

Marina District Neighborhood UPDATE - May 1, 2023

WELCOME AND INTRODUCTION

Thank you for those in attendance and a discussion of the new approach for the *Marina District Neighborhood UPDATE* process. *(Meeting agenda follows)*

AGENDA - Marina District Neighborhood Update (May 1, 2023)

Welcome and Introduction

Neighborhood Updates and Engagement:

Citizen Advisory Board

Des Moines Marina Watch

Current Topics (Details provided below)

- Marina Redevelopment (Waterside & Uplands)
- Des Moines Comprehensive Master Plan
- Pedestrian Alleyway (between 7th and Marine View Drive)
- Bioswale Feature for 223rd Marina Entrance
- Marina District Theater Project
- 2023 Passenger Ferry

Community Input – What are your Concerns?

Opportunity for all to list their concerns, observations, or requests for City clarification.

Upcoming City Council Meetings

- May 4 General Meeting
- May 11 General Meeting (with Marina Development Financing)

Upcoming Community Events

- The Des Moines Food Truck Pilot Program (See flyer)
- May 13, Des Moines Opening Day of Boating Season
 - 11am: North seawall ribbon cutting ceremony
 - 10am to 2pm: Pop-up Farmers Market in north parking lot
 - Noon to 5pm: Wine and Art Walk in various Marina District venues
 - 3 pm: South Sound Opening Day of Boating Public Ceremony (Des Moines Yacht Club)
- May 23: Passenger Ferry begins
- June 3: Des Moines Farmer's Market begins, Saturdays from 10am to 2pm

Closing Remarks

- Call for possible future topics
- Next meeting is June 5, 6:30pm, at the Odd Fellows Hall

View the Des Moines Marina Watch website: www.desmoinesmarinawatch.com

Email contact at: desmoinesmarinawatch@gmail.com

Contact the City Council at: citycouncil@desmoineswa.gov

NEIGHBORHOOD UPDATE INFORMATION & MATERIAL

City Council Creates Citizen Advisory Committee

The Des Moines City Council has reestablished its Citizen Advisory Committee (CAC). The Committee will have twelve members, one each from the City's nine neighborhoods, two business owners, and one Marina tenant. There will be both a primary and alternate representative from each of these areas. The terms are 2 years; however, the first appointments have both 1 year and 2 year terms assigned to establish continuity with overlapping terms through the years.

The Marina District neighborhood CAC representatives are Victoria Andrews (primary) and Charlene Bacalzo (alternate). Their initial terms run for one year. (Both attended the Update meeting and addressed their expected roles.) The Committee will meet 3 to 4 times per year and the first meeting is currently scheduled for May 30.

The responsibilities of the Citizen Advisory Committee are generally to provide input to the City Council on issues facing the City and promote communication and participation in civic affairs. Specifically, the ordinance listed six primary duties:

- Review and provide input to the City Council on matters and issues as delegated by the City Council.
- Support and promote citizen participation and neighborhood enhancement.
- Promote and facilitate open communication between the City, residents, businesses, and other neighborhood organizations such as Homeowner Associations, Block Watches, etc.
- Review the City's budget and provide input to the City Council.
- Provide input to the City Council in advance of its annual planning/goal setting retreat.
- Bring matters and issues to the City Council that the Citizens Advisory Committee believes require City Council attention.

Information for our MDN CAC representative(s) will be a recurring part our agenda and Update material.

Des Moines Marina Watch

On September 27, 2022, the City announced their plans to locate a hotel in the middle of the Marina north parking area. In response to that surprise announcement, a group of Des Moines residents from across the city came together to advocate for the preservation of the public open space in the Marina north parking area. In addition, the group advocated for improvements in the City's communications with its residents. Hundreds of citizen comments were submitted to the City Council, and many came in person to address both these matters. As a result:

Preserving Public Open Space: The City has as advised, *at this time*, they will be *discontinuing* their plans to seek a private partner for other projects (hotel, retail, etc.) in the Marina north parking area. The City will be *continuing* its capital and infrastructure projects (City funded) for the north Marina area. This would include such things as the Marina Steps project, construction of an Adaptive Purpose Building where smaller boats (<28') would be stacked and launched. In addition, there are plans for a Pavilion structure and a surface water management concept (bioswale) to be incorporated on 223rd Avenue as it approaches the Marina at Outlook Park 1.

In addition, the Marina Watch group collected 1000+ signatures on petitions asking the City Council to designate the Marina north parking area as a park, to remain as a public benefit area in perpetuity. These petitions will be presented at the May 4, 2023 City Council meeting.

Improving Communications: In response to the large number of public comments, the City Council elected to re-establish the Citizen Advisory Committee and did so at its April 12 meeting. This should help keep the neighborhoods better informed on the City's plans, actions and projects.

Going forward there is more to be done with both these areas of concern.

Update on Current Topics

Marina Redevelopment (Waterside & Uplands)

Waterside – Dock Replacement:

Primarily includes the replacement of the marina docks, the replacement of the sea wall from L Dock to the south end of the marina, and the creation of an Adaptive Purpose Building (APB) for stacking smaller boats as well as other uses (Marina staff/offices, retail, etc.).

