

Temporary Construction Dewatering – Policy Analysis

November 1, 2021

Jessica Atlakson, Environmental Geologist

Jeff Churchill, Long Range Planning Manager



Purpose

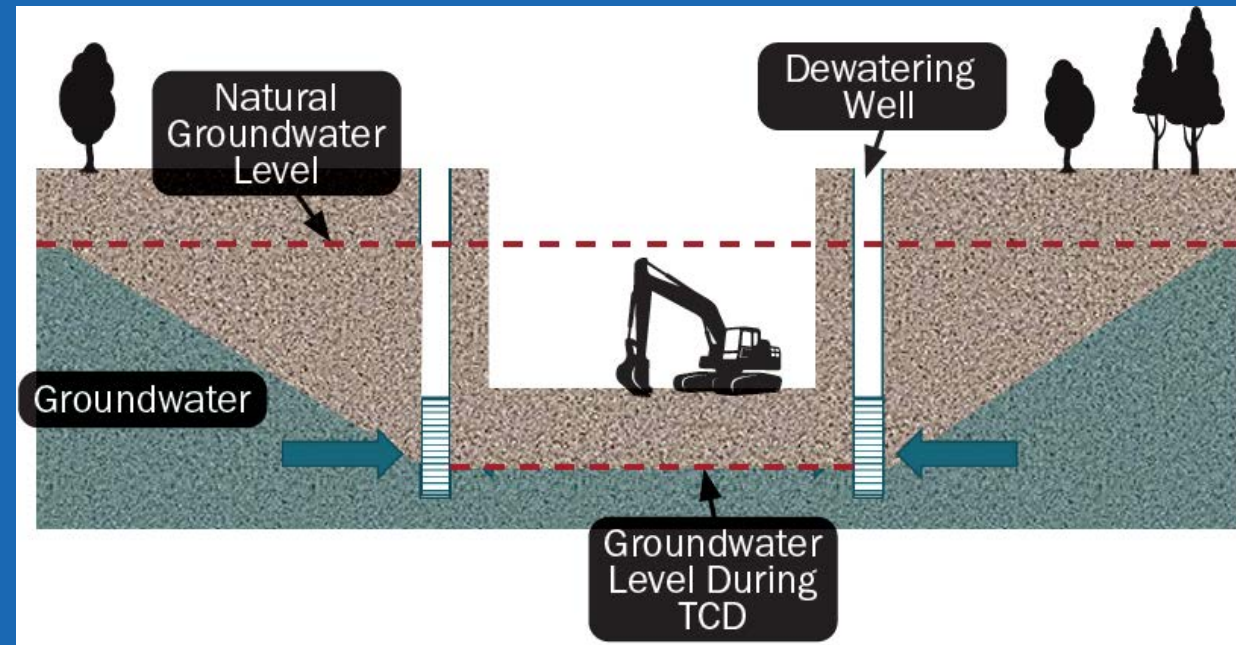
- Temporary Construction Dewatering (TCD) Phase II analysis results
- Obtain Council's feedback on proposed implementation strategy



Project Goal



Reduce or eliminate irreconcilable tensions between water management and compact growth policies.



Phase I Summary



Triple Bottom Line Analysis

Council Direction from March 2021:

- Limit TCD duration
- Limit TCD to elevator pits and footings
- Decrease residential parking ratio
- Remove density bonus for subterranean parking
- Increase building heights
- Innovative parking

	Evaluation Criteria	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Economic	EC-1 Impact on City Revenues	Green	Yellow	Green	Green	Green
	EC-2 Impact on City Expenditures	Green	Yellow	Purple	Green	Purple
	EC-3 Impact on Development	Green	Green	Yellow	Green	Yellow
	EC-4 Achievement of 2050 Population Estimates	Green	Green	Purple	Purple	Purple
Social	S-1 Impacts of Drought on Water Rates	Yellow	Purple	Purple	Yellow	Purple
	S-2 Number of Affordable Housing Units Added	Green	Green	Green	Green	Green
	S-3 Ratio of Redmond Water Rates to Area Mean Income	Green	Purple	Purple	Green	Purple
	S-4 Ratio of Transportation Supply to Demand	Green	Green	Green	Green	Purple
Environmental	EN-1 Groundwater Quantity	Green	Purple	Purple	Green	Purple
	EN-2 Groundwater Quality	Green	Purple	Purple	Green	Purple
	EN-3 River Health	Yellow	Green	Green	Yellow	Purple
	EN-4 Resiliency of Water Distribution System	Yellow	Yellow	Purple	Purple	Purple

