

It's been a long **ROAD**

Our City is now fiscally solvent, we have raised our bond rating significantly so bond cost are reduced and we can invest more into our infrastructure. We have excellent city staff and leadership and we are seeing the changes to enhance and grow our community. And, even with many successes we still face challenges.



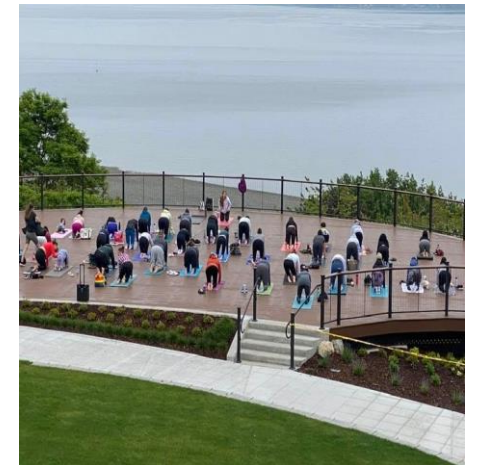
Effective Law Enforcement



Theatre Nearing Completion



Recognizing Indigenous Peoples



Parks Expansion

It's been a long **ROAD**



Landmark by the Sound



Multi Modal Transportation



Marina Bulkhead



Redondo Improvements



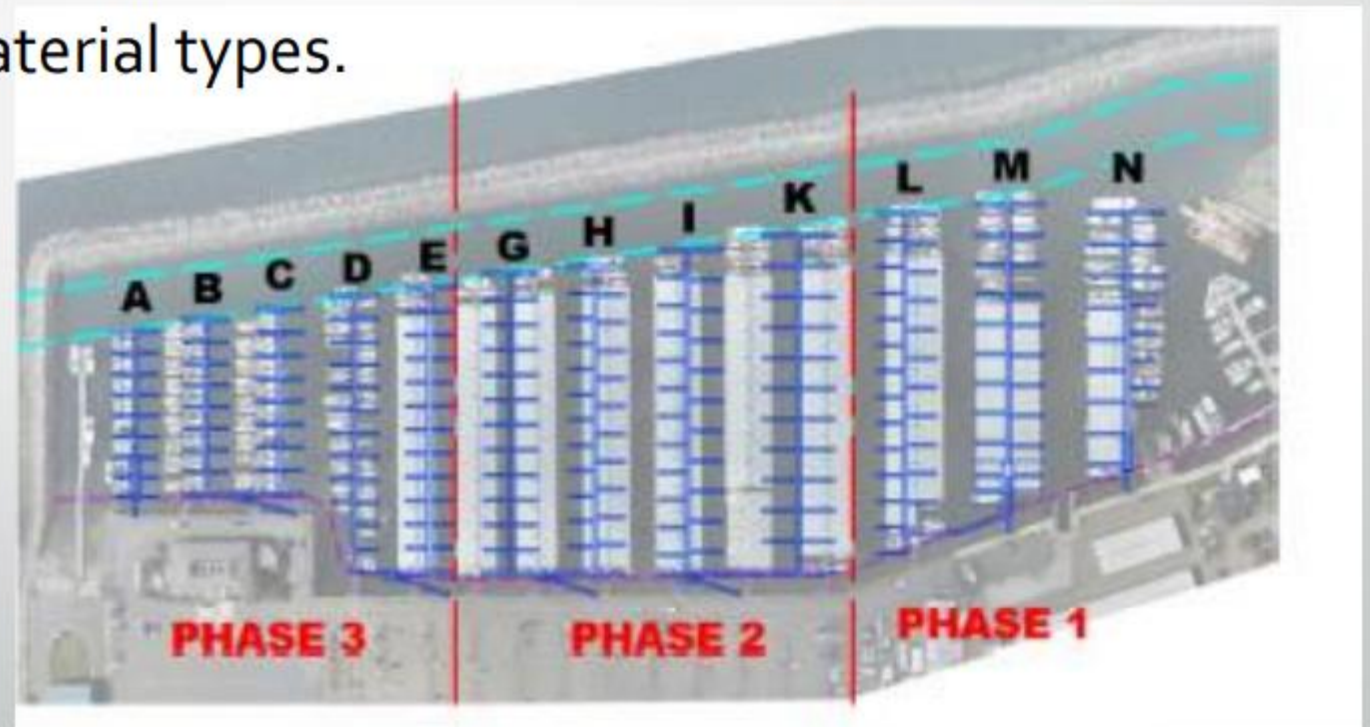
Des Moines Marina Dock Replacement Project Update



Phase 1: L, M, & N
Docks

Marina Dock Basis of Design

- Marina Dock Layout
 - Slip configuration
- Float Structures and Material types.
- Mechanical
- Electrical
- Lighting
- Safety





Chillkat Express

Passenger Ferry

Very positive for our residents, businesses,



Tourism, Development
Interest!!



