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1. Michael James Sweazey
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3. (o) Richmond Beach
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5. 02/28/2022
6. 9. (a)
7. Introduction

October 25, 2021, and again January 20, 2022, the City of Shoreline has conducted several study sessions regarding development activities within the MUR-70 zone not occurring at the same pace as the other MUR zones in the first 6+ years since adoption. Another current study item being discussed February 28, 2022, 9. (a) (click on the link below)

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/Council/Agendas/Agendas2022/022822.htm>

Study items take months and sometimes years to resolve, and study item 9. (a) does not allow for delay. This study item discusses the required undergrounding in the south Shoreline 148TH Street Light Rail Area. Amendments are needed regarding SMC Chapter 13.20, which provides regulations for electrical facilities.

There is plenty of ongoing conversation within the City of Shoreline to make changes so that the MUR-70 will get launched by reducing parking and increasing building height, and so on. All of this ongoing effort will come to a halt when word gets out that permitted projects in the 148TH ST area need to be put on hold for five years or so because SCL did not budget for the necessary capital funding to construct the underground Duct Bank Project agreed to with Sound Transit. This oversight has resulted in the construction of the SCL undergrounding being pushed back until 2027.

Background

It is a standard in the building industry that temporary power is needed to construct the simplest of projects, from one single-family home to much larger projects requiring the same to be built. Temporary typically means that underground power is permanently provided after construction replacing the temporary overhead service, and is agreed to by all parties. This arrangement means any temporary powerline must be removed before final permit approval granting occupancy to the structure.

The City of Shoreline approved a deviation for temporary overhead 3-phase power in the same manner outlined above for Sound Transit to construct the station at the South 148th Light Rail, yet the City Staff won't provide the same for builders under contract with homeowners in the same area.

I understand that Seattle City Light (SCL) has this 148TH ST underground Duct Bank Project upgrade on their radar scheduled for sometime between 2025 and 2027, which is five years from now. SCL is unpredictable, and developers can not get assistance from them, so options need to be explored by the City of Shoreline to avoid damages being awarded to builders/developers who have paid for permits and picked them up. It is standard in our industry to close and transfer ownership into the builder/developer's name upon receipt of permits. Holding costs on permitted

projects will become enormous if solutions are not implemented to resolve SCL delays and provide what was agreed to with Sound Transit before the start of the service.

With 1,200 new apartment units in varying stages of the permit pipeline, the City of Shoreline is currently approving some of these permits and collecting sums of money from developers/builders that are learning after the fact that their projects will not receive the same deviation that sound Transit has to build their facility. The damaging results of not providing the same to our builders are shameful at best and reckless if builders permitted projects are put on hold until SCL has time to address the permanent underground need five years from now.

Recognizing it takes a team effort of all to supply the vision of the MUR areas, the City of Shoreline holds the keys to an easy solution to resolve the delays or unwillingness of SCL to provide something sooner to fix the inadequate SCL power. It should also be said that because the City of Shoreline has granted temporary overhead power to Sound Transit, the City Staff should gladly do the same for the builder investing in the transformation of the City of Shoreline.

Recommendations

Approve deviations for “temporary” overhead 3-phase power for our builder/developers in all MUR zones until SCL gets around to the design needed, and allow such overhead to remain in place until underground facilities can be installed for both Sound Transit and other development in the same area.

Conclusion

Please don't repeat and place a high value on the need of having underground power at the time of Light Rail operational service or causing a further delay with the development within all of our MUR zones similar to what we saw back in 1996 when Counsel with the stroke of a pen approved Ordinance 82 which require the whole city of Shoreline to have underground power. The reckless and unrealistic provision was sponsored by council member Linda Montgomery and Mayor Connie King, two names I will never forget. Will your names be added to this list? I pray not.

I fully support Option 2 within the staff report prepared for the council meeting scheduled for February 28, 2022.

Sincerely,
Michael Sweazey

8. (o) Support

Thank you,
City of Shoreline

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