




RE: Fairhaven Utility Demand and Capacity - 3rd Request 

Brent L Baldwin to: Doug Robertson

01/17/2012 03:06 PM

Cc: Bill Geyer, "mayoroffice@cob.org", "NOliver@cob.org", "Ted Carlson, Public Works Director"

Hi Doug,

Our stormwater staff person is out sick today but I plan on following up with him on this when he returns. He did provide some comments on the storm section of the plan.

The wet weather facility issue identified by the sewer comprehensive plan was analyzed for location in the Roeder area due to the major pumping station that is located on Oak Street off Cornwall Ave. Fairhaven is not a combined sewer / stormwater system like downtown Bellingham where storm drains are connected directly to the sewer system. The majority of the combined sewer / stormwater system in Bellingham flows from the central business district and surrounding neighborhoods down to the waterfront then is pumped up to a line that flows down to the treatment plant in Fairhaven. On large storm events the problem occurs when all that rainwater mixed with the sewer is more than the infrastructure along the waterfront to the pump station can handle. This can produce an overflow through the C Street outfall (pipe) into the bay. The C Street location is our permitted overflow location by the State. Because the piping along the waterfront to the pump location is the limiting factor in the system and because Fairhaven does not produce the same inflow of stormwater into the sewer system, placing a storage facility in Fairhaven wouldn't have the same benefit.

The City Council provided direction last year for staff to actively work on eliminating the combined system in the central basin (Alabama & Franklin area). You can see information on this project at this link: <http://www.cob.org/government/departments/pw/projects/central-basin-sewer-eu-0154.aspx>

The project will analyze before and after flow information to determine if this type of reduction will help eliminate the need for a future wet weather facility.

I hope this is helpful. I'll talk to staff later in the week and get back to you with addition info.

Thanks
Brent

From: Doug Robertson <doug@belcherswanson.com>
To: "BBaldwin@cob.org" <BBaldwin@cob.org>, Bill Geyer <billgeyer@comcast.net>
Cc: "Ted Carlson, Public Works Director" <TCarlson@cob.org>, "NOliver@cob.org" <NOliver@cob.org>, "mayoroffice@cob.org" <mayoroffice@cob.org>
Date: 01/17/2012 09:55 AM
Subject: RE: Fairhaven Utility Demand and Capacity - 3rd Request

Brent

Thanks for the update. We do appreciate your work on this.

What about storm water? We have presented this plan as a good process to plan for a regional storm water treatment facility. Take all of the existing untreated storm water and direct to a new facility that would treat, but not detain (given proximity to Padden Creek). To evaluate this, has there been an inventory of existing storm facilities, what is/is not treated, what capacity is for additional flows, and possible treatment of all storm via a regional treatment facility?

If you look at Chap. 7 of the 2009 Comp. Sewer Plan, it is clear that the storm system cannot handle existing flows and not the flows in 2026. In fact, the maps shows that the lines in Fairhaven are under capacity. Then the plan notes a possible wet weather remote storage site along Roeder. That is not happening, yet no other sites are mentioned.

Now I am no expert on this. But a couple opportunities appear to present themselves in the current Fairhaven planning process:

1. Plan to make sure all of Fairhaven's storm water is handled outside the sewer system and treated in one regional facility in Fairhaven. This will assist in avoiding overflow events and decrease the need for expensive infrastructure improvements.
2. Evaluate possible location of a wet weather remote storage facility in Fairhaven.

We would like to see the updated Fairhaven Neighborhood Plan address all of the issues and

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From: BBaldwin@cob.org [<mailto:BBaldwin@cob.org>]
Sent: Tuesday, January 17, 2012 9:08 AM
To: Bill Geyer
Cc: Doug Robertson; Ted Carlson, Public Works Director; NOliver@cob.org
Subject: RE: Fairhaven Utility Demand and Capacity - 3rd Request

Good morning Bill,

Sorry for the delayed response on this, I was out of the office most of last week.

