

WELCOME TO THE DES MOINES MARINA

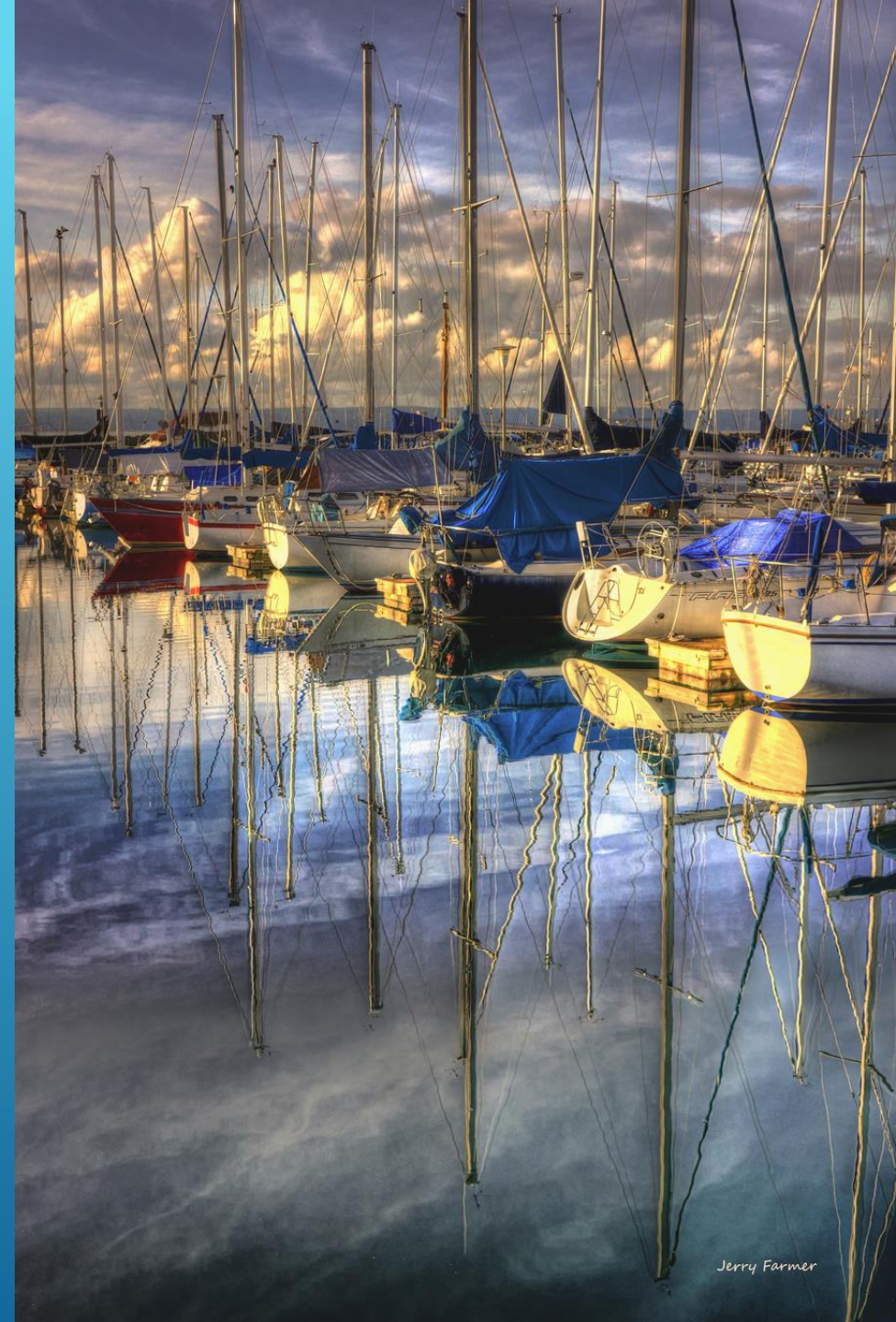


- ▶ CITY COUNCIL DIRECTION
- ▶ Context of Marina Development
 - ▶ Historical
 - ▶ Value
 - ▶ Economic
 - ▶ Previous Marina Study
 - ▶ Context of current development in the City
 - ▶ Recreational
 - ▶ Water related
 - ▶ Cultural
 - ▶ Social
 - ▶ Emergency Preparedness


