

**Temporary Construction Dewatering Phase III – Interim Regulations**  
**Issues Matrix**

Issues Matrix from 08/16/2022 Council Staff Report		
Issue	Discussion Notes	Status
1. Increased cost of construction	<p><b><u>Council discussion</u></b>  Councilmember Fields requested a response to public testimony from Mr. Mathew Smith, GeoEngineers, regarding concerns on interim temporary construction dewatering regulations.</p> <p>Mr. Smith commented that his “ultimate” concern is that the interim TCD limitations will increase the cost of construction.</p> <p><b><u>Staff Response/Recommendation</u></b>  The TCD triple bottom line analysis, presented during the March 9, 2021 Council study session, included a Developer Financial Analysis. This analysis showed that development projects within Downtown and Marymoor are financially viable with the recommended policy changes. Developers provided input to the financial analysis.</p>	
2. Process and timing recommendations	<p><b><u>Council discussion</u></b>  Councilmember Fields requested a response to public testimony from Mr. Mathew Smith, GeoEngineers, regarding concerns on interim temporary construction dewatering regulations.</p> <p>Mr. Smith commented that there is a robust development review process for any project within the critical aquifer recharge area that is sufficient to address TCD issues. Redmond 2050 is already taking a look at TCD and the City is encouraged to let that process play out.</p> <p><b><u>Staff Response/Recommendation</u></b>  Staff revised the TCD policy implementation schedule to introduce interim limitations in 2022 (versus 2023) based on Council’s comments during the December 7, 2021 staff report.</p> <p>This interim step provides predictability for the Water Utility while allowing time to work through the Redmond 2050 process to implement the requested long-term policy changes.</p> <p>Since the August 16 Council meeting, staff have met with and updated Mr. Smith on the past stakeholder discussions and decision points. Mr. Smith has agreed to participate in the TCD targeted stakeholder group to help shape the TCD policy for the mid-term (2023) and long-term changes (2024).</p>	