Legend



Policy Analysis



- ✓ Identify tension points in policy
 - Parking
 - Building heights
- ✓ Propose amendments
 - Vetted with Internal Stakeholders
- ✓ Propose implementation strategy
 - Redmond Zoning Code ReWrite
 - Redmond 2050

**Planning & Community
Development**

Public Works

Redmond Fire

Finance

Phase II Implementation Strategy



Bridge Changes

Redmond Zoning Code ReWrite
Q1 2022



Mid-term Changes

Redmond Zoning Code ReWrite
Q2 2023



Long Term Changes

Redmond 2050
Q2 2024

Bridge Changes

Q4 2021 - Q1 2022

Reduce parking requirements near frequent transit

Midterm Changes

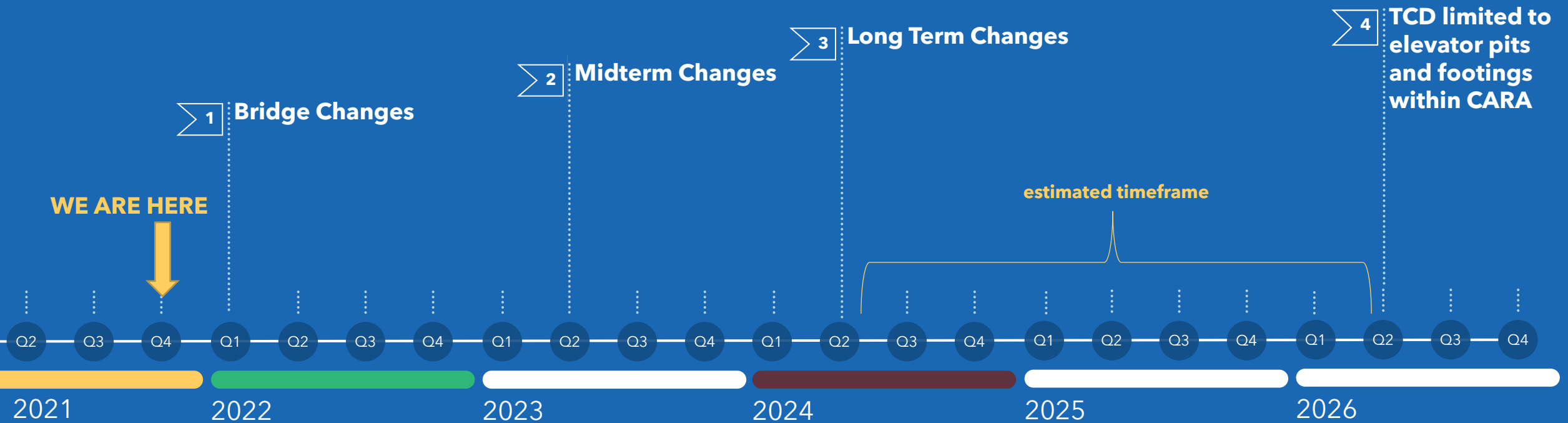
Q2 2023

- Modify density bonus
- Modify restaurant parking waiver
- Innovative parking
- Interim limitations to TCD

TCD Long Term Changes - Q2 2024

- Comprehensive Plan Changes
- Parking ratio adjustments in Downtown and Marymoor
- Explore building height incentives
- Limitations to TCD duration and depth

Phase III Roadmap



Next Steps

- **Begin Phase III (policy implementation)**
 - Redmond Zoning Code ReWrite
 - Redmond 2050
- **Provide Council updates**
 - Sustainability briefings
 - Redmond Zoning Code ReWrite
 - Redmond 2050 updates



Thank You

Any Questions?

