



CITY OF Des Moines

Marina

Des Moines Marina Master Plan

Glossary of Terms

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Adaptive Purpose Building (APB): A structure located on the Marina floor intended for a mixture of potential uses including but not limited to office, boat storage, retail, year-round farmers market, and other businesses associated with complimenting the Marina activities and waterfront experience. The APB will be integrated into the Marina steps and facilitate pedestrian access from Overlook Park to the promenade.

Breakwater: The large rock barrier built to shelter and protect the Marina from the force of waves. The breakwater is partially located on property owned by the Department of Natural Resources.

Bulkhead: A bulkhead, or seawall, is a vertical structure or embankment to protect and retain land from the erosion effects of the ocean. Also see north bulkhead and south bulkhead.

Covered Moorage: In water docks and/or slips with a roof structure.

CSR Marine: A private full service boat yard located south of the Marina office. CSR Marine leases property from the Marina.

Des Moines Marina Association (DMMA): Is a non-profit organization serving Marina moorage tenants and other stakeholder interested in improving the quality of the Des Moines Marina. The DMMA web site address is: <https://www.dmmaonline.org/>

Des Moines Yacht Club (DMYC): Is a boating club established in 1957, and promotes boating in the Puget Sound. The DMYC web site address is: <https://desmoinesyachtclub.com/>

Dock: Is typically a floating structure in a protected area for boats to moor, or provide access to waterfront activities.

Dry Sheds: There are currently 2 dry sheds structures located on the Marina floor. These buildings consist of 77 individual storage garages that are 25' x 8'11" x 8'5" and about 40 lockers that are 4' x 2'10" x 8'5". The existing dry sheds are envisioned to be replaced by the adaptive purpose building.

Dry Stack Storage: A method for storing boats that involves the vertical storage of boats in rack systems with the same density-storage philosophy used in the warehouse industry. Boats are moved to and from the dry stack storage area to the water via a fork lift or trailer system.

Dry Storage: Storage for a vessel and/or related items on land.

Enterprise Fund: The Marina is an enterprise fund in the City's accounting system, meaning that all marina revenues and expenses are supported by its direct use customers and not the general public. No general fund tax revenues of the City directly support the Marina, and no Marina revenues directly support the City. (See also Indirect Cost Allocation and Inter-fund General Fund Charge Back.)

Finger Pier: The gangway/walkway extending from a dock, that facilitates access to vessels moored on either side of the pier.

Frequent User Card: These are the access devices that residents and non-residents can purchase for day use (5am-10pm) to access to the 3 parking lots surrounding the Marina floor (beach park lot, north lot, and south lot). These passes operate on an annual basis from January 1st thru December 31st.

Guest/transient moorage: An area of the Marina set aside for visiting or traveling boaters. Vessels may be moored on our guest docks for up to 2 weeks maximum unless otherwise authorized by the Harbormaster.

General Fund: The General Fund (or current expense) is the City's operating fund. It accounts for all financial resources of the general government, except those required or elected to be accounted for in another fund. (See also Enterprise Fund)

Harbor: A manmade or naturally occurring place in the sea near land that is generally protected from the effects of the weather on the open water.

Harbormaster: The Department Director for the Marina who reports to the City Manager or his designee. The Harbormaster is responsible for all of the operations of the Marina.

Hot-Berthing: When a permanent tenant authorizes the Marina to utilize their slip space for a short period of time (less than a month) while it is vacant. Provided that the Marina was able to lease the slip to a guest, the tenant would receive a credit against their normal daily rate. The guest pays the normal guest moorage daily rate.

Indirect Cost Allocation: The Marina pays its proportional share of the City's overhead, including departments as finance, legal, and administration. (See also Enterprise Fund and Inter-fund General Fund Charge Back)

Inter-Fund General Fund Charge Back: This is when the Marina is reimbursed by the general fund for direct costs related to Marina staff operating outside normal Marina functions. (See also Enterprise Fund and Indirect Cost Allocation)

Liveaboard: Tenants who have signed Lease agreements with the Marina to live on their boat more than 7 nights/month. A maximum of 10 liveaboards are permitted in the Marina.

Marina: A port located on a body of water that provides dockage, moorings, storage, fuel docks, supplies and maintenance services for boats. The Des Moines Marina include both water side and land side functions.

Marina staff: Consists of office, service, maintenance, and security personnel as employed by the City of Des Moines. These employees are paid from the Marina's enterprise fund for all services related to the Marina.