GOALS FOR TONIGHT

- ▶ Maintain a working Marina
- ▶ Maintain a solvent Marina
- ▶ Direction to Create:
 - ▶ A Sustainability Plan for the Marina for the next 30 years

CITY COUNCIL DIRECTION



MARINA FINANCE

- ▶ Marina is owned by the City
 - ▶ Marina is an Enterprise Fund that pays for itself
 - ▶ No City property taxes are used to pay for the Marina
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HISTORICAL

- Marina
 - Origin
 - Development over time
- Capital Investment
 - ✓ Completed
 - ✓ Dredging \$ 450,000 – 1994
 - ✓ New Fuel System – Bulkhead work \$ 600,000– 1997 - 98
 - ✓ Gate Security system – 1997-98
 - ✓ Quartermaster Purchase - \$750,000 – 2000 - 01
 - ✓ A – D Dock rebuilds \$130,000 - 2003-07
 - ✓ Electrical System upgrades - \$ 750,000 – 2001- 05
 - ✓ CCTV Security Cameras - \$150,000 – 2006 - 08
 - ✓ Maintenance Dredging - \$600,000 – 2007
 - ✓ Water Main relocation - \$800,000 – 2008 – 10
 - ✓ North Marina combined projects - \$5, 400,000 – 2010 – 12

**APPROXIMATELY \$10 MILLION
TOTAL INVESTMENT**

FUTURE CAPITAL PROJECTS NEEDED TO MAINTAIN INTEGRITY OF MARINA INFRASTRUCTURE

Electrical improvements on docks - \$60,000/annually 2017-22

New Fuel Dispensers \$80,000 - 2017

Maintenance Dredging – Channel \$500,000 – 2018

North Marina Projects - \$12,000,000 – 2018 - 2040


- North Bulkhead
- Timber Breakwater & West Bulkhead
- South/Guest Moorage Bulkhead
- Public Fishing Pier Improvements
- Promenade Extension
- Bulkheads South of M Dock - \$3,600,000 – 2028 - 2040
- Dock Reconfiguration & Rebuilds Currently being estimated 2028 – 2040
- **TOTAL FUTURE COSTS AT LEAST \$16,240,000**

DOCK REPLACEMENT SCHEDULE

Dock	Replacement Year	Age at Replacement	Cost
Replace M Dock - 1970	2030	60	1,750,000
Replace N Dock - 1970	2033	63	1,800,000
Replace L Dock - 1970	2035	65	1,800,000
Replace K Dock - 1970	2037	67	1,800,000
Replace I Dock - 1970	2040	70	1,825,000
Replace H Dock - 1970	2042	72	1,850,000




Previous Marina Study 2012

- Premier Destination location
 - Serves multiple functionalities
 - Create value to capture value
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- ▶ Revitalize City's Waterfront
- ▶ Attract Both Local Citizens and Tourists
- ▶ Generate Economic Activity in an Underused Area
- ▶ Enrich Surrounding Area With an Attractive and Vibrant District
- ▶ Enhance City Revenues
- ▶ Create a New Vision Through a Public Planning Process

MARINA AND BEACH PARK DEVELOPMENT PLAN PROJECT OBJECTIVES (2012)

CONTEXT OF CURRENT DEVELOPMENT IN THE CITY

- South King County comparable cost of land advantage
 - Development of the Des Moines Creek Business Park
 - New Federal Aviation Administration building
 - Metro Pilot Project
 - Significant increased demand for downtown development and Marina development
 - To keep development on the Marina “human scale” need public/private partnerships to make development feasible
 - A logical partner is the Port of Seattle
 - State of Washington mandate for Ports to assist and create economic development
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ENHANCE THE MARINA AS A DESTINATION LOCATION

