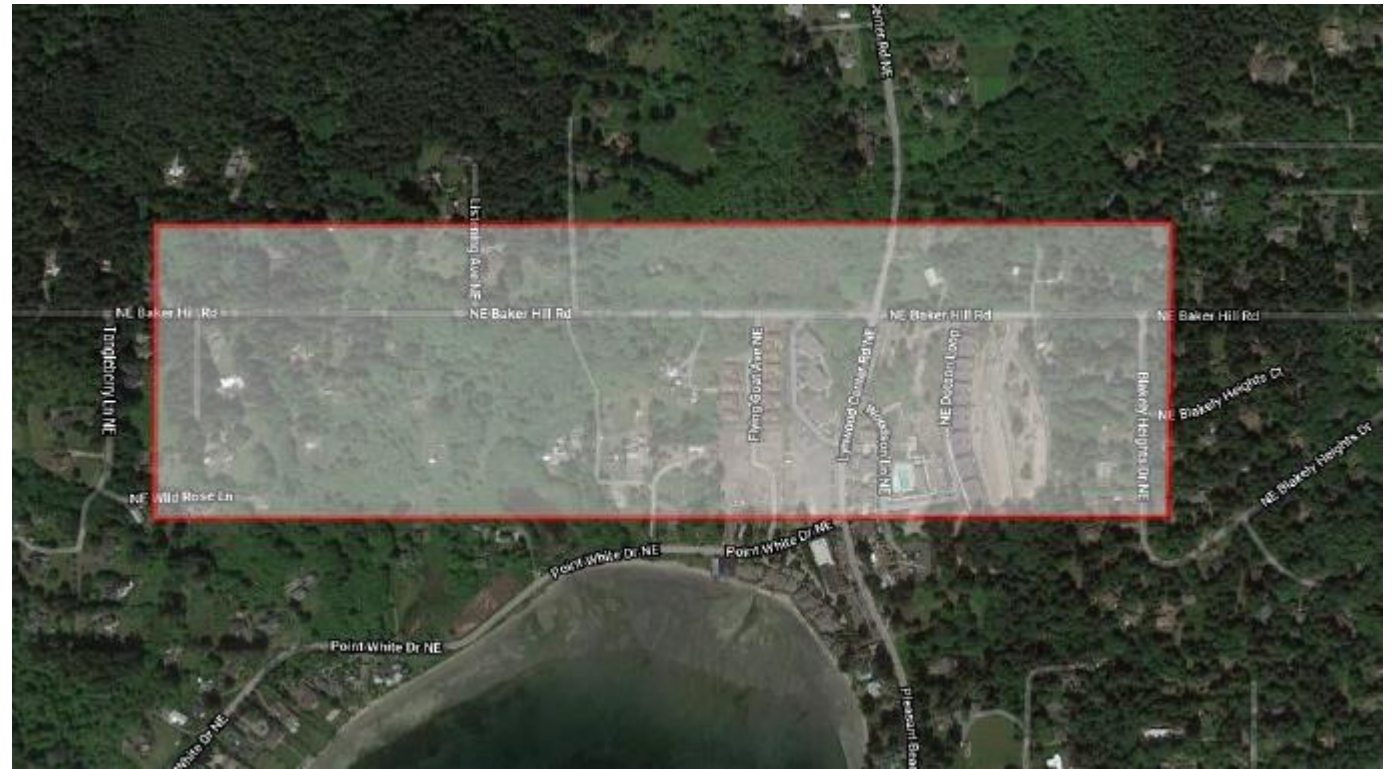
View 5 – From Blakely Heights Dr NE looking West from ~.07 miles – Not visible



Coverage Details

Search Ring

AT&T's RF engineers identified an original "search ring" area where a new wireless facility may be located to provide the most effective dominance for enhanced coverage and capacity within the Targeted Service Area.