Marina Redevelopment: The construction and reconstruction of marina assets, both water side and land side. Waterside redevelopment includes reconstruction of docks and bulkheads. Landside redevelopment includes construction of facilities that integrate the Marina to the downtown core, including the Marina steps, possibly including a small boutique hotel with other amenities, and the adaptive purpose building.

Marina Zone: An enterprise funded zone where revenue and expenses are retained for Marina operations. The marina Zone is separate and distinct from the City's Waterfront and Redondo Zones, which are supported by the City's general fund.

Mitigation: The action required by various regulatory agencies charged with oversight of the Puget Sound and our marine habitat, to offset the impacts of a project on the marine environment.

Municipal Facilities Committee: A Committee comprised of three City Council Members. City staff presents and receives feedback from the committee members on various capital projects and other operational issues. The Committee members provide consensus direction on information, which staff brings forward to the full City Council for further policy decisions.

Open Moorage: In water docks and/or slips without a roof structure.

Pile/Piling: These are heavy stakes, posts, or columns installed into the ground or seafloor to support the foundations of a superstructure, like the Marina, holding the docks in place.

Public Access: The public is generally permitted to access the Marina, within the designated operating hours. The general public is not permitted to access docks leased by permanent tenants. The Marina facilitates public access and enjoyment of the marine environment via the promenade, access to small businesses (like the Quarterdeck), parking in the north lot, and the public fishing pier.

Pump out station: A sanitation facility used for draining holding tanks on a boat. The Marina's pump out station is located at the tenant restroom facility in the south lot.

Redondo Zone: Is a City of Des Moines General fund operation. Revenues and expenditures from the Redondo Zone are part of the City's general fund. Marina staff time for the support of the Redondo Zone is compensated from the General fund.

Resident (vs. Tenant): A resident is a person who lives within City of Des Moines boundaries. A resident may or may not be a Marina tenant. Approximately 25% of the marina tenants are Des Moines residents. The vast majority of marina tenants are not residents of Des Moines.

Seasonality (*as it relates to boating, fishing, etc.*): Washington weather and fishing opportunities/regulations dictate the boating season and its uses. History reflects the high use boating months as late spring to early fall.

Slip: A docking space or berth for the accommodation of a marine craft.

Slip Mix: The range of sizes of slips in the Marina to accommodate various sizes of boats moored in the Marina.

Small Boat: Vessels that are generally under 30 feet and more frequently trailer-able. Can be either a power boat or a sail boat.

Subleasing: Similar to “hot-berthing” only for period of a minimum 1 month. Tenants are able to sublease their slip up to 6 months in a 12 month period. Unless they have sold their boat, they have the option to allow the new buyer to sublease the slip for a maximum 4 months.

Tenant (vs resident): A Marina customer who has a signed a lease agreement with the Marina to store a vessel or related item (trailer/kayak) on Marina property. A tenant may or may not be a Des Moines resident. Approximately 25% of the marina tenants are Des Moines residents. The vast majority of marina tenants are not residents of Des Moines.

Tenant Access: Tenants are granted access to all parking gates in the south lot and their individual docks, as well as the dedicated restrooms in the south lot. Tenants are not granted access to the Beach Park unless they purchase a Frequent User card. See Frequent User Card defined above.

Tenant Hoist: This is the stationary 2 sling hoist for specialized lifting small boats (less than 21’) out of the water and placed to a trailer. It is located just north of N-dock. Current load capacity is 3,000 LBS for the northern sling. The southern sling is out of order until repairs can be made.

Tenant parking: Current customers paying for moorage/storage for a vessel are provided special parking permits to park a vehicle in tenant restricted parking areas and afterhours. It is provided as a part of the moorage fee for their vessel storage. Tenant parking is generally provided in the south lot.

Travel Lift: Also called a boat hoist or boat crane, is a specialized type of crane used for lifting boats out of the water and transporting them around the Marina or to a trailer. The Marina owns a 25 ton travel lift which is a mobile sling hoist that can hoist up to about 50’ boats. This hoist is leased to CSR primarily Monday thru Friday and Marina staff have the ability to schedule launches and haul outs for tenants with boats up to 27’.

Waterfront Zone: Is a City of Des Moines General fund operation. Revenues and expenditures from the Waterfront Zone are part of the City’s general fund. Marina staff time for the support of the Waterfront Zone is compensated from the General fund.

Winter Moorage Program (guest dock): a monthly moorage program provided on our guest moorage dock for vessels 32’ and larger between the months of November and April.

Working Marina: An active marina with waterfront amenities and activities for the general public and for boaters. This can include boat repair and marine services.