

# ***Marina District Neighborhood UPDATE - June 5, 2023***

## **Marina District Neighborhood Gathering & Update**

***Monday, June 5, Odd Fellows Hall @ 6:30pm – doors open at 6:00***

### **Agenda**

Welcome and Introductions

Citizen Advisory Board Report – From their first meeting on May 30

- Top 3 Issues Discussion - To identify our concerns (both neighborhood and City-wide issues)

Marina Watch Update

- Petition on Marina Park/Open Space – Next steps
- Website additions/updates

City Council Candidate Announcements

- Next steps for neighborhood forums or discussions

Key Areas of Interest and Engagement

- Marina Development Bond Measure
- Marina Steps and Pavilion
- 223<sup>rd</sup> Green Street
- North Entrance Triangle Landscaping
- Downtown Corridor – Zoning Height Review
- Marina District Parking & Traffic
- Adaptive Purpose Building (Boat Stack)
- Marina Dock Replacement Plan Update
- City Comprehensive Plan

New Topics for Next MDN Gathering

Adjourn

### **Welcome and Introductions**

#### **Citizen Advisory Board Report from 1<sup>st</sup> meeting on May 30**

- Top 3 Issues Discussion - to identify our concerns (both neighborhood and City-wide issues)

- Council passes bond ordinance – A second reading in June 8 Council meeting.

Need comments into Council this week. Expect this to conclude with approval of the bond package.

#### **Marina Watch Update**

- Petition on Marina Park/Open Space – Next steps: Request copy of the covenants that apply to north parking lot. This will confirm the City’s position that this area has an existing land use restriction already that prevents a large structure being located in the north parking lot area.

- Website additions/updates: Explain outline of content and how best to use it. Update coming in the next week.

## City Council Candidate Announcements

Next steps for neighborhood forums or discussions

Announced Candidates by Position:

Position 2	JC Harris (Incumbent)	Rob Back
Position 4	Jeremy Nutting (Incumbent)	Christine Puzas
Position 6	Yoshiko Grace Matsui	Unopposed

Question for discussion: Do we want the candidates to come and address our meeting? How would we structure the discussion? *Individually - vs. - paired by positions - vs. - all together?*

## **NEIGHBORHOOD UPDATE INFORMATION & MATERIAL**

### **Key Areas for Discussion & Engagement**

#### Marina Development Bond Measure

At the June 1 City Council meeting, the City Manager requested Council's approval for issuance of bonds in the amount of \$26M. The bond proceeds will be used to fund five projects:

1. Marina Dock Replacement (MACIP0005): This is the L, M, and N dock replacement project.
2. Marina Steps & Plaza (New CIP/Subset of MCCIP0022): This project establishes connectivity between the Marina and downtown, accelerating the demand dynamic for local businesses. Before the final design is brought to City Council for approval, the City will engage in public outreach focusing on design alternatives and allowing the community to express their preferences. This community input will be brought forward to City Council in the review and approval process for the Marina Steps & Plaza.
3. Redondo (TRCIP0017) and Marina (MCCIP0021) Paid Parking: Acquisition and implementation of an enhanced, integrated parking system for the Marina and Redondo, where ideally residents would be able to use their annual pass at either location.
4. Redondo Fishing Pier (MCCIP0012) and Restroom (MCCIP0018): Opportunity to complete those projects with appropriate financing.
5. Flag Triangle (MCCIP0027): Project designed to create an illustrative landscaped gateway at the northern end of the downtown, honoring Veterans and highlighting the entrance to Des Moines. It is anticipated there will be community input regarding the design and the City will encourage input from Veterans for this project.

Debt service payments for Marina dock replacement will be paid by the Marina. Debt service for the Marina Steps & Plaza, Redondo Fishing Pier and Restroom, Flag Triangle, Redondo and Marina paid parking, and Beach Park paid parking will be repaid with a combination Real Estate Excise Tax, One-Time Sales Tax, and Parking Revenue.

Under the City's ruling, it is reported that the value of \$26M for issuance of bonds does not require a public vote. In addition, the City Manager has asked that this matter be approved by City Council at the June 1 meeting, without requiring a second reading at a subsequent Council meeting. The Council approved the bond issuance but did provide

for a second reading of that motion at the next (June 8) Council meeting. (A second reading is required by Council rules unless a motion to do otherwise is approved.) Several public comments advocated for this second reading as it allows additional consideration and comment from the public prior to a Council final vote/agreement. Notwithstanding, it is anticipated that the Council will finalize their approval of the bond package with this second reading on June 8.

