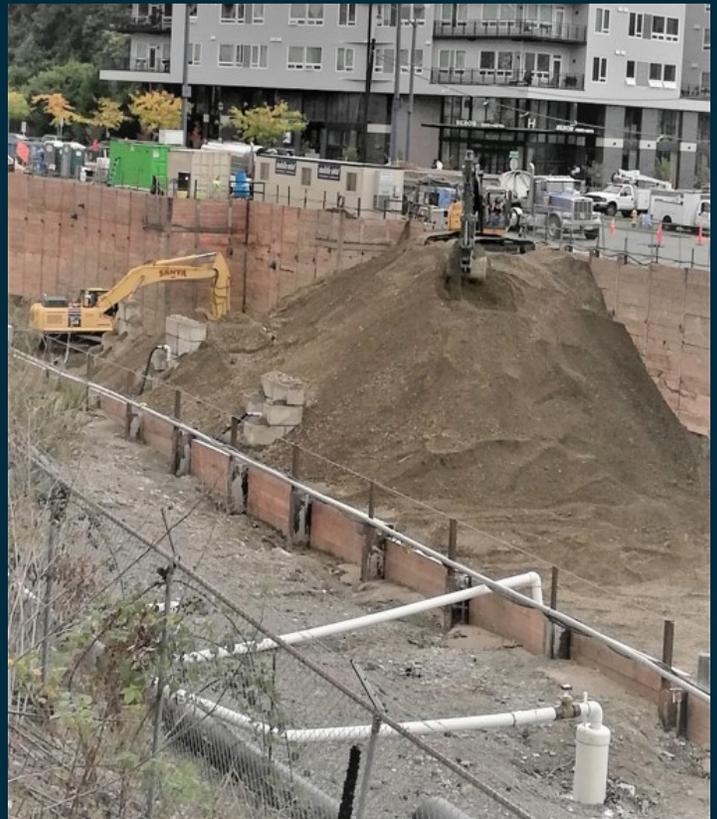


Updates to the Temporary Construction Dewatering (TCD) Municipal Code and Operating Policy

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Learn how these changes will impact your development project



Why was the code and TCD operating policy changed?

Changes to the Temporary Construction Dewatering (TCD) municipal code and operating policy were adopted in April 2019 to:

- Address TCD impacts to stormwater treatment systems.
- Address water utility costs due to continued lower groundwater levels after dewatering stops.
- Incorporate results from a groundwater model developed to better understand and manage Redmond's drinking water aquifer, including identification of TCD impacts to the groundwater and City water supply wells.



Who is impacted?

Any development project that plans to use TCD at a rate of 500 gallons per minute or more must comply with the TCD Municipal Code and Operating Policy.

You spoke and we listened

TCD can change the source area to City water supply wells resulting in pumping groundwater from areas of the aquifer with degraded water quality. Stakeholders agreed this issue should be addressed but wanted additional economic and groundwater baseline data. The City will continue to gather data for source area change impacts to City water supply wells for two years to improve the baseline data set. This topic will be brought back to City Council in 2021 for consideration.

How do I comply with the changes?

The TCD operating policy outlines requirements for TCD projects and is available online at redmond.gov/DocumentCenter/View/8140. The following changes were made to the TCD operating policy on April 24, 2019:

TCD plan submittal clarifications during the development review process including:

- Predictive analysis required for full radius of influence of TCD pumping instead of 2000 feet.
- Pre- and post-TCD groundwater level monitoring at three monitoring wells. Post-TCD monitoring will occur until groundwater levels have recovered to pre-TCD levels.
- Groundwater quality monitoring at a well between the project and the City water supply well if groundwater contamination is identified within the radius of influence.

Prohibit impairment of private and public stormwater treatment systems including:

- Limit total TCD discharge from all projects within the Redmond Way stormwater drainage area to 1,470 gallons per minute going to the Redmond Way stormwater trunk line.
- TCD discharges to public or private stormwater facilities will be evaluated on a case by case basis.

Cost recovery will be charged for impacts to City water supply well production up to two months after projects stop dewatering to account for the time it takes for the groundwater level to return to natural levels, also known as rebound.

When are the changes implemented?

Cost recovery for groundwater rebound after projects stop dewatering will become effective on February 1, 2020. All other changes are effective as of April 24, 2019.



Where can I get additional information?

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