Build on the recreation opportunities and the Beach Park

Make development interesting

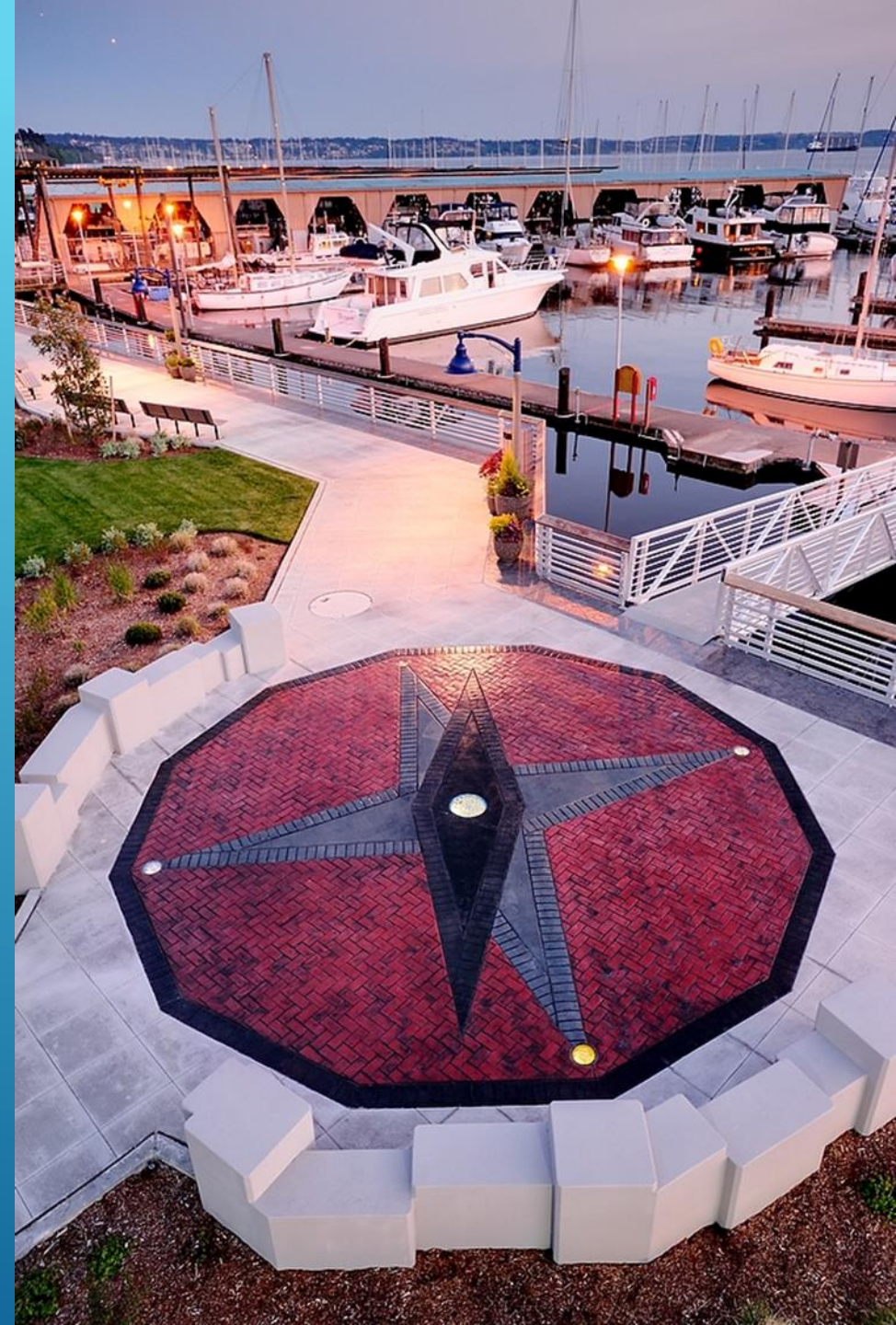
Focus on multiple activities

Consider development of NODES

Create innovative development options

Focus on:

- sustainable development
- energy efficiency
- multi-modal transport



WHAT IS CURRENTLY HAPPENING

City received a grant from the Port of Seattle last fall

for \$31,000 and the City matched the grant with another \$31,000

Three studies were undertaken:

- Design feasibility on the Marina floor
- Parking study of downtown and Marina
- Market study to identify retail/dining demand

Studies to be completed in May and presented to City Council

THE VALUE OF PUBLIC SPACE

- Promenade
- Fishing pier
- Wasson House
- Beach Park



PROVIDE FOR MULTIPLE ACTIVITIES

- Walking
- Picnics
- Dining
- Retail
- Fishing
- Bicycling
- Boat tours
- Special events
- Pedestrian connectivity to the Downtown
- and many more






WHAT IF,
FOR
EXAMPLE



THIS
HAPPENED

COMMUNITY PARTICIPATION

- Plan to use the information in these three studies as the basis for a COMMUNITY CHARRETTE to discuss development options to be held this summer
 - Ongoing discussions with the community, when the studies are complete and City Council provides input and direction, as needed
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Questions?

THANK YOU