

DES MOINES MARINA STEPS

PUBLIC FORUM

FEBRUARY 13, 2024

6-8 PM

PUBLIC FORUM AGENDA

6:00 - 6:10 Welcome and Orientation *by Jennie Foglia-Jones*

6:10 - 6:15 Mayor's Remarks

6:15 - 6:25 Marina Redevelopment History *presented by Jennie Foglia-Jones*

6:25 - 6:50 Marina Steps Project Presentation (iteration, outreach, development) *presented by PLACE*

6:50 - 8:00 Public Circulation through project boards - facilitated by project team *PLACE, KPFF, and City Staff*

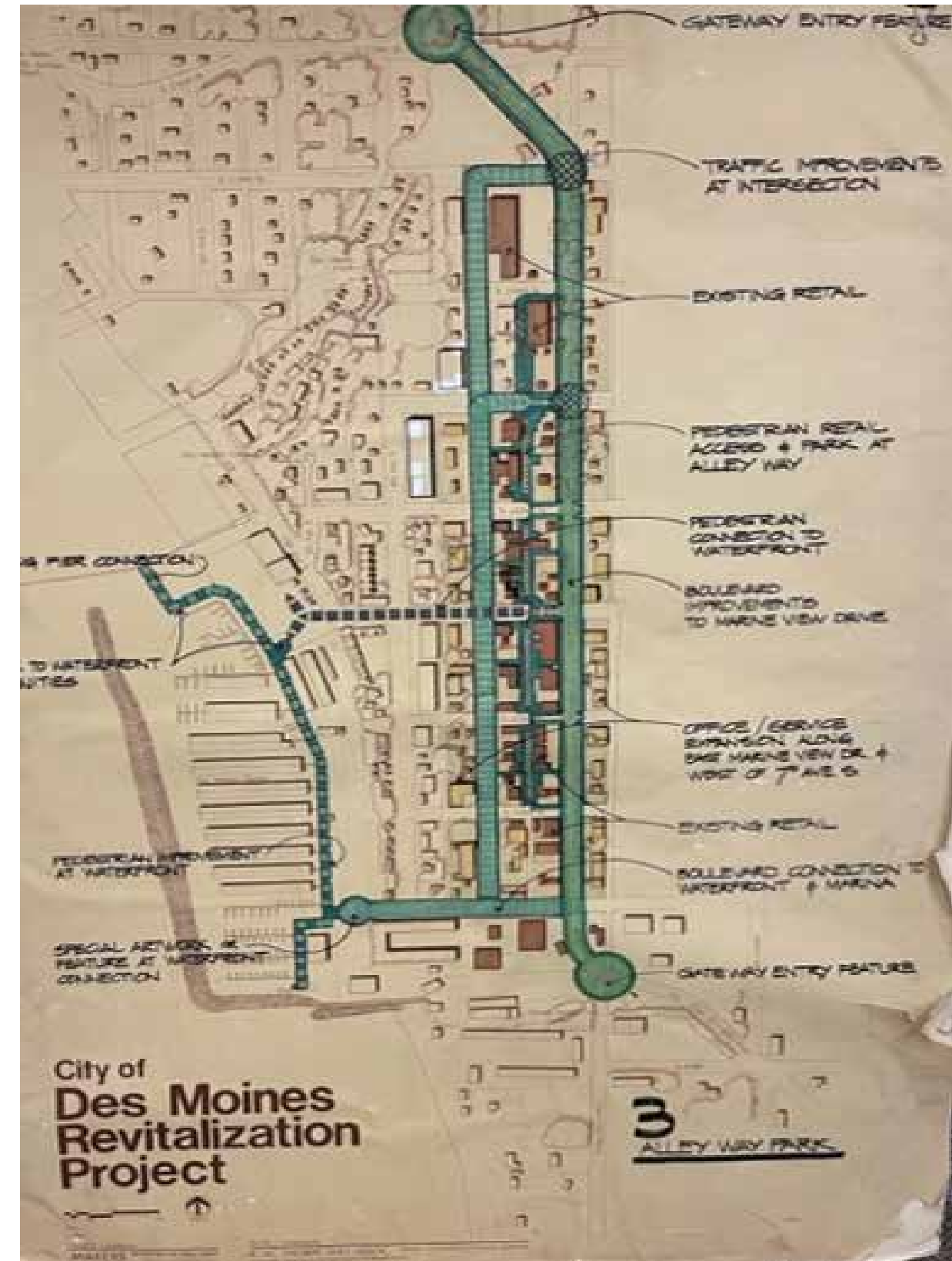
MARINA DISTRICT REDEVELOPMENT HISTORY

DES MOINES MARINA HISTORICAL REVIEW

- Through the life of the City and Marina, there have been many efforts to appropriately enhance the value of the waterfront to the City and region
- Tonight, we would like to recount an abbreviated history of those earlier efforts
- **COMMITMENT TO GROWTH, ACCESSIBILITY, AND ECONOMIC DEVELOPMENT**