**(Reference Source: June 1 - City Council Packet)**

[https://desmoines.civicweb.net/document/114557/City%20Council%20approval%20for%20issuance%20of%20a%20bond%20\(\\$26%20.pdf?handle=70ED2573DB644755BC844C83837B29B8](https://desmoines.civicweb.net/document/114557/City%20Council%20approval%20for%20issuance%20of%20a%20bond%20($26%20.pdf?handle=70ED2573DB644755BC844C83837B29B8)

### Marina Steps and Pavilion

The City will fund this with their planned issuance of bonds. Their package to Council also stated the Marina Steps & Plaza Project (a new CIP/subset of MCCIP0022) is a critical component of establishing connectivity between the Marina and downtown, accelerating the demand dynamic for local businesses. *Before a final design is brought to City Council for approval, the City will engage in **public outreach** focusing on design alternatives and allowing the community to express their preferences. This community input will be brought forward to City Council in the review and approval process for the Marina Steps & Plaza.*

**MDN Action:** *Public comment requesting city attention to the scheduling of Public Outreach events.*

### 223<sup>rd</sup> Green Street

This project is intended to transform South 223<sup>rd</sup> Avenue into the primary gateway to the waterfront. It will have an inviting pedestrian promenade with wider ADA sidewalks and public seating areas. It will also include a decorative lighting with wayfinding signage; landscaping with plants, trees and public art; and provide for the incorporation of environmental treatment of hillside stormwater passing through a bioswale structure on the way to the sound. **Community engagement** is highlighted as being integral to the success of the effort. The project will develop design options which will be provided to community members for an opportunity to offer feedback through scheduled public open house meetings and online surveys.

The anticipated schedule:

- Winter 2023: Project kick off, survey and mapping
- Spring 2023: Geotech and stormwater analysis conceptual design development and City-wide online survey
- Summer 2023: Future public outreach and preferred design identified

(For additional Information contact the Project Team email at: [greenstreet@desmoines.gov](mailto:greenstreet@desmoines.gov); or call 206-870-6537.

**(Reference Source: City Currents Summer 2023 and the City website summary at:**

[www.desmoineswa.gov/greenstreet](http://www.desmoineswa.gov/greenstreet) )

**MDN Action:** *Public comment – Issue: We have not seen a survey reportedly occurring this past Spring (City Currents Magazine). Please tell us what, where and when the specific public engagement will occur. Recommendation: We need an open house and then a survey.*

### North Entrance Flag Triangle Landscaping

Flag Triangle (MCCIP0027): Project designed to create an illustrative landscaped gateway at the northern end of the downtown, honoring Veterans and highlighting the entrance to Des Moines. *It is anticipated there will be **community input** regarding the design and that we will encourage input from Veterans for this project.* (Reference Source: June 1 - City Council Packet Pg. 3)

**MDN Action:** *Public comment: Requesting City attention to the scheduling of public outreach events.*

### Downtown Corridor – Zoning Height Review

During the Economic Development Committee meeting on May 25, 2023, the City Manager advised that City staff would be conducting a review of the zoning height limits in the Downtown corridor. It is believed that additional height would encourage interest with developers. In addition, he informed the committee there is a developer currently performing their due diligence on the property at 225<sup>th</sup> and Marine View Drive (“*the Pit*”). They have approached the City to ask if a 10-foot additional height zoning exception (which at one time was offered to that property) would again be offered. The City Manager asked the committee for an advisory opinion. *Would they support a 10-foot height exception recommendation to the full Council for an approval?* All committee members agreed this should be brought before the Council for consideration and approval.

### Marina District Parking & Traffic

There are parking and traffic concerns emerging across the Marina District; Absent the Marina parking gates, the area is again drawing in nuisance issues of vehicle speed and exhibitions of tire burns and doughnuts through the night. This is particularly true in the newly renovated north parking lot. In addition, speeding on Dock Avenue and 223<sup>rd</sup> and 227<sup>th</sup> has increased.

Several actions should be encouraged from the City and Marina staff:

- Close the gates on the north parking lot at night. This would require Marina staff lockdown of the existing inoperable gates. May also need a police patrol car sweep as a part of closure process.
- Accelerate the acquisition of the new paid parking gates for both north and south lots;
- Look into the deployment of speed enforcement cameras on the adjacent streets and floor of the north parking lot. Maybe at the top of Cliff Avenue and 227<sup>th</sup>. These locations are adjacent to City park locations where such cameras are allowed. (Currently being deployed in Redondo.)

**MDN Action:** *Look into the Redondo speed camera deployment project for application at the Marina.*

### Adaptive Purpose Building (Boat Stack)

The City’s recommendation to move forward with the issuance of bonds (\$26M) does not include building the dry stack storage facility at this time. The reasons: (1) planned

replacement of moorage that primarily affects smaller boats will not occur until Phase 2 or Phase 3 which at this time is predicted at approximately 10+ years away, and **(2)** prior to Phase 2 or Phase 3 dock replacement, the seawall and upland dock utilities between “A” dock to CSR will require replacement to support any new in-water infrastructure.