Coverage Details

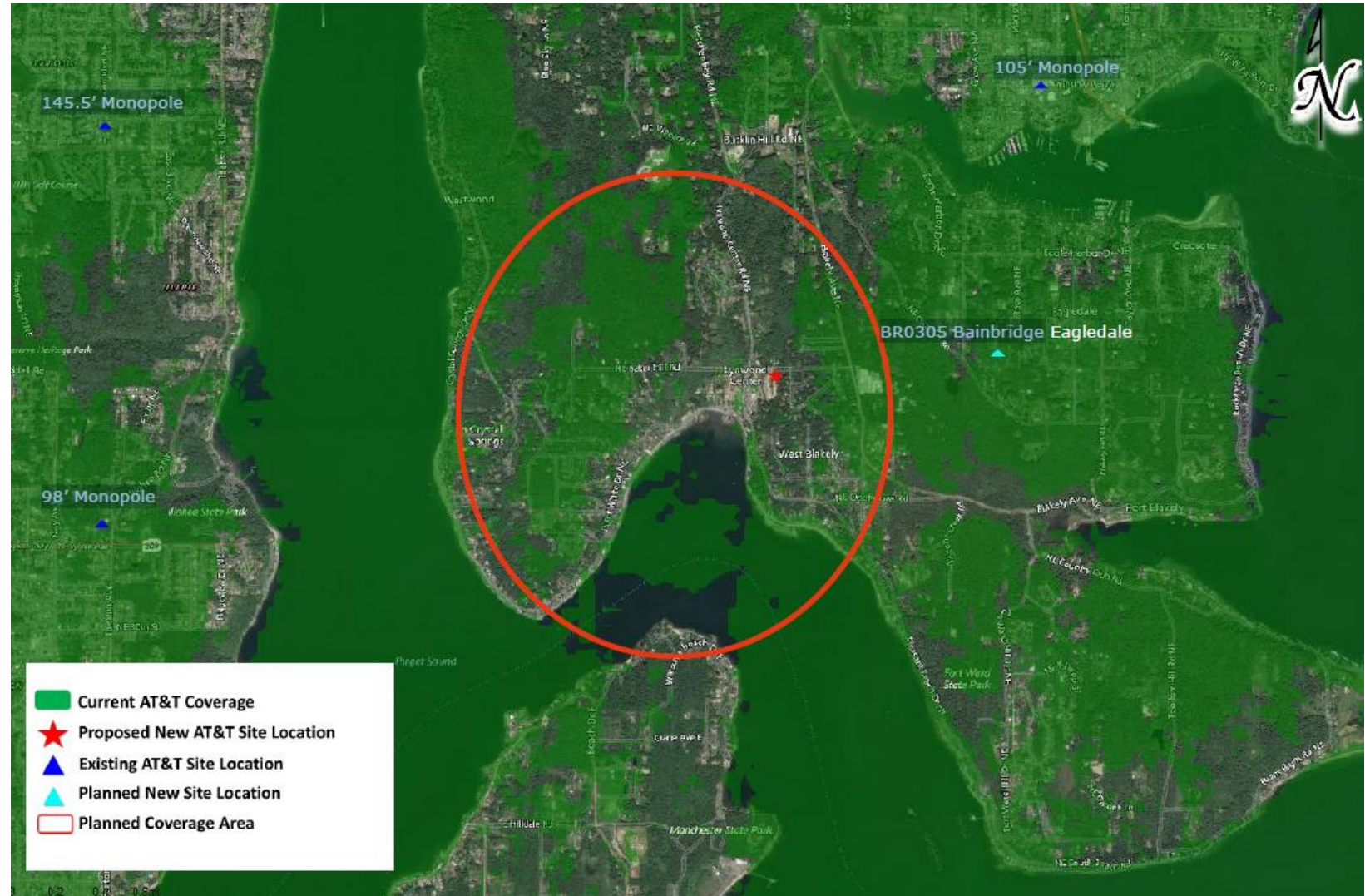
Existing 4G LTE Coverage

As can be seen, there is a large 4G LTE 700 MHz coverage gap in all areas not shaded in green.

The proposed new WCF is a coverage site. “Coverage” is the need to expand wireless service into an area that either has no service or bad service.

The main objective of the proposed new WCF is to:

- Provide new dominant 4G LTE coverage and enhanced capacity to the residents in the Lynwood Center area where little to no coverage exists.



