

REDMOND ZONING CODE REWRITE—PHASE 2 TEMPORARY CONSTRUCTION DEWATERING BALANCING DRINKING WATER RESOURCE MANAGEMENT AND COMPACT GROWTH



We look forward to your comments. Please scan and use RZC Rewrite Let's Connect webpage to share your comments with the project team. Your feedback will help us prepare code amendments for formal review beginning Q1 2023.
www.letsconnectredmond.com/rzcrewrite

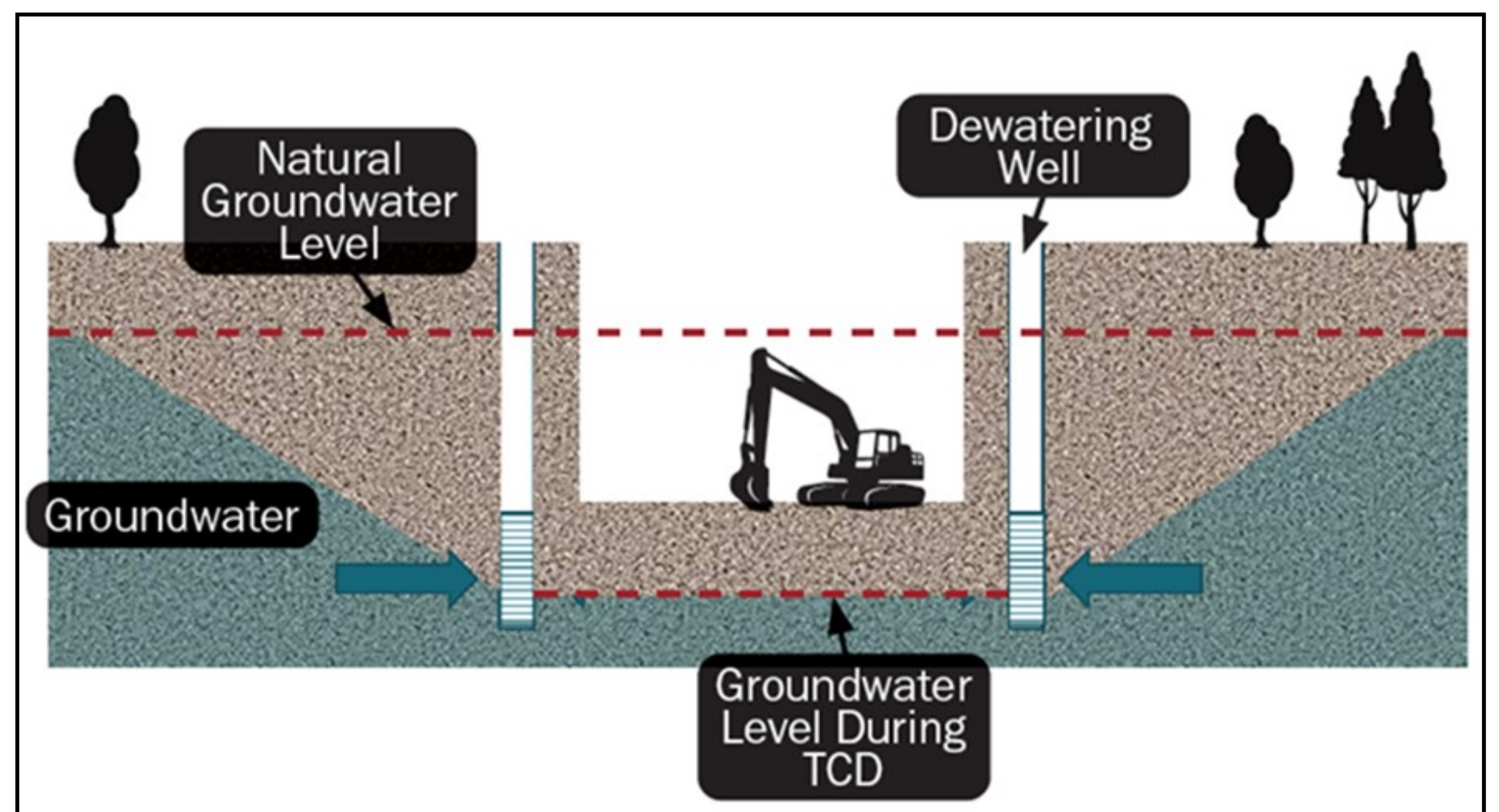
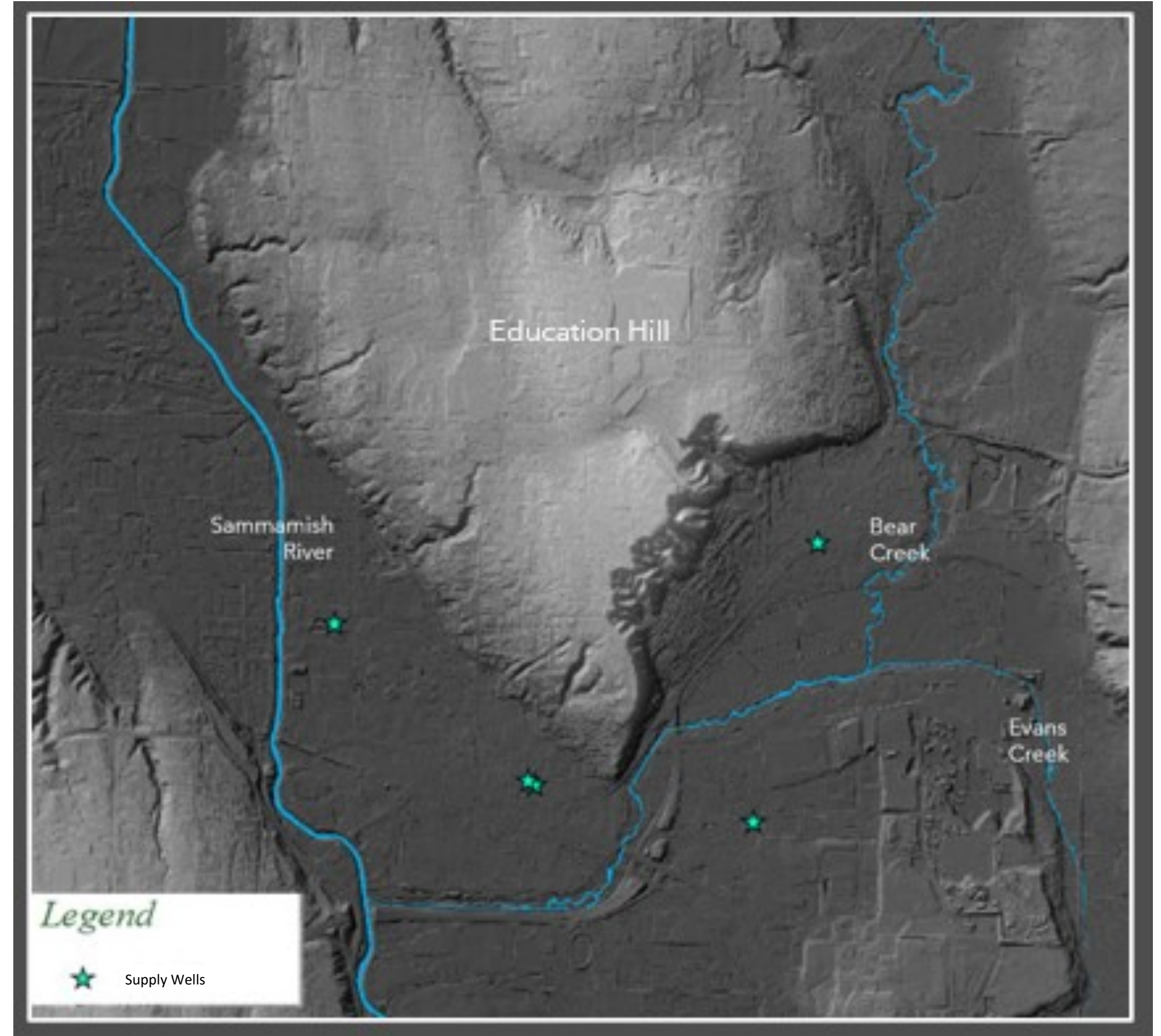
Drinking Water Resource Management. Redmond relies on groundwater to provide 40% of its drinking water. Looking at the map to the right, the lighter area at the top of the map is Education Hill. The darker area of the map shows the lowlands, which is where Redmond's drinking water aquifer is located. This area is called Redmond's critical aquifer recharge area (CARA). The top of the drinking water aquifer is very shallow in the Downtown and Marymoor area, ranging from 5 – 15 feet below ground surface.