Dry stack storage will remain as a future CIP project for the Marina (All Purpose Building (APB) MACIP0004) as it will be necessary to have this type of facility in place prior to removal of the smaller slips. The existing storage sheds provide revenue of approximately \$250,000/annually and the existing small in-water slips provide revenue of approximately \$1,650,000. In order to maximize available revenue, it is not strategic financially to construct a dry stack storage (APB) facility at this time. Additionally, the Marina Steps design needs to be considered from the perspective of spatial allocation. A new dry stack storage facility will take up about 40,000 square feet of space on the Marina floor. It is also intended that the northern portion of that dry stack storage facility, that would be adjacent to the switchbacks providing access to the Marina for walkers, baby strollers, bicyclists, and senior walkers, could include some retail, such as a coffee shop and other retail outlets. Design of the Marina Steps, which will continue to include community input, may be able to take advantage of Parcel A to the north of the steps, reducing the Marina Steps footprint to the south and making future options for dry stack storage (APB) more efficient. In the future, costs associated with the dry stack storage facility may be borne from the very strong fund balance retained in the Marina budget and financials, a function of the financial discipline exercised by Marina administration. **(Reference Source: June 1 - City Council Packet Pg. 7)**

#### Marina Dock Replacement Plan Update

The latest update on dock replacement comes from the *April 25, 2023*, Harbormaster’s *Marina All Tenant* meeting. The following are highlights from that meeting:

Phase 1 planning is essentially complete, and Marina staff hopes to have permits approved in time to perform “in water” work in the 2024-25 Fish Window (Sept-Feb). Several Phase 1 permits submitted with several still pending at this point. They will be tracking the permit approval process carefully. Phase 2 is to begin in a 5-10 year window after completion of Phase 1. Phase 3 is to begin 10 - 15 years after completion of Phase 2. The updated phasing approach is estimated to be:

Phase 1 with L, M, and N Dock Replacement: 1<sup>st</sup> Qtr. 2025

Phase 2 with E through K Dock Replacement: 2030-2035 (+ 5-10yrs)

Phase 3 with A through D Dock Replacement: 2045-2050 (+10-15yrs)

It should be noted that the specific docks to be replaced in Phases 2 & 3 are subject to change pending needs, updated statistics and future design requirements for Marina enhancement. In addition, there are likely schedule implications from the seawall replacement, which needs to take place first. As the efforts and planning progress,

detailed work packages and schedules will emerge for Phases 2 and 3 that support those projects.

At this point, the key Phase 1 milestones are anticipated to be:

- Submit final contract documents: 6/23/23

- City review: 4 weeks, 7/21/23

- Advertise: 6 Weeks, 7/31/23 - 9/11/23

*(Note: This anticipates potentially advertising prior to receipt of final permit)*

- Award: 2 weeks, 9/25/23

*(Note: This anticipates award shortly after receipt of final permit)*

- Materials and products acquisition and fabrication: 12 months±

*(Note: Material and product availability, supply chain issues, labor and cost uncertainty may continue to be significant concerns and impact project construction scheduling).*

- In-water construction/installation, 2024/25 fish window: 9/16/24 – 2/15/25

Please note, there are a variety of factors that will affect the dock replacement schedule and work plan. Approval of permits is certainly an initial controlling factor. It is emphasized that these dates are subject to change as the project moves forward and detailed planning is completed.

The funding will be provided through the issuance of City bonds (\$14M). The Marina Enterprise fund is responsible for servicing that debt. **(Reference Source: April 25 Harbormaster Meeting with Marina Tenants)**

### City Comprehensive Plan

**Recap:** The Comprehensive Plan serves as a road map that expresses community goals and aspirations for how the City wants to grow and prosper into the future. The City updates its plan in accordance with the Washington State Growth Management Act (GMA). We understand this next periodic review and update needs to be completed by December 31, 2024. The City has received funding from the State Department of Commerce to support this effort. Input from the residents is critical to the success of updating this plan. The City is to produce a **Public Participation Plan** and update their website with those public engagement opportunities. You can find the current copy of the Comprehensive plan on the City website. There is also a link to it on the DMMW website under DOCUMENTS & LINKS. Please become familiar with this material as it is one of the most important updates from our City this year.

### Other Items of interest

**2023 Passenger Ferry:** The service is expected to begin mid-June. Look for updates on the City website.

**Des Moines Police Chief is Retiring:** Police Chief Ken Thomas is retiring in June. We thank him for his service to our community and wish him well in his next phase of life. On **June 6**, there is a community meet and greet with Police Chief candidates

being considered for the job. The event will begin at **6pm** at the **Des Moines Activity Center** (2045 So 216<sup>th</sup> Street). The public is welcome.

Des Moines Farmers Market: Opened June 3. It will continue on Saturdays (10am to 2pm) through September 30.

Men In Black Events (From Waterland Blog and Facebook): This festival celebrates the absolutely true birthplace of the Men in Black mythology, and the launch of the 1947 Summer of the Saucers! This is the 2<sup>nd</sup> annual Men in Black Birthday Bash (MIBBB) and has a variety of scheduled events. Please note these events do require tickets. If you are interested in attending, make your decision early, as they sold out last year and are expected to do so this year. Tickets at: <https://www.eventbrite.com/e/mibbb-fest-2023-tickets-607967405877>

**New Topics & Next MDN Gathering** (Bill L.)

- Identification of topics for July meeting?

**Next Meeting is July 10. NOTE: This is the 2<sup>nd</sup> Monday – The date was changed to avoid 4<sup>th</sup> of July activities.**

**Adjourn** –Closing remarks: *Please help with the Odd Fellows facility rental expense.*