CITY OF MARTINEZ

DOWNTOWN INFRASTRUCTURE PLANNING AND DESIGN STUDY

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Executive Summary

This study aims to help the City of Martinez overcome identified barriers to implementation of its Downtown Specific Plan (Specific Plan), adopted in 2006. Specifically, this study evaluates the infrastructure requirements for achieving a revitalized Downtown with dense residential, mixed use, and commercial development, as outlined in the Specific Plan. Property owners have indicated that the infrastructure serving Downtown may be insufficient, and in some cases individual property owners have experienced high costs to upgrade the existing infrastructure to accommodate new businesses in the Downtown area. Addressing this possible disincentive to develop in Downtown – in contrast to areas with newer infrastructure – is a key objective of this study.

The key to understanding how to address the issue of infrastructure in the Downtown area is to:

1. Identify required improvements to support development proposed in the Downtown Specific Plan (Chapter 1).
2. Develop a detailed list of specific upgrades that may be needed and costs of those upgrades (Chapter 2).
3. Determine what methods and options for funding and financing the identified upgrades exist, and how these methods could be implemented to best encourage the market for downtown development (Chapter 3).
4. Identify additional approaches related to sustainable development that could further reduce demand (Chapter 4).

This study addresses each of these issues; study finding are summarized below.

Infrastructure Demand, Capacity, and Adequacy

Natural Gas and Electric

The study finds that sufficient capacity exists for both electricity and natural gas delivery to satisfy existing and projected future demands under the Specific Plan. There is no reason to expect the existing electric and natural gas delivery systems would impede development.

Sanitary Sewer

The study finds that the Alhambra Avenue trunk line will have an impact to the downstream sewer lines with the future development of the Specific Plan. If plans to improve the pipe capacity of this 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. In addition, Main Street will continue to have pipe capacity issues unless the Alhambra Avenue trunk

line is improved. Finally, while Foster Street doesn't currently have pipe capacity issues, if the proposed 272 unit multi-family development is completed as proposed, the Foster Street sewer line would need to be upsized to accommodate the additional flow.

Infrastructure Improvements and Costs

Natural Gas and Electric

Because there are no facility upgrades that are required either now or in the foreseeable future, there are no major challenges to upgrading the gas and electric infrastructure that would accompany the Downtown Martinez Specific Plan. However, site specific costs may exist. PG&E has a set of rules that guide the service application process that include provisions for construction and cost allocation between the applicant and PG&E, related to distribution line extensions (Rules 15) and service extensions (Rule 16). The only other cost ramification would be a result of the City requirement that all new electric distribution lines be undergrounded at the developer's expense.

Sanitary Sewer

Sewer lines in Alhambra Avenue between Escobar Street and Susana Street and the sewer line on Main Street can avoid upsizing if the Alhambra Avenue trunk line is upsized as recommended in the CCCSD master plan report. The sewer line on Foster Street can avoid upsizing if sewer flow from the proposed 272 multi-family unit can be diverted to the 27" sewer line in Berrellesa Street. However, if these improvements are required, estimated costs for sewer upgrades are:

- Main Street between Berrellesa Street and Alhambra Avenue: $43,300
- Foster Street between Richardson and Berrellesa streets: $59,500
- Alhambra Avenue between Escobar and Susana streets: $316,400

Funding Sources and Financing

Natural Gas and Electric

No major funding requirements are identified since the study finds little need to upgrade gas and electric delivery systems beyond what PG&E has and is expected to continue to do. In terms of site specific costs, Rule 16 rebates provide a significant source of funding for obtaining new electric and gas service. Since the majority of the proposed development would be dense residential development, Rule 16 rebates are expected to at least cover connection (Rule 16 costs), and perhaps contribute to other undergrounding requirements as they might develop.

If additional utility undergrounding were identified, Rule 20A would be the first source of funding. However, if the undergrounding project is too small or motivated by other than the City, it will not qualify for Rule 20A, and must be done through Rule 20B or Rule 20C. Either of these paths will require the developer to pay most or all of the undergrounding costs. The City may make an exception to the undergrounding requirement, however, on a case-by-case basis. Most areas in the Planning are already undergrounded, or are planned for undergrounding.

Sanitary Sewer

The City and CCCSD would need to facilitate infrastructure improvements required by developers in two circumstances to implement the Downtown Specific Plan:

1. To promote development that would impact the Alhambra Avenue Trunk line in advance of the Alhambra Avenue Trunks expansion (planned for 2017), thereby requiring improvements on Main Street or Alhambra Avenue between Escobar and Susana streets; or

2. To promote development on opportunity site 3, if development requires use of sewer infrastructure on Foster Street.

It may be appropriate for the developer to bear the initial costs; however, because the resulting infrastructure would ultimately serve as improved infrastructure for the City, a reimbursement program is also recommended. This would reduce the cost and risk to the developer and help promote development in the Downtown area. In order to reimburse the developer, the City may use developer impact fees, tax increment financing, or the establishment of an assessment district. Alternatively, the City may fund the improvements following the establishment of an assessment district, infrastructure financing district, or redevelopment area.

Technology and Sustainability Review

Natural Gas and Electric

Sustainability of energy use may take three forms: efficiency of usage; conservation of usage; and on-site production of renewable energy or that takes advantage of combined heat and power. Both efficiency and conservation of usage may be passive or active. The most likely on-site production option would be use of solar technology.

Sanitary Sewer

Reducing sewer demands would be beneficial to relieving pipe capacity issues that currently exist within portions of the sewer infrastructure, however would not eliminate the need for upgrades. Two different design practices to reduce sanitary sewer demands for the development of the downtown area include water conservation measures, such as water conserving or waterless plumbing fixtures; and/or wastewater treatment on-site for reuse for non-potable water demands such as irrigation and toilet flushing.