MID - 1980 PLANNING 1984

- The planning board highlights pedestrian access from the Downtown to the Marina
- This critical connection has evolved into the opportunity to create the Marina Steps



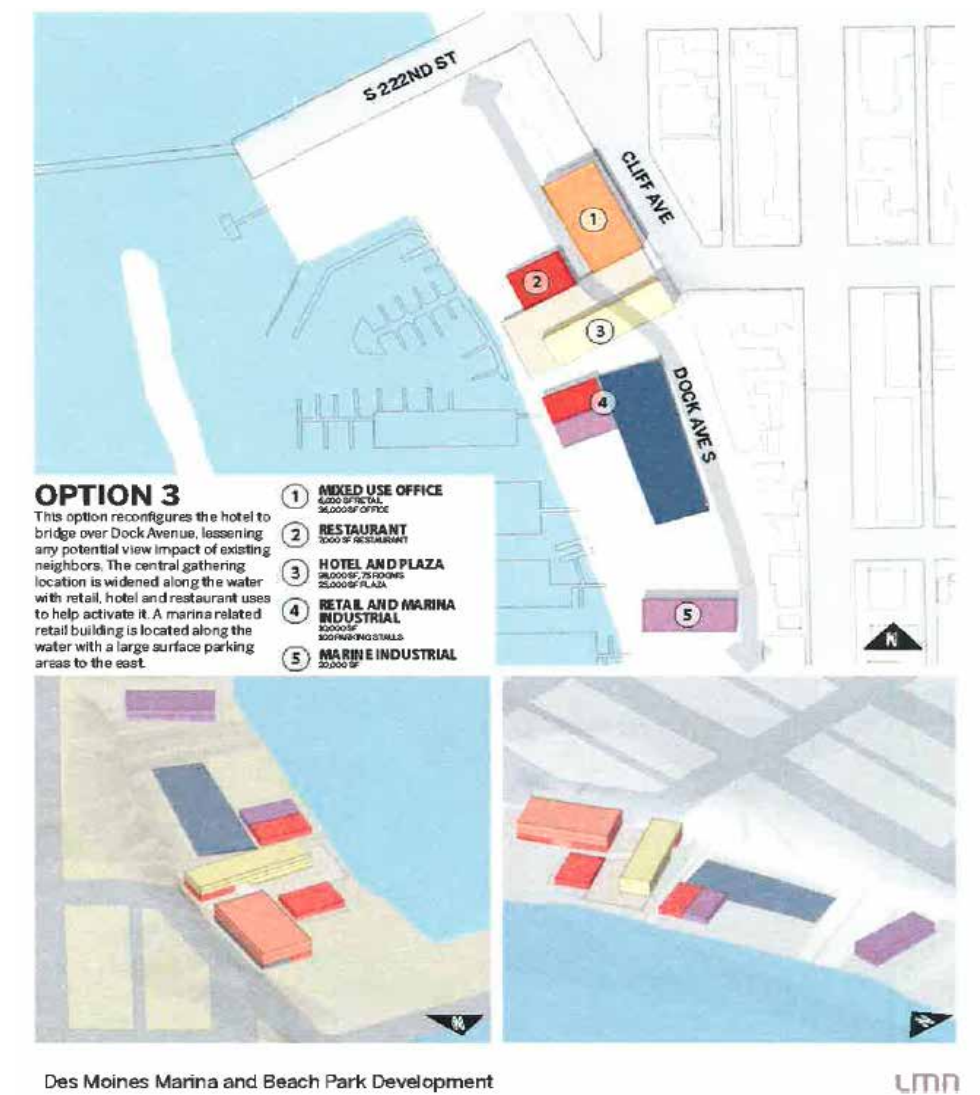
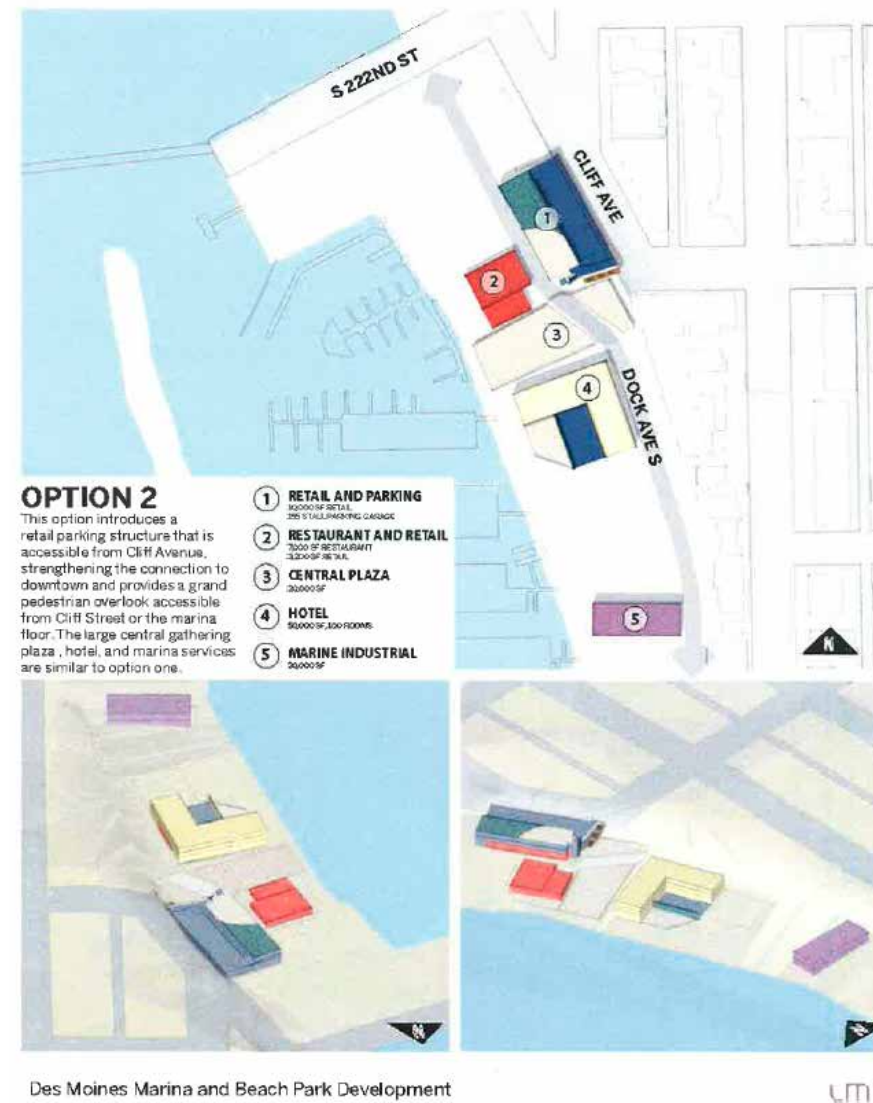
UNIVERSITY OF WASHINGTON MARINA DISTRICT ENHANCEMENT PLAN 2008