In answer to your questions, Public Works staff was asked to review various iterations of the plans that have been developed as part of this planning process. Utility systems within the City are guided by the Comprehensive Sewer Plan and Water System Plan which include analysis, modeling, recommendations for improvements and financing plans. The draft Fairhaven Neighborhood and Urban Village Plan is consistent with the City's Comprehensive Sewer Plan and Water System Plan. Overall capacity of the

water and sewer systems within Fairhaven are adequate to accommodate full build out as proposed in the draft plan.

Brent

From: "Bill Geyer" <billgeyer@comcast.net>
To: "Brent Baldwin" <bbaldwin@cob.org>
Cc: "Ted Carlson, Public Works Director" <TCarlson@cob.org>, "Doug Robertson" <dkr@belcherswanson.com>
Date: 01/12/2012 08:32 AM
Subject: RE: Fairhaven Utility Demand and Capacity - 3rd Request

Good morning Brent,

Below is my email chain with Martin Kjelstad, PE, regarding utility capacity and demand in Fairhaven. Martin informs me the questions below have been forwarded to you. As the authorized Public Works staff person responsible for this information, please respond at your earliest opportunity.

We seek the information from the credentialed staff person within the operating department that can provide an accurate response. As a fellow credentialed AICP, you bring our common understanding that accurate utility capacity / demand data is critical to assessing proposed land use scenarios, or developing alternatives. This is basic planning, and is a required GMA standard to insure concurrency and that the final plan is internally consistent. Our goal is for a professionally defensible, internally consistent Fairhaven plan that complies with the City Comprehensive Plan to last for the next 30+ years. Your support to reach this professional standard is appreciated.

I look forward to receiving your response.

Bill Geyer, AICP

Geyer & Associates, Inc.

360.738.2836 office / 360.224.6317 cell

From: mkjelstad@cob.org [<mailto:mkjelstad@cob.org>]
Sent: Thursday, January 12, 2012 7:42 AM
To: Bill Geyer
Cc: BBaldwin@cob.org
Subject: RE: Fairhaven Utility Demand and Capacity - 2nd Request

Bill

I have not been directed or done any work on this planning process. I have passed this request onto Brent Baldwin, Development Manager for Public Works Engineering. I believe he has passed this request for information onto Nicole Oliver. I haven't heard any thing back on how this is being processed.

Hope this helps explain why I haven't been able to give you an answer to your questions.

MARTIN KJELSTAD, P.E.

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From: "Bill Geyer" <billgeyer@comcast.net>
To: "Martin Kjelstad" <mkjelstad@cob.org>
Cc: "Ted Carlson, Public Works Director" <TCarlson@cob.org>, "Doug Robertson" <dkr@belcherswanson.com>
Date: 01/12/2012 07:33 AM
Subject: RE: Fairhaven Utility Demand and Capacity - 2nd Request

Martin,

As of this writing, I have not received a response to the questions below, and hereby renew my request.

My clients include most of the commercial property owners and merchants in the Fairhaven business district. The information requested directly relates to their analysis of a staff proposed plan that impacts their property and businesses. Accurate engineering data is needed so they may draft an informed response to the current staff efforts. General statements from staff members outside of Public Works that current City comprehensive utility plans (water, sewer, storm water) were reviewed is non-responsive to our request. We are requesting the information from the credentialed PE and duly authorized administrators responsible for these utility system, in short, the Public Works Department.

Please respond to our request for the information below at your earliest opportunity. Otherwise, please detail why these questions cannot be answered and forward my request to Director Carlson.

Thank you for your assistance in this request.

Bill Geyer, AICP

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(Note – minor grammatical change made to second paragraph below from initial email.
–BG)

From: Bill Geyer [<mailto:billgeyer@comcast.net>]
Sent: Friday, December 30, 2011 9:57 AM
To: Martin Kjelstad (mkjelstad@cob.org)
Subject: Fairhaven Utility Demand and Capacity

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-uv-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 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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