



## Harbormasters Report

### April 3, 2023

#### Dear Marina Tenants:

Following the March 2023 Harbormaster's report and the DMMA's meeting there were a couple new questions brought to our attention. We appreciate them very much and have included those into this report, (along with a revisit of two previous questions). We will continue to do so each month along with any questions received by tenants. Please remember for those that have not had a chance to look at some of those previous Q&A's, feel free to do so via the Marina's website. The Marina's [webpage](#) remains the best avenue to review Marina Zone redevelopment information. Remember there is never a need to wait for meetings to ask questions ☺. Marina Master Plan questions can be emailed to [marinamasterplan@desmoineswa.gov](mailto:marinamasterplan@desmoineswa.gov). General marina/tenant questions can be emailed to [marinainfo@desmoineswa.gov](mailto:marinainfo@desmoineswa.gov).

As a follow up to the email sent on March 14th, there is an opportunity for a Marina tenant to hold a seat on the Citizens Advisory Committee. The Marina tenant position does not require you to be a City of Des Moines resident however, it does require you to have been a Marina tenant for a minimum of 1 year. If you have any interest in this opportunity please click this [link](#) to review information and apply. For any additional information and/or questions, please contact Chief Administrative Officer Bonnie Wilkins at [bwilkins@desmoineswa.gov](mailto:bwilkins@desmoineswa.gov).

**Mark Your Calendars! Staff and I will be holding a Q&A meeting for Marina Tenants only on April 25, 2023 at the Des Moines Activity Center (Senior center) from 6:00pm-8:00pm.**

#### Follow Up To Previous Question:

**1) Small Sling:** "Please update us on the plan for placement of the small boat sling or lift. Permits, dock design, location on the sea wall, etc. Having the small boat sling repaired or replaced in the early part of Phase 1 would provide great utility for both Marina and tenants. From our discussions, we assume the Adaptive Purpose Building (APB), with its boat stacks, would come on-line as the small boats come off the water in Phase 2. From the February 10, 2022 briefing to City Council, Phase 2 dock installation is planned for 2032. That provides an 8-to-9-year period during which an operational sling or lift would have an opportunity to generate revenue from the current boat shed up to the point of their demolition."

*It sounds like there may have been some confusion on my response and I hope to clear that up a little better so have included that question again in this months report.*

*At this time, we are looking into all options, along with alternative launching methods. For example, do we build a similar sling launch structure for tenants to use for maybe only the next 2-3 years, and then need to remove that investment when the current sheds are replaced with Dry Stack Storage, as at that time, we will no longer have self-serve launching. Alternatively, do we remove the current sling launch structure and replace the current wood decking with a much larger steel and concrete deck that could be utilized by a negative forklift that will extract boats from the Dry Stack racks and then negatively drop them in the water? One machine to do the functions of two jobs? We are also looking at the different in-water staging options. What are the costs?*

*As you can see, there are still many questions, potential options and costs that are being looked into. We have also been touring several other facilities between Anacortes and Olympia, and the methods they use.*

*Information from our Engineering team: No plan for replacement of the condemned sling launch function had been developed at the time permit application (JARPA) and SEPA checklist materials were submitted for the Phase 1 Marina Replacement Project. The reason being was that the hoist was decommissioned at the same time the permitting applications were due. Therefore, to cover any potential actions at the sling launch pier area over the life of the permit, it was decided to include demolition/removal of the condemned creosote timber pier and launch, and include replacement language of a new steel and concrete pier in the permit application. This was felt to represent the largest potential impact (# of pile and overwater coverage) and thus cover any potential future work at the site with minor modification(s)/notifications(s) that would not require additional consultation or permitting.*

**2) Parking Gates:** “We would appreciate increased urgency applied to the repair or replacement of the parking lot gates. The busy summer season is fast approaching. With that, security risks increase, and the City’s revenue stream will be lost. What are the specific steps going forward for both decision and action to restore the gates? Does this take City Council approval with a budget amendment or is it within the authority of the City Manager?”

*We have now received three quotes for new equipment. We are currently setting up times to have staff physically look at, and use these systems. We want to make certain the functionality and reliability would be best for the Marina for both our customers/users and staff. We have also been directed by City Administration to look into incorporating whatever system chosen for the Marina to make sure it will work smoothly at Redondo’s parking facility.*

**New Question(s) Received:**

**3) Fairway Length:** “If slip lengths are increasing on all 3 docks, we don’t understand how you can maintain a functional fairway. Current fairway space between M and L dock is 54’, which from M dock is 1.35, already short of the 1.5 target. If M changes to 46’ slips on the south and L becomes 42’ on the north, the fairway becomes 44’. How does your plan make the fairways functional?”

