



MEMORANDUM

TO: PLANNING COMMISSION
FROM: Anjana Mepani, Associate Planner
DATE: April 12, 2011
RE: City of Martinez Downtown Infrastructure Planning and Design Study

Through the Association of Bay Area Governments (ABAG) FOCUS Program grant application process, the City of Martinez was selected to receive in-kind consultant services for a Downtown Infrastructure Planning and Design Study. The consultant team, who was selected by ABAG, included the firms of Dyett & Bhatia, BKF Engineering, and Advanced Energy Strategies. City staff involved with the study included Anjana Mepani (Planning Division) and Tim Tucker (Engineering Division). The study was completed in February 2011 and was prepared to understand and address utility infrastructure hurdles related to an increase in the density of residential, mixed-use, and commercial development, as the City continues to implement the Downtown Specific Plan. The full study can be found on the City's website at: <http://www.cityofmartinez.org/depts/planning/details.asp?f=225>.

The study focused on natural gas, electric, and sanitary sewer utilities. For these utilities the study examined the following four chapter topics: Infrastructure Demand, Capacity, and Adequacy; Infrastructure Improvements and Costs; Funding Sources and Financing; and Technology and Sustainability Review. The study concluded that:

Natural Gas and Electric – Sufficient capacity exists to satisfy existing and projected future demands under the Downtown Specific Plan and there is no reason to expect that the existing electric and natural gas delivery systems would impede development.

Sanitary Sewer – The study found that the Alhambra Avenue trunk line will have an impact on the downstream sewer lines with the future development of the Downtown Specific Plan. If plans to improve the pipe capacity of the Alhambra Avenue trunk line are not completed prior to the development of the Downtown area, approximately 1,526 linear feet of sewer line on Alhambra Avenue in the Downtown area will have pipe capacity issues. Main Street will continue to have pipe capacity issues unless the Alhambra Avenue trunk line is improved. While Foster Street doesn't currently have pipe capacity issues, if Opportunity Site 3 (211-227 Foster Street) of the Downtown Specific Plan is developed, the Foster Street sewer line would need to be upsized to accommodate the additional flow. The Alhambra Avenue trunk line upgrade is planned for 2017 by Contra Costa County Sanitary District.

ATTACHMENT

1. Executive Summary - City of Martinez Downtown Infrastructure Planning and Design Study, February 2011

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