



Harbormasters Report

March 03, 2023

Dear Marina Tenants:

Welcome to March!

Event reminder, for those that are unaware, the Des Moines Y/C's Annual Swap Meet is the 18th of this month.

After the February's Harbormaster report and the DMMA's meeting there were a few new questions brought to our attention by the DMMA. We have included those into this report, and we will continue to do so each month along with questions received by tenants. For those that have not had a chance to look at some of those previous Q&A's, please feel free to do so via the Marina's website. The Marina's [webpage](#) also remains the best avenue set in place to review Marina Zone redevelopment information. Please remember there is never a need to wait for meetings to ask questions☺. Questions can be emailed to marinamasterplan@desmoineswa.gov.

New Questions Received:

“#1 MMP Comment: DMMA is anxious to have a release of the draft (or final ?) version of the Marina Master Plan regarding dock replacement. The last draft version was in August 2021. At that point there were few details and several gaps in the descriptions. This produced many questions that could not be answered until more work was completed by Marina Staff and their design contractor.”

This appears to be 2 questions, (Marina Master Plan, and 95% Dock replacement) The Draft Marina Master Plan remains available on our website, the final version will be presented to City Council this year. At this time, we are still waiting to see if any up-land development designs need to be incorporated into the Marina Master Plan.

“All questions and comments around that first draft have essentially been asked. With 95% of the dock replacement design work being reported as complete, we would like to see an update released for review.”

The 95% design has been received and is currently under review by City Staff. It is not complete until City Staff have completed their review and re-submitted to Moffatt and Nichol for final updating. That final design of L, M, and N reconstruction will be posted on our website.

“#2 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.”

Below you will find the communication regarding permits. As for location and design, we are still waiting to see what the APB (dry stack) location and design will look like to see how that will affect the type of launch facility and location. (i.e. Negative forklift, new Rail system).

2/10/2023 Email from our consultant:

*“RE: Information on this project: Des Moines Marina, **Dock and Sling Launch Replacement** - (To the Army core of engineers)*

I was speaking with Samantha about another project and she indicated that ESA consultation has not yet been initiated for this project. Can you please let me know what you need from us to get that process started? As you are likely aware, ESA consultation has been the longest lead-time for federal permit review and also comes with more stringent conditions that we would need to account for in the final design phase. Our schedule has that design phase occurring this summer and construction happening next year. Hopefully we can get that all to line up – I’ve been seeing ESA consultations speed up lately with the programmatic BiOp well underway. “

As you can see from the above communication to the Army Corps of Engineers, the replacement for this structure is under the same analysis, permits and in-water work regulations and requirements as the Dock Replacement project.

We were also notified of a similar question on a community page of some sort, inquiring about the “Dry Shed Hoist Status”. For clarification, this project is included in the engineers and design team’s tasks for L, M, and N Docks replacement. Through this process, alternative launch options are still being investigated.

“#3 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 received two quotes for total replacement with a third quote to be arriving this week. The cost of replacement will be taken to City staff for review and Council for a final decision and approval. .

#4 Electrical Charging Station (vehicles): I don't recall info on any plans for a charging station for electric vehicles, but may have missed it. Are there any in the works”?

At this time, electrical charging stations for vehicles is not in our current scope of work for the Dock Replacement Project. However, that is something that is, and will be considered as upland redevelopment plans are put together for both the Marina Zone and Waterfront Zone.

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. 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 can be emailed to 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](#)

Again, thank you all and have a great rest of March,

Scott Wilkins
Harbormaster