*The Marina was originally built with fairways measuring approximately at a 1.5 distance of the current slip size in-between the docks. As you know we currently allow a 10% overhang for every slip, with that overhang the fairways are greatly reduced. These over hangs as it is, reduce the distance between the docks to approximately 1.20-1.35. The new dock configuration will not allow any overhang, eliminating that 10%. Our engineers factored this in with the new slip mixes and layout. The decision made by the team during planning intended to go with optimizing slip lengths while not decreasing fairway widths significantly below existing “effective/functional” widths (inclusive of allowed overhang).*

*However, we have requested a more detailed dock layout and confirmation on the new configuration from our engineers. We hope to receive this update, along with diagrams, to provide that information at the April Tenant meeting as well as in the May Harbormaster’s report.*

4) There was a question as to why Marina tenant parking passes are not valid for Redondo.

*The Redondo facility is a general fund supported facility, Marina Tenant enterprise funds do not support this general fund operation.*

## Other Updates

- ❖ The Marina staff is now approximately 50% done with the Guest Moorage Electrical upgrade. We are looking forward in being able to provide adequate power to support the new electrical needs of visiting boaters, along with having installed the backbone for electric vessels of the future.
- ❖ Staff has also nearly completed the pressure washing of all docks. If you observe a problem, or have a concern, please reach out to the Marina office.
- ❖ We would like to thank the Des Moines Yacht Club for the new Wind Sock. Mike with the Yacht Club directed staff to have it placed approximately 6 foot high above the breakwater. Marina staff has installed it at the Southwest corner of the Rock Jetty.
- ❖ City Staff provided the Council Members status updates at the March 09, 2023 meeting. You can view this meeting [here](#). Feel free to watch the entire meeting however, the Marina portion does not begin until about the 02:30:28 point.
- ❖ Office staff have also been working with our software programmer for our accounting system and hope to be able to offer a paperless statement option. While this option is not available just yet, the office staff are currently collecting a list of interested tenants who wish to transition to paperless statement only. If you have an interest to receive your statement via email only please email [marinainfo@desmoineswa.gov](mailto:marinainfo@desmoineswa.gov) and you will be added to that “wish” list. Once the system has been put in place and tested we will notify all those on that list that they have been transitioned to paperless statements.

As always, we continue to encourage all of our tenants to send questions and comments about Marina Redevelopment and other Marina questions, comments or concerns to; [marinamasterplan@desmoineswa.gov](mailto:marinamasterplan@desmoineswa.gov). As noted earlier, we have updated our Tenant Q&A document with a couple of past months questions related to the Marina Master Plan. To review old questions feel free to visit that site. General Marina related questions should be emailed to [marinainfo@desmoineswa.gov](mailto:marinainfo@desmoineswa.gov).

**Helpful Links and Information:** As a reminder, we publish and update Marina information on our website as soon as updates are available. Below are some direct links to some of the more popular topics.

[Moorage Rates](#)

[Harbormaster Reports](#)

[Letters to Tenants](#)

[Marina Master Plan and Project Updates](#)

[Fuel Prices](#)

[Moorage Information](#) (Including location of Rules & Regulations and Rates & Tariffs)

City of Des Moines Municipal Code: [Harbor Code is Chapter 15](#)

Thank you all and have a great April!

Scott Wilkins  
Harbormaster

# TENANT MEETING AGENDA

## APRIL 25, 2023

WHERE: Des Moines Activity Center  
2045 S. 216<sup>th</sup> St. | Des Moines, WA 98198

WHEN: 6:00pm – 7:00pm

- **Welcome Everyone**
- **L, M, N, Dock replacement updates:**
  - **timeline/staging/permit status**
  - **dock layout**
- **Small Sling Update/ APB**
  - **thoughts/concerns/future use/alternatives**
- **Tenant Restroom Update**
- **Marina Current Project Updates**
  - **Phase II/III (Future Estimates)**
  - **Marina CIP & Winter Projects**
- **Staffing Updates**
- **Citizen Advisory Committee**
  - Contact Chief Administrative Officer Bonnie Wilkins at [bwilkins@desmoineswa.gov](mailto:bwilkins@desmoineswa.gov)
- **Mayor, City Manager comments**
- **Questions/Comments?**