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To: [agenda comments](#)

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Form Name: Comment on Agenda Items
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Survey Details: Answers Only

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1. Jack Malek
2. Shoreline
3. (o) Richmond Beach
4. jmalek@windermere.com
5. 02/28/2022
6. Temporary Overhead 3-phase power to light rail
7. COMMENTER:
I'm Jack Malek, a 20 year resident of Richmond Beach and an appointed volunteer on the City of Shoreline Planning Commission. I'm also a Realtor and represent AAA Management LLC with the purchase of nearly the entire city block of NE 149th and 3rd Ave NE.

PROBLEM STATEMENT:
AAA Mgmt was preparing to break ground on a LEED (Green) 252 unit apartment building with coffee shop and light commercial at the 3rd Ave Woonerf, March 1, 2022. They can no longer do this since they do not have 3-phase power available to the sight. Over the past 12 months they've worked with the City Planners to resolve this issue and thought it had been resolved. As they've only recently learned, there is no permanent 3-phase power to the sight, Seattle City Light has put the CIP for this project as far out as 2025 or 2027. Our City Code does not allow for above ground power, but has permitted Sound Transit a temporary permit in order to construct the actual station areas and platforms.

The City has not yet approved temporary power to the area for the purpose of constructing and operating residential and commercial structures. It should be mentioned that AAA Mgmt has spent \$15MM to begin this groundbreaking scheduled for March 1st.

HISTORY:
On October 25, 2021 the City Council held a Special Meeting with the Planning Commission to discuss the MUR 70 Development Regulations, in particular, to discuss why the light rail areas of Shoreline are very slow to develop as compared to stations in other surrounding municipalities.

Among the findings were a lack of upgraded utilities to the area, a large number of wetlands and topography and archive building restrictions recorded on the plats.

RECOMMENDATIONS:
1- Temporarily approve above ground, 3-phase power to the MUR35, MUR 45 and MUR 70 light rail development sites until the undergrounding CIP with Seattle City Light has been resolved.
2- Allow the temporary use of above ground power to operate the new buildings until undergrounding is completed.
8. Not answered

Thank you,
City of Shoreline

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