Compact Growth. The City has invested in infrastructure within Downtown and Marymoor for compact development to help meet Redmond's growth targets. Mixed use residential buildings are being built in these areas, that typically have underground parking. When these types of developments occur within the CARA, the underground parking typically is within the drinking water aquifer, which is 5 – 15 feet below ground surface. To build these subsurface structures safely, temporary construction dewatering, or TCD, is used. The schematic on the right shows a simplified TCD project. The natural groundwater level is shown with the red dashed line at the top of the graphic. To create dry workable conditions for the excavation, wells are installed and pumped to lower the water level below the excavation. Note in the schematic that the water level is not only lowered at the construction site, but also to the area surrounding the project site. This can impact the amount of water the City's wells can produce for drinking water.

Balancing Resources. The City has been working on policy changes to ease the tension between drinking water management and compact growth. We conducted a triple bottom line analysis, looking at the economic, social, and environmental costs and benefits of dewatering. This was used to inform a policy analysis to reduce the tension points between Redmond's drinking water management and compact growth. The following proposed amendments are part of the policy recommendations that were approved by Redmond City Council in December 2021.

Subterranean Parking Density Bonus. RZC 21.10.130 provides a 10% density bonus within downtown for subterranean parking. Staff are proposing to change this section of code so that development that uses TCD to construct subterranean parking does not qualify for the density bonus. This ensures the City is not incentivizing dewatering within the critical aquifer recharge area.

Restaurant Parking Waivers. Staff are also proposing to modify the downtown restaurant parking waiver. This amendment would expand the distance requirement from 100 feet to ¼ mile and add frequent transit onto the criteria list, in addition to parks and trails. Additionally, staff are proposing to expand this waiver to Marymoor. By decreasing parking requirements at restaurants that are pedestrian friendly, this will help reduce the need for dewatering within the critical aquifer recharge area.



Topic	Current Code	Preliminary Draft	Stakeholder Comments (August 2022)	Refined Draft
Subterranean Parking Density Bonus	RZC 21.10.130.B.4 Bonus for Semi-subterranean Parking and Subterranean Parking	Remove 10% density bonus within downtown for subterranean parking if dewatering is used for parking construction.	None	No change since preliminary draft.
Downtown Restaurant Parking Waivers	RZC 21.10 Downtown Regulations (Table 21.10.030C; Table 21.10.040C; Table 21.10.050C; Table 21.10.060C; Table 21.10.070C; Table 21.10.080C; Table 21.10.090C; Table 21.10.100C); RZC 21.13 Southeast Redmond Regulations (Table 21.13.070B; Table 21.13.080B; Table 21.13.100B; and Table 21.13.110B)	Change qualifications for restaurant parking ratio reductions: <ul style="list-style-type: none"> Expand distance requirements from 100 feet to 1/4 mile; Expand criteria list to include frequent transit, in addition to parks and trails; Expand waiver to include Marymoor, in addition to Downtown. 	None	No change since preliminary draft.

**Contact: Jessica Atlakson, jatlakson@redmond.gov, 425-556-2874 for information about this project component.
www.redmond.gov/RZCrewrite and www.redmond.gov/Redmond2050**

Notice of nondiscrimination is available at redmond.gov/TitleVI.
无歧视声明可在本市的网址redmond.gov/TitleVI 上查阅
El aviso contra la discriminación está disponible en redmond.gov/TitleVI.

