



## Memorandum

**Date:** 10/12/2021

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 21-491

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

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**DEPARTMENT STAFF:**

Public Works	Jessica Atlakson	Environmental Geologist
Public Works	Amanda Balzer	Science and Data Analytics Supervisor

**TITLE:**

Temporary Construction Dewatering (TCD) Staff Report

**OVERVIEW STATEMENT:**

Council will be provided the results of the TCD project policy analysis and will be asked to provide direction on the proposed policy and code amendment strategy to address the continued tensions between subterranean development for new dense development patterns (typically parking) and drinking water resource management policies.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Community Strategic Plan, Comprehensive Plan, Environmental Sustainability Action Plan
- **Required:**  
Redmond Municipal Code 13.25
- **Council Request:**  
March 9, 2021 Council Study Session
- **Other Key Facts:**  
This project is being implemented in three phases:

- 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).
- Phase II - Analyze policy options and determine path forward for irreconcilable tensions.
- Phase III - Implement recommendations for policy and code amendments.

The three Scenarios approved by Council on March 9, 2021 to be included in Phase II (policy analysis) include:

- Scenario 1: Minimizes impacts to the environment with lower parking ratios and limited dewatering.
- Scenario 2: Promotes 'small town feeling' with current building heights and ample parking hidden underground.
- Scenario 4: Concentrates population and job growth to Redmond's urban and local centers with increased building heights and lower parking ratios.

Council directed staff to analyze the following during policy analysis:

- Limit TCD to elevator pit and footing construction only within Critical Aquifer Recharge Area (CARA)
- Decrease residential parking ratio within transit-oriented development
- Remove density bonus for subterranean parking
- Increased building heights within transit-oriented development
- Innovative parking solutions

#### **OUTCOMES:**

The November 1, 2021 Staff Report will review the results of the policy analysis. The desired outcome of this Staff Report is feedback from Council on the proposed policy and code amendment strategy.

Subterranean parking was identified as a tension point between dense development and drinking water resource management policies in Phase I of this study. A policy analysis was conducted by staff from Public Works, Planning, Fire, and Finance to identify areas of Redmond policy or code that could lead to subterranean parking within the CARA. The analysis identified the following policy adjustments to address the tension:

- Modify incentives for subterranean parking
- Reduce parking ratio requirements
- Building height adjustments
- Innovative parking
- Comprehensive Plan updates within the Land Use and Urban Centers elements

Based on the policy analysis, staff recommend a phased approach to implementation. The policy and code amendments will be phased in three groups: bridge changes (2022), midterm changes (2023), and long-term changes (2024).

#### ***Bridge Changes (2022)***

Staff are working on policy amendments that begin to address parking ratios and building heights within the Redmond Zoning Code ReWrite process. This is scheduled to be presented to Council in 2022Q1.

#### ***Midterm Changes (2023)***

Staff are working on code amendments that address:

- Subterranean parking density bonus within Downtown
- Restaurant parking waivers within Downtown and Marymoor
- Innovative parking within Downtown and Marymoor
- Interim limitations to TCD duration

The midterm changes will be part of the Redmond Zoning Code ReWrite process. This is scheduled to be presented to

Council in 2023Q1.

#### *Long Term Changes (2024)*

The following items are planned to be ready for Council final action in 2024Q2:

- Staff are coordinating with the Urban Centers Off-Street Parking Team to help inform reductions to parking ratios. This will be part of Phase II of the Redmond 2050 process.
- Staff are coordinating with the Redmond 2050 team to incorporate language within the Comprehensive Plan that details the importance of avoiding subterranean parking within the critical aquifer recharge area (CARA) for clarification and consider building height incentives to avoid TCD for parking structures.
- Staff will update RMC 13.25 (TCD) to set limitations of depth and duration of TCD within the CARA.

Development projects that have already been approved to move forward with TCD for subterranean parking within the CARA prior to adoption of the TCD depth and duration limitation in 2024Q2 will still be allowed to proceed. Based on the timeline of typical projects, it is estimated that there will be an approximately two-year lag time from adoption to when TCD will no longer be used for subterranean parking within the CARA.

#### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
During Phase I of this project, staff convened a stakeholder group to represent the social, economic, and environmental aspects of the Triple Bottom Line analysis. The stakeholder group provided community input on the development of the Triple Bottom Line goals, scenarios, and evaluation criteria. They also provided feedback on the results of the analysis.
- **Outreach Methods and Results:**
  - Stakeholders participated in person (prior to COVID-19 restrictions) and virtual meetings (during the pandemic).
  - Let's Connect was used to conduct surveys for the broader community and share information.
  - Staff will distribute a summary to the stakeholder group in September that contains proposed policy and code amendments and how they were shaped by comments from the stakeholder group.
  - Outreach for each specific code or policy amendment will occur within the Redmond Zoning Code ReWrite or Redmond 2050 outreach processes.
- **Feedback Summary:**
  - Triple Bottom Line Analysis goals, scenarios, and evaluation criteria reflect stakeholder feedback as presented at the September 8, 2020 Study Session.
  - Results of the Triple Bottom Line Analysis reflect stakeholder feedback as presented at the March 9, 2021 Study Session.

#### **BUDGET IMPACT:**

##### **Total Cost:**

Total costs 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 and III of this project will be completed with in-house staff funded in the 2021-2022 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 impacts.

**Funding source(s):**  
Water Utility

**Budget/Funding Constraints:**  
N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
4/14/2020	Committee of the Whole - Planning and Public Works	Receive Information
7/14/2020	Committee of the Whole - Planning and Public Works	Receive Information
9/8/2020	Study Session	Receive Information
2/9/2021	Committee of the Whole - Planning and Public Works	Provide Direction
3/9/2021	Study Session	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
11/01/2021	Special Meeting	Provide Direction

**Time Constraints:**

Staff is coordinating with the Redmond 2050 effort. Policy evaluation based on the results of Phase I will inform the Comprehensive Plan update. Delays in moving forward with this project may impact Comprehensive Plan data submittal as well as prolong tensions between compact development and water management policies.

**ANTICIPATED RESULT IF NOT APPROVED:**

Tensions between new compact development patterns and water management policies will continue.

**ATTACHMENTS:**

NA