



Memorandum

Date: 6/17/2025
Meeting of: City Council

File No. AM No. 25-101
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron L. Bert	425-553-5814
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DEPARTMENT STAFF:

Public Works	Jessica Atlakson	Environmental Geologist
Public Works	Aaron Moldver	Environmental Programs Manager

TITLE:

Adoption of an Ordinance Amending the Redmond Municipal Code Section 13.25, Temporary Construction Dewatering

- a. Ordinance No. 3223: An Ordinance of the City of Redmond, Washington, Amending Section 13.25.045 to the Redmond Municipal Code Imposing Limits on Temporary Construction Dewatering within the City's Critical Aquifer Recharge Areas; Providing for Severability and Establishing an Effective Date

OVERVIEW STATEMENT:

The ordinance includes proposed amendments to RMC 13.25 (Temporary Construction Dewatering) to limit temporary construction dewatering (TCD) within Redmond's critical aquifer recharge area (CARA). The proposed amendments to RMC 13.25 are consistent with direction from Council at the December 7, 2021 and August 16, 2022 staff reports and the February 25, 2025 study session.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Community Strategic Plan (Environmental Sustainability Strategy #2), Redmond 2050 Comprehensive Plan (NE-26), Environmental Sustainability Action Plan (Strategy W3.4)
- **Required:**
Redmond Municipal Code 13.25
- **Council Request:**

December 7, 2021 and August 16, 2022 Council Staff Reports
February 25, 2025 Council Study Session

- **Other Key Facts:**

There are three phases to this project:

- Phase I - Analyze and identify policy tension by conducting a triple bottom line analysis to determine the economic, social, and environmental costs and benefits of TCD in Redmond (completed, March 9, 2021).
- Phase II - Analyze policy options and determine path forward for irreconcilable tensions (completed, December 7, 2021).
- Phase III - Implement recommendations for policy and code amendments.

Phase II policy recommendations were presented at the December 7, 2021, Staff Report. Council approved a phased approach to implementation of policy and code amendments:

- Midterm changes (2022): Interim limitations to TCD within the CARA (completed).
- Long-term changes (2024/2025): Reduced parking ratios near transit-oriented development and in Urban Centers (completed); building height increases/incentives within Downtown and Marymoor Village; further limitations to TCD.

OUTCOMES:

The Redmond TCD Core Team, which includes members of the City's Public Works, Planning, Fire and Finance Departments, has been coordinating with the Redmond 2050 team to implement policy and code updates. These updates were informed by the TCD Business Case Analysis and Redmond City Council direction based on discussions that took place from January 2020 through September 2022. During those discussions stakeholders were engaged and deliberated the impacts of dewatering, parking ratios, and building heights with the following recommendations for code updates:

- Within the critical aquifer recharge area (CARA), dewatering is allowed for utilities, elevator pits, building footings, and crane footings only. In addition, dewatering is allowed for any structure if the dewatering rate is less than 500 gallons per minute.
- Reduction of parking ratios and increased building height within the CARA to offset impacts of dewatering restrictions and align with Redmond 2050 growth targets and zoning changes.

Redmond City Council has given clear and consistent direction that the goal of the TCD policy work is to limit dewatering to elevator pits, footings, and utilities within the CARA to protect the city's drinking water resource (Council meeting dates: March 9, 2021, December 7, 2021, August 16, 2022, September 6, 2022, and February 25, 2025).

The TCD Core Team has been working with the Redmond 2050 planning team to modify code to increase building height and decrease parking ratios within the CARA to ensure growth targets can be achieved within TCD limitations. Based on feedback from stakeholders received in late 2024, proposed zoning code amendments for Downtown and Marymoor Village have been modified to provide additional building height incentives to avoid dewatering for subterranean parking within the CARA.

Dewatering of any subsurface construction less than 500 gallons per minute will continue to be allowed within the CARA.

Pending Redmond City Council review and approval, these changes would become effective June 28, 2025, concurrent

with proposed changes to zoning regulations for Downtown and Marymoor Village.

These limitations will provide predictability for the Water Utility for known impacts from TCD and allow development to continue in Downtown and Marymoor Village.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
 - The stakeholder group convened for Phase I and II of this work was contacted via email on 1/3/2025 for feedback on proposed amendments for limitations to TCD.
 - Information regarding this work was distributed through the February 2025 *Plans, Policies, and Regulations* email.
- **Outreach Methods and Results:**
 - Outreach for the proposed amendments were sent via an email summary to the stakeholder group.
 - Feedback regarding TCD impacts have been gathered through the Redmond 2050 process.
- **Feedback Summary:**
 - Feedback from the stakeholder group has been incorporated into Phase I and II of this project.
 - Feedback from the stakeholder group will be summarized and incorporated into final recommendations for limitations to TCD. To date, no feedback from the 1/3/2025 stakeholder email has been received.
 - Based on feedback from stakeholders received in late 2024 through the Redmond 2050 process, proposed zoning code amendments for Downtown and Marymoor Village have been modified to provide additional building height incentives to avoid dewatering for subterranean parking within the CARA.

BUDGET IMPACT:

Total Cost:

Total cost for Phase I of the Temporary Construction Dewatering Policy Analysis was \$90,000. Phase I has been completed and was funded in the 2019-2020 biennium.

Phase II of this project was completed with in-house staff funded in the 2021-2024 budgets.

Phase III of this project will be completed with in-house staff funded in the 2025 - 2026 budget.

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:

000215

Budget Priority:

Healthy and Sustainable

Other budget impacts or additional costs: ☒ **Yes** ☐ **No** ☐ **N/A**

If yes, explain:

- Temporary Construction Dewatering can have impacts on water revenues due to increase in Cascade Water

Alliance purchases to supplement loss of well production due to drinking water aquifer quality and quantity impacts.

Funding source(s):

Water Utility

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
2/4/2025	Committee of the Whole - Planning and Public Works	Provide Direction
2/25/2025	Study Session	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
NA	None proposed at this time	N/A

Time Constraints:

There will be prolonged tensions between development and water management policies.

ANTICIPATED RESULT IF NOT APPROVED:

Tensions between new development patterns and water management policies will continue. TCD within the CARA will continue and pose a threat to the quantity and quality of Redmond's drinking water supply.

ATTACHMENTS:

Attachment A: RMC 13.25 Proposed Amendments