Up Lands – Economic Development

Primarily includes City infrastructure and features with Marina Steps and a Pavilion area. A water feature and potential commercial structures (the private investment elements).

Recap as a reminder: The initial draft of the Marina Master Plan was released in August 2021 and was followed by public review and comment. On February 10, 2022, City staff provided City Council with an update on dock replacement plans. That presentation summarized the preliminary economic, financial, and design analysis, and provided a 3-phased approach for dock replacements over a 17-year period. At that point, the timing was as follows:

- Phase 1 in 2025 with L, M, N docks
- Phase 2 in 2032 with F through K docks
- Phase 3 in 2039 with the remaining docks

Update - April 25, 2023: This schedule was updated at the recent Harbormaster briefing. They are still holding on Phase 1 but sounds like Phases 2 and 3 are being stretched out. There is also a sea wall replacement that will occur from K dock to the south end of the marina's rock jetty.

At this point, we are still waiting for an update to that initial Marina Master Plan covering the overall Marina redevelopment projects. In addition, there is no rendering to show the future layout of the marina area and its connection to the downtown corridor.

(You can view the City Council Briefing at: Des Moines Marina website; Marina Master Plan Information; City Council Presentation 2/10/2022.

<https://www.desmoinesmarina.com/marina-master-plan-updates.html>)

Other Dock Replacement Items

- All “in water” work will be done in what’s called the annual *Fish Window* of Sept. to Feb.
- Dock replacement plan currently assumes a “float out - float in” concept.
- Dock layout is complete. There will be a tight fairway between K & L docks.
- Funding will be provided through issuance of Bonds (~\$12.5M).
- Several permits required – all pending approval at this point.
- Installation sequence planning: N-1st, M 2nd, L 3rd .
- Displaced boats during install – will utilize guest moorage & other locations.

Adaptive Purpose Building (APB) & Small Boat Stack

- Location in area with east side of boat sheds - close to bank with an access road.
- The APB may be two separate buildings: boat stack facility and “other” use facility.
- Small boat launch/retrieval will be by forklift with capacity for ~28’ boats.
- Location will be where the prior sling was located.
- Water staging will be located adjacent guest moorage docks.
- Land staging area will likely be near the CSR boatyard.
- Boat stack facility might be an earlier project to help with revenue.

New Marina Tenant Restroom in South Lot

Proposal and preliminary cost estimates have been reviewed by staff. The approach is considering a prefabricated structure to achieve budget affordability.

Des Moines Comprehensive Plan

The Comprehensive Plan serves as a roadmap that expresses the community’s 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 Department of Commerce to support this effort. Input from residents is considered critical to the success of updating the plan. The City is currently working on a public participation plan and will be updating their website with those public engagement opportunities.

You can find the current Comprehensive Plan on the City website. There is also a link to it on the DMMW website under Documents and Links. Please become familiar with this material as it will be one of the most important updates from our City this year.

Pedestrian Alleyway (between 7th and Marine View Drive)

City Manager has addressed, in various Council meetings, an opportunity to create a “Seattle Post Alley” concept for the alley between 7th & Marine View Drive. The City has taken action to bury the utilities and to pave/blacktop a segment of the alleyway as part of their infrastructure commitment to the Theater project. At this point, we are still missing any downtown corridor master plan.

223rd Street - Green Street Planning:

On December 8, 2022, the City Council approved the acceptance of a grant from the Washington State Dept. of Commerce in the amount of ~\$300,000 to explore the design possibility for a surface water management project incorporating bioswale concepts. The

tasks include: Surveys, Cultural Resource Compliance, Stormwater Analysis, Preliminary design (with 3 options to include an inviting promenade). Cost Estimations, Stakeholder Outreach (with business, community, and staff), and City Council presentations. The grant end date is June 30, 2025.

Marina District Theater Project:

A long time coming. It is expected to be completed this year. 12 apartments with 4 studio apartments. Also includes a large (~400/500 seat) auditorium, a recording studio, a restaurant and other small retail units. There might be some music venues coming to town by the end of the year. This will be a great reason for people to visit to Des Moines. Parking will likely be the future challenge.

2023 Passenger Ferry

At the December 8 City Council meeting, City staff briefed the results of last summer's Passenger Ferry Service - Pilot Program between Des Moines and Seattle. Some positive data was presented on ridership, but it seems to be understood by everyone that there is always a need for subsidies with any public transportation program to support operations. There will be another pilot program this year beginning in May and running through September. The longer period will collect additional ridership data regarding the commuter group. After that, if data is still positive, the City would have to find a partner for a supporting subsidy before it became permanent. The City has been targeting the week of May 22 for that initial run – stay tuned.

(You can view the presentation by going to the City Council website on December 8. The report is given at the 35:43 minute mark. (Go to: www.desmoineswa.gov, City Council/Meeting Video/Video Archives/Dec 1 Council Meeting)

See the Des Moines Marina website for information regarding the dock replacement and waterside development plans: www.desmoinesmarina.com

Contact us at: desmoinesmarinawatch@gmail.com

Contact and forward your comments to City Council at: citycouncil@desmoineswa.gov