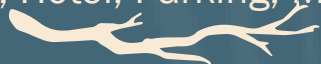
Marina Steps

Marina Development

Bulkhead complete this fall

Sept 27 – Public Forum

New Docks, Hotel, Parking, Marina Steps



KEY TO THE VISION are the marina steps, a series of stairs that will connect the marina with downtown and provide a unique gathering space for locals and tourists alike.



CITY OF DES MOINES MARINA STEPS

The waterfront parcel is part of the city's vision to redevelop the marina, expand the waterfront esplanade and connect the city's existing natural areas to its downtown.

Just south of the steps, the city plans to build a structure to create a more permanent space for the farmers market and serve as dry storage for boats.

Both the steps and the buildings will incorporate many environmental features, including green stormwater treatment to enhance water quality entering the Puget Sound.



LUSH VEGETATED SPACES



ACTIVE WATERFRONT MARKET

GATHER



THE WATER EDGE PARK

CONNECT



BOAT STORAGE



CONTEMPLATIVE WATERFRONT SPACE

"Des Moines aims to become one of the premier boating destinations in the Puget Sound, and the redevelopment of the Marina will extend to the waterside as well. Here, we will upgrade and expand our facilities, with many more options for day-use and long-term boaters."

skylab



- 01_WASSON HOUSE REMOVAL
- 02_SOUND VIEW PARK & OVERLOOK II
- 03_TRAFFIC CALMING
- 04_EXPANDED PEDESTRIAN ACCESS
- 05_RANGER TUGS SHOWCASE
- 06_QUARTERDECK
- 07_HARPER STUDIOS / SOUNDVIEW STRENGTH & CONDITIONING
- 08_ALLEY UNDERGROUNDING
- 09_DES MOINES THEATER

- 10_CREOLE SOUL
- 11_MARINE MAMMAL RESCUE
- 12_MARINA SCULPTURE GARDEN
- 13_MARINA STEPS
- 14_PLAZA AREA
- 15_223RD "URBAN CREEK" BIOSWALE
- 16_SALMON HABITAT ENHANCEMENT
- 17_NORTH BULKHEAD RENOVATION
- 18_PASSENGER FERRY DOCK
- 19_GREEN BELTWAY

- 20_BEBE NAILS RENOVATION
- 21_TBD COFFEE HOUSE
- 22_GREEN ROOF ADAPTIVE PURPOSE BUILDING
- 23_DOCK REPLACEMENTS
- 24_7-227 MIXED USE DEVELOPMENT



Des Moines IA
The National City

THE CONCORD GROUP
THG skylab

CITY OF DES MOINES - MARINA STEPS AND DEVELOPMENT OPPORTUNITIES

SUMMARY

The parcel is within Des Moines' Downtown Commercial (D-C) zoning. Key zoning aspects are summarized below:

ZONING SUMMARY

MAXIMUM HEIGHT: 35'
MAXIMUM FAR: 2.50

ALLOWED USES: Commercial, incl: Office, Retail, Hotel, Makers Space

PARCEL INFORMATION

The development parcel is currently used for boat storage and surface parking space for automobiles. The parcels are located just north of the planned Marina Steps and are envisioned as combined development split between sites at the bulkhead and against the steps.

PROJECT GOALS

Prioritize:

- Softening Parking With Active Mixed Use Development.
- Southern Exposure For Marina Floor Condominiums.
- Integrating Marina Steps With Active Commercial And Retail Use.
- Sensitive Adjacencies Between Hotel And Existing Residential Buildings.

Accomodate:

- Existing Fuel Storage Tanks.
- Minimal Impact On Existing Utilities, Provide Utility Corridor For Waterfront.
- Keep Location Of Guest Moorage Without Impacting Views.
- Seawall Structural Improvements At Bulkhead.

Maximize:

- Highest and Best Land Development and Use.
- Views For Hotel Rooms.
- Potential For Incorporation Of Sustainable Strategies (Solar, Green Roofs, Water Reuse).
- Integration For Public And Private Sector Investments.



Be a part of our great journey forward

