

To:
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Subject: Fw: Draft Fairhaven UVP Comment - Utilities

----- Forwarded by Greg Aucutt/planning/cob on 03/09/2012 09:56 AM -----

From: "Bill Geyer" <billgeyer@comcast.net>
To: "Greg Aucutt, AICP" <gaucutt@cob.org>, "Planning Director Jeff Thomas" <JThomas@cob.org>
Date: 02/24/2012 04:52 PM
Subject: Draft Fairhaven UVP Comment - Utilities

Good afternoon Greg and Jeff,

Per your invitation for comment on the staff draft Fairhaven Urban Village Plan, below are questions previously posed to the Public Works Department on December 30, 2011. These questions were routed to Brent Baldwin, AICP, for a response which resulted in a series of assumptions and commentary that remained non-responsive to the original questions. The capacity and demand for City utilities is a critical item for the UVP to link the proposed land uses to infrastructure, per the GMA. Please consider all the questions below as an official comment per your request. Thank you.

Good morning Martin,

You may be aware of the ongoing planning study for Fairhaven to create a the Fairhaven Urban Village Plan (UVP) and revised neighborhood plan. The Planning Department recently released a staff draft report on the COB website.

<http://www.cob.org/documents/planning/neighborhoods/2010-docket-materials/fairhaven-np/2011-12-11-fairhaven-u-v-plan-hi-res.pdf>

I represent the Old Fairhaven Association, the Fairhaven Village Association and several commercial property owners on this issue. My clients comprise most of the Fairhaven businesses and commercial property owners, and they have a very key interest in the quality and outcome of this planning effort. We are focused on completing a new UVP that is compliant with the City Comprehensive Plan, internally consistent with its goals and recommendations, is developed with the highest level of professional competence, meets the GMA, and creates a new UVP with a shelf life greater than 30 years.

Our questions today focus on the City utility systems (water, sanitary sewer and storm water system) serving the Fairhaven neighborhood. For all three utility systems (water,

sewer or storm water system), as part of the Fairhaven planning program, has the Public Works staff been asked to:

1. Quantify the current system demand for the existing land uses?
2. List current system deficiencies?
3. Project potential demand for full build out under the current Fairhaven Neighborhood Plan (1980)?
4. Document the capital projects currently listed in the City Comprehensive Plan and the related Water, Sewer and Drainage Comprehensive Plans?
5. Review the land use model in the Planning staff document listed above?
6. Estimate the demand on all three utility systems if the staff proposed land use is built out?
7. Comment on other land use models and the resulting impact on utility system demand?
8. Document how current system deficiencies are resolved, or if these current deficiencies increase due to the Planning staff proposed land use model?
9. Project system demand for alternative land use models and resulting deficiencies?
10. Consider alternative regional storm water management systems for the Fairhaven commercial core and the Port waterfront?
11. Consider increased fire flow and pressure for prospective multi-story buildings in the commercial core or the Port waterfront?
12. Coordinate discussion with the Port engineers regarding possible utility system changes to serve the waterfront?
13. Comment on the long term operational needs of the Post Point treatment facility as it relates to the Fairhaven commercial core?

If discussion and analysis has occurred on any of the points above, please provide a summary of the nature and the outcome of the discussion. We can follow up on a later date for copies of the various emails and reports.

Thank you for your assistance in this effort. We look forward to additional discussion with the Public Works staff on these important points.

Bill Geyer, AICP

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