- In 2008 the University of Washington's Department of Architecture prepared a Marina District Enhancement Plan.



MARINA BEACH PARK DEVELOPMENT COMMITTEE 2012

- Following the UW study, Council appointed a joint committee to review Marina and Beach Park Development.
- This joint committee, comprised of community members and Council members, recommended development options for the Marina.
- They considered 4 development options and ultimately their recommendations were a hybrid, combining options 2 and 3.



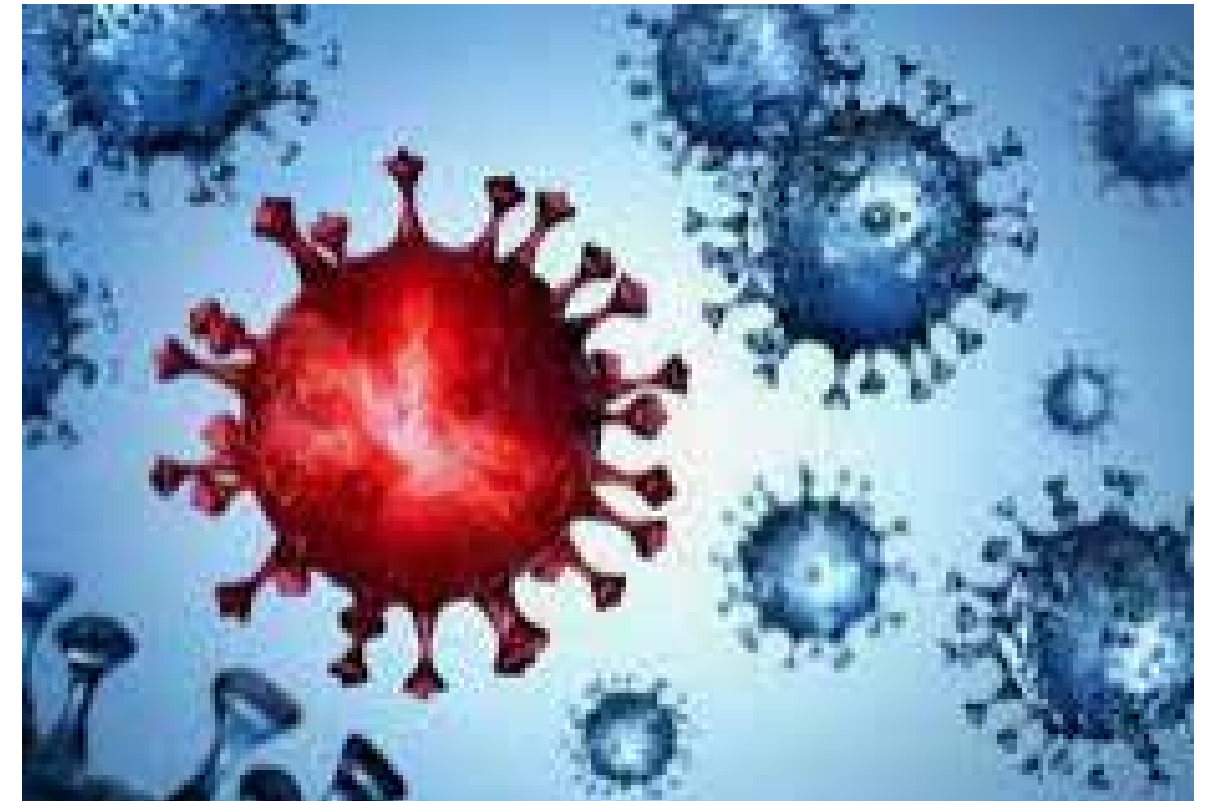
EFFORTS LEADING TO REQUEST FOR QUALIFICATIONS 2016-2020

- New Administration with expertise in economic development
- Since that time, three separate consultant studies reviewing market conditions, design options, and the potential for public/private partnerships
- Three large community open houses to review development options – providing public comment opportunities



COVID IMPACTS 2020

- Fall of 2019, Council authorized City Administration to identify Marina redevelopment partners
- COVID interrupted and delayed the process
- Significant delays across City programs, including Marina redevelopment efforts



EXCLUSIVE NEGOTIATING AGREEMENT 2022

- March 2022 - Entered into an Exclusive Negotiating Agreement (ENA) with Developer
- During negotiations, Developer expressed strong interest in expanding the development scope which exceeded requirements for development established by the city council
- September 2022 - City terminated ENA

CURRENT DYNAMIC

- **PUBLIC INVESTMENT:** As a result of COVID, and other national and international macro-economic factors, the City is in a better position to continue to pursue capital and infrastructure projects through public investment
- Public/private partnership may not achieve the desired timely outcomes

PUBLIC INVESTMENTS COMPLETED



- SOUND VIEW PARK: Transformation
- NORTH BULKHEAD: \$12M improvements to ensure structural integrity
- PASSENGER FERRY SERVICE: Phase I
- COMMUNITY SHUTTLE: Ongoing operation linking the Angle Lake Station to the Downtown and the Marina

CRITICAL LINKAGE OF DOWNTOWN TO THE MARINA

- **HEART OF MARINA REDEVELOPMENT:** The Marina Steps **LINK** the downtown to the Marina
- Critical additional phases include investment in Marina infrastructure, replacing docks, providing integrated access and utilization of the Marina, and the landside development
- Continuing to invest in the public infrastructure on the landside will accomplish pedestrian connectivity all the way from the entrance to the Beach Park, with promenade development that will eventually link to Anthony's Home Port Restaurant

**BUILDING CONNECTIONS, FOSTERING ECONOMIC GROWTH,
AND CREATING A LEGACY FOR GENERATIONS TO COME.**

DES MOINES MARINA STEPS DESIGN PROGRESS

PROJECT SCHEDULE

2023

2024

SPRING

SUMMER

FALL

WINTER

SPRING

SUMMER

FALL

WINTER

PROJECT STARTUP

CONCEPT ALTERNATIVE DEVELOPMENT

NARROWED TO SINGLE ALTERNATIVE

ONLINE PUBLIC SURVEY OCTOBER 2023

PUBLIC COMMENT DESIGN RESPONSE

COSTING