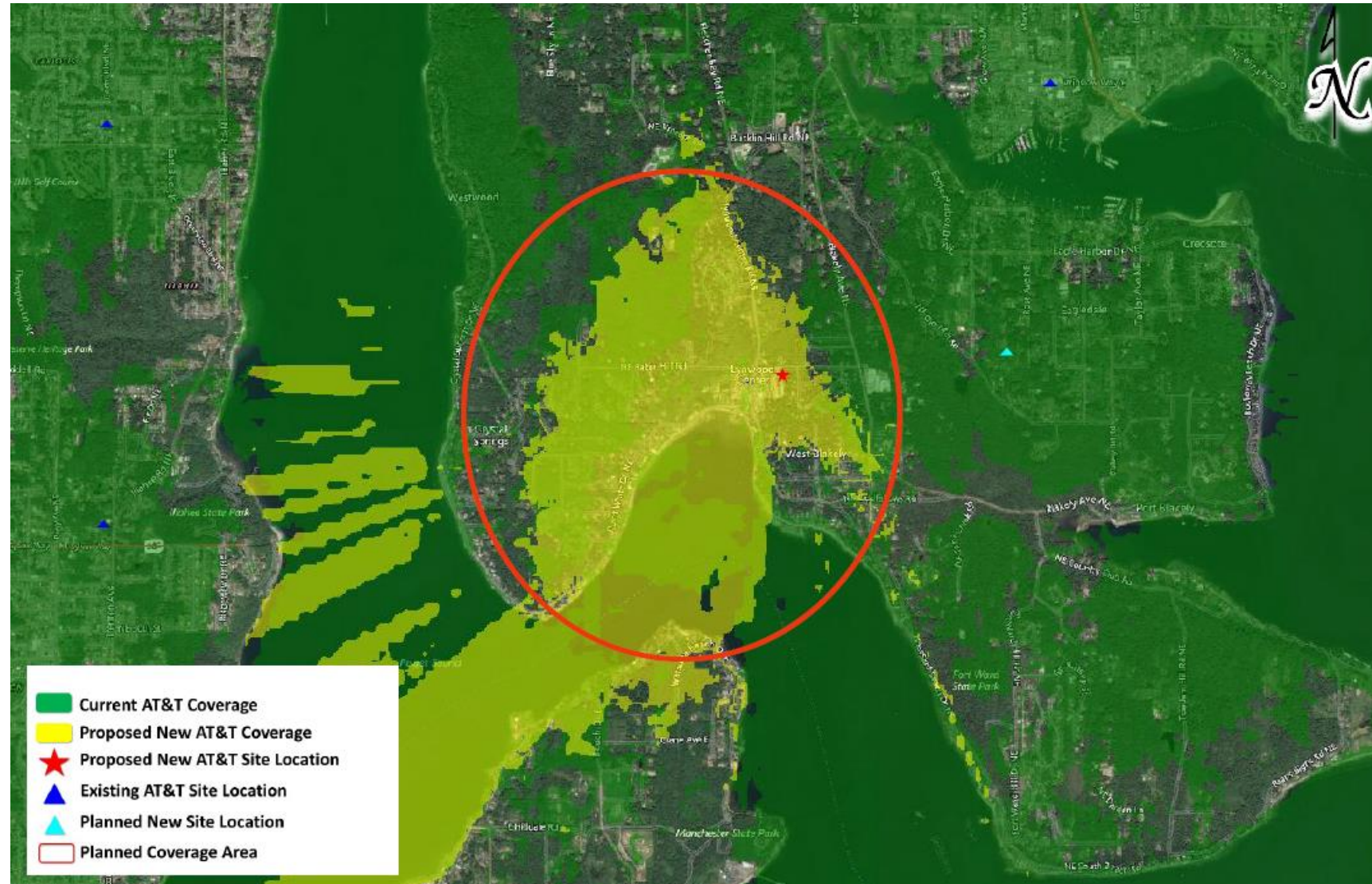
Coverage Details

Proposed - 55'7" tip height

At the proposed antenna tip height of 55'7", AT&T will be able to cover most of its coverage objective.

The new Facility will provide coverage for the residents of Lynwood Center, a portion of Blakely Ave NE and for the Seattle-Bremerton Ferry route.

Coverage decreases by 39% if there's a 10' reduction in height to 45'7" and 58% coverage decrease if there's a 20' reduction in height to 35'7".



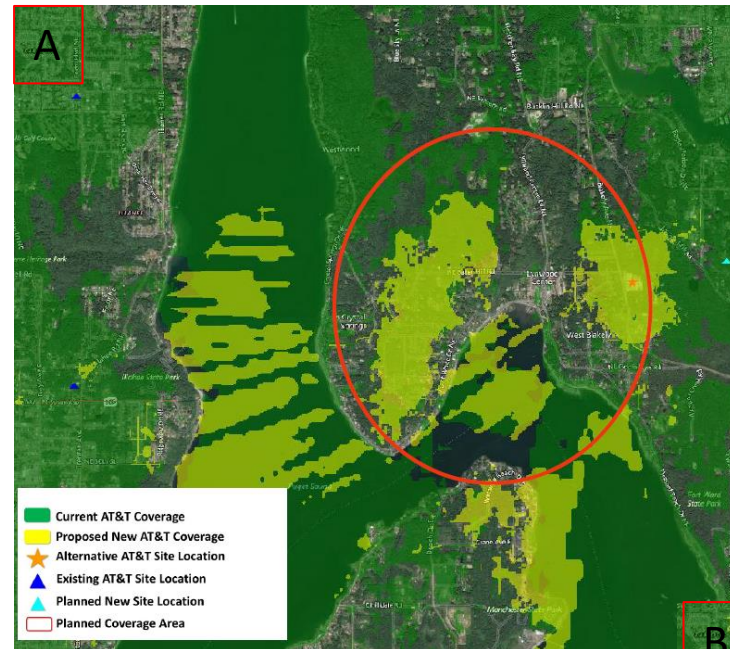
Alternate Candidate Analysis

AT&T prefers to collocate on an existing structure whenever feasible and the proposed new Facility must also be located within the targeted search ring to be able to establish a dominant signal within the Targeted Service Area. AT&T looked at two other sites:

A The rooftop of an elementary school located approximately .42 miles east of the proposed water tank site. The antenna tip height would be 40' and would not be able to provide Lynwood Center with the the dominant coverage provided by the water tank site.

B A new 110' monopole on Bainbridge Island Parks Department conservation land. Despite the higher antenna tip height, the distance of this site from the Targeted Service Area and blockage of the wireless signal by the surrounding terrain impairs coverage. Additionally, a significant amount of the projected coverage from this site is concentrated to the north in less populated areas.

There are no other existing sites on which to collocate and no other raw land sites that meet the coverage objective and provide as much screening as the selected site.



Compliance

- AT&T complies with all Federal, state, and local requirements.
- Communication sites are operated at a small percentage of FCC emission requirements.
- Facilities are inspected by internal and third-party entities at regular intervals to ensure proper operation and compliance.
- Communication facilities can be found anywhere from hospitals and schools to single family lots.



Thank you.