



Des Moines Marina Master Plan Update

Municipal Facilities Committee
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Purpose & Objectives

- ▶ Waggoner Phase 2 Report
 - ▶ Presentations to City Council and Marina Stakeholders.
 - ▶ Presentation on Marina Website.
- ▶ Created a working Q&A Document
 - ▶ Questions and comments received by Marina tenants throughout the planning process.
 - ▶ City responses
- ▶ Review some questions and comments received from tenants of the Marina.
- ▶ Upcoming Work in May/June





Q & A Document Categories

- ▶ Received about 30 Questions and Comments so far
- ▶ General Categories (7):
 - ▶ Slip Mix
 - ▶ Covered vs. Open Moorage
 - ▶ Guest Moorage
 - ▶ Upland Uses/interface
 - ▶ Adaptive Building/ Dry Stack Storage
 - ▶ Financing & Rates
 - ▶ General

1: Slip Mix

Comment:

"Pivoting to 50ft slips from smaller slips does not serve the residents of Des Moines, but the wealthy boat owners many of whom are not residents of the city."

Response:

This is certainly a policy question for the future of the Marina. However, there are a number of issues with comments like this that should be addressed:

- ▶ *The City has never made a distinction between large boats and small boats, other than our ability to serve them.*
- ▶ *The value of the Marina to the City – remembering that no property tax goes to support the Marina – it is it's access, recreation, and opportunities to enjoy the Sound that are the hallmark of the value to our citizens.*
- ▶ *Wealth is a relative term. The reality is that boating is a recreational activity.*
- ▶ *The focus and goal of the Marina should be to specifically serve the entire Puget Sound regions boating community and not just those who are Des Moines residents.*
- ▶ *The comment assume that the Marina serves the Des Moines residents. In reality, approximately 24% of the current Marina tenants are Des Moines residents; 76% of Marina tenants are from outside the City.*

Also recall that about 80% of the land side visitors to the Waterfront Zone also come from outside the City (data from a former license plate survey). The data indicates that the Des Moines Marina has value as a regional asset and serves the region on both the land side and the water side of the Marina.

- ▶ *The comment assume that Des Moines residents do not own large boats. Current data reflects that 23% of Des Moines residents with boats moored at the Marina own a boat that is 32 ft. and larger, and moor it year round.*
- ▶ *The comment assume that the Marina cannot accommodate smaller boats in some other way. The Master Plan does suggest accommodating some of the displaced smaller boats in dry storage. This will also help reduce the number of derelict boat storage.*



#2: Slip Mix

Comment:

- ▶ “I would argue that the configuration proposed by the consultants is much more aggressive than what would serve the residents and those who have been supporting the Marina for the past 10 years.”

Response:

- ▶ **Support for the Marina is not provided by Des Moines residents but by the Marina tenants.**
- ▶ **The perspective of the consultants is based on establishing the most viable, healthy, safe, solvent and sustainable Marina possible for ALL future users and trends in the Pacific Northwest boating community.**
- ▶ ***Policy Question:* Should the Marina feel obligated to the tenants who have benefitted from long term moorage at the Marina?**



#3: Guest Moorage

Comment:

- ▶ “I believe the path to connecting the city is an important decision and I believe that if done it will improve the use of the marina and it will bring more “day use” to the marina which will increase the use of smaller boats.”

Response:

- ▶ **We agree that upland side development of the Marina could generate more “guest” or “day use” moorage. Our master plan is designed to accommodate the potential for an expanded guest moorage area for this very reason.**
- ▶ **One option that is being considered is, as M and N docks are being replaced, to shift all of the coverage moorage on N dock over to M dock (if we can get permits to do covered moorage). That will leave N dock with all open moorage, creating a possibility for an expanded guest moorage dock in the future. This will be beneficial as development and economic activity expands on the Marina floor and the downtown area.**
- ▶ **Guest moorage can be designed in a way to accommodate various sizes of boats who will all participate in increased activity on the Marina floor and its connection to the downtown.**

#4: Marina Upland Use & Interface

Comment:

- ▶ “Connecting the city and marina will be an expensive endeavor, but if done will massively enhance the businesses in the City and will increase the value to all tax payers.”

Response:

- ▶ ***We completely agree. There is a synergistic relationship between the Marina and the City, and the interface needs to be well thought out. The development of this interface and visioning is what the City has been working on with The Holmes Group, Skylabs, the Waggoner Marina Group, and the community over the past few years. The productivity and vibrancy of the interface area will support the future needs of both the Marina and the City.***



#5: Adaptive Building/ Dry Stack Storage

Comment:

- ▶ “Building a dry storage facility similar to what is on Lake Union is not attractive and will be a bone of contention for the condo’s that would be looking at the boat stack.”



Response:

- ▶ ***The condo owners will not see the dry stack storage. If it can be incorporated into the “adaptive purpose building”, this would all be interior to the building. The condo owners would see the green roof of the building, with active pedestrian uses to enhance the current view and overall aesthetics of the Marina.***



Marina Master Planning Work Schedule and *Next Steps*:

May/ June:

- ▶ Council Meeting May 6th
- ▶ Review SOQ's / Consultant Selection
- ▶ Defining specific terms (for example):
 - ▶ **Enterprise Fund:**
 - ▶ **Mitigation:**
 - ▶ **Tenant (vs resident):**
 - ▶ **Slip Mix:**
 - ▶ **Working Marina:**
- ▶ Begin Work on a Draft Ordinance (Harbor Code)
- ▶ Tenant Restroom Option



Questions & Comments?

- ▶ We continue to encourage our tenants to submit any questions or comments by emailing MarinaMasterPlan@desmoineswa.gov.
- ▶ All presentations and reports are available on the Des Moines Marina's website at www.desmoinesmarina.com.