



## Memorandum

**Date:** 9/6/2022  
**Meeting of:** City Council

**File No.** AM No. 22-131  
**Type:** Consent Item

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

Public Works	Aaron Bert	425-556-2786
Planning and Community Development	Carol Helland	425-556-2107

**DEPARTMENT STAFF:**

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

**TITLE:**

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

- a. Ordinance No. 3093: An Ordinance of the City of Redmond, Washington, Adding a New 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) for interim limitations on Temporary Construction Dewatering (TCD) as requested by Council during the December 7, 2021 Staff Report.

☐ **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:**  
December 7, 2021 Council Staff Report
- **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 (completed).
  - Phase III - Implement recommendations for policy and code amendments.

Phase II policy recommendations were presented at the December 7, 2021 Staff Report. 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 analysis, staff recommended a phased approach to implementation as part of the staff report. The policy and code amendments were phased in three groups:

- Bridge changes (2022):
  - Reduced parking near frequent transit, which is part of the Redmond Zoning Code Rewrite (RZCRW) Phase 1.
  - Building height incentives in Town Center zone, also part of the RZCRW Phase 1, have been remanded by the City Council to the Planning Commission for discussion along with priority topics identified by the City Council on May 24, 2022.
- Midterm changes (2023): These amendments are part of the RZCRW Phase 2.
  - Modify subterranean parking density bonus in Downtown.
  - Restaurant parking waivers within Downtown and Marymoor.
  - Interim limitations to TCD.
- Long-term changes (2024): These will be part of the Redmond 2050 process.
  - Reduced parking ratios near frequent transit and in Urban Centers.
  - Building height incentives within Downtown and Marymoor.
  - Limitations to TCD.

Council approved the recommendations at the December 7, 2021 Staff Report and directed staff to analyze impacts of moving interim limitations to TCD from midterm changes to bridge changes.

#### **OUTCOMES:**

The TCD Core Team, comprised of staff from Public Works, Planning, and Fire analyzed moving TCD limitations into Bridge changes and recommends RMC 13.25 (Temporary Construction Dewatering) be amended to include the following limitations to TCD within the Critical Aquifer Recharge Area (CARA):

- Limit rate to 5,500 gallons per minute; and
- Limit cumulative duration to a maximum of 1 year; and
- Limit depth to a maximum of 9 feet below season high groundwater elevation.

These limitations will provide predictability for the Water Utility for known impacts from TCD and allow development to continue in Downtown and Marymoor while the policy recommendations from Phase II of the TCD analysis are phased in.

Additionally, the TCD Core Team recommends the following amendment to RMC 13.25 (Temporary Construction Dewatering) based on questions from Council regarding Redmond Zoning Code Rewrite Phase 1 amendments to the Town Center Zone:

- In Zones with above-ground parking incentives TCD is limited to elevator pits, crane footings, and utilities.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**
  - The stakeholder group convened for Phase I and II of this work was contacted for feedback on proposed amendments for interim limitations to TCD.
  - The development community was provided an update during the July OneRedmond meeting and asked for feedback.
- **Outreach Methods and Results:**
  - Outreach for the proposed interim limitations was sent via an email summary to the stakeholder group.
  - A presentation on the proposed interim limitations was given at a OneRedmond meeting.
- **Feedback Summary:**
  - Feedback from the stakeholder group has been incorporated into Phase I and II of this project.
  - Feedback from the stakeholder group and the OneRedmond meeting will be summarized and incorporated into final recommendations for interim limitations to TCD.
  - Feedback received during the August 16, 2022 Council meeting Items from the Audience is summarized in Attachment C.

**BUDGET IMPACT:**

**Total Cost:**

Total costs for Phase I of the Temporary Construction Dewatering Policy Analysis were \$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
10/12/2021	Committee of the Whole - Planning and Public Works	Provide Direction
12/7/2021	Business Meeting	Provide Direction
7/5/2022	Committee of the Whole - Planning and Public Works	Provide Direction
8/16/2022	Business Meeting	Provide Direction

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

Staff is coordinating with the Redmond 2050 effort. 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:**

Attachment A: RMC 13.25 Amendments

Attachment B: RMC 13.25 Ordinance

Attachment C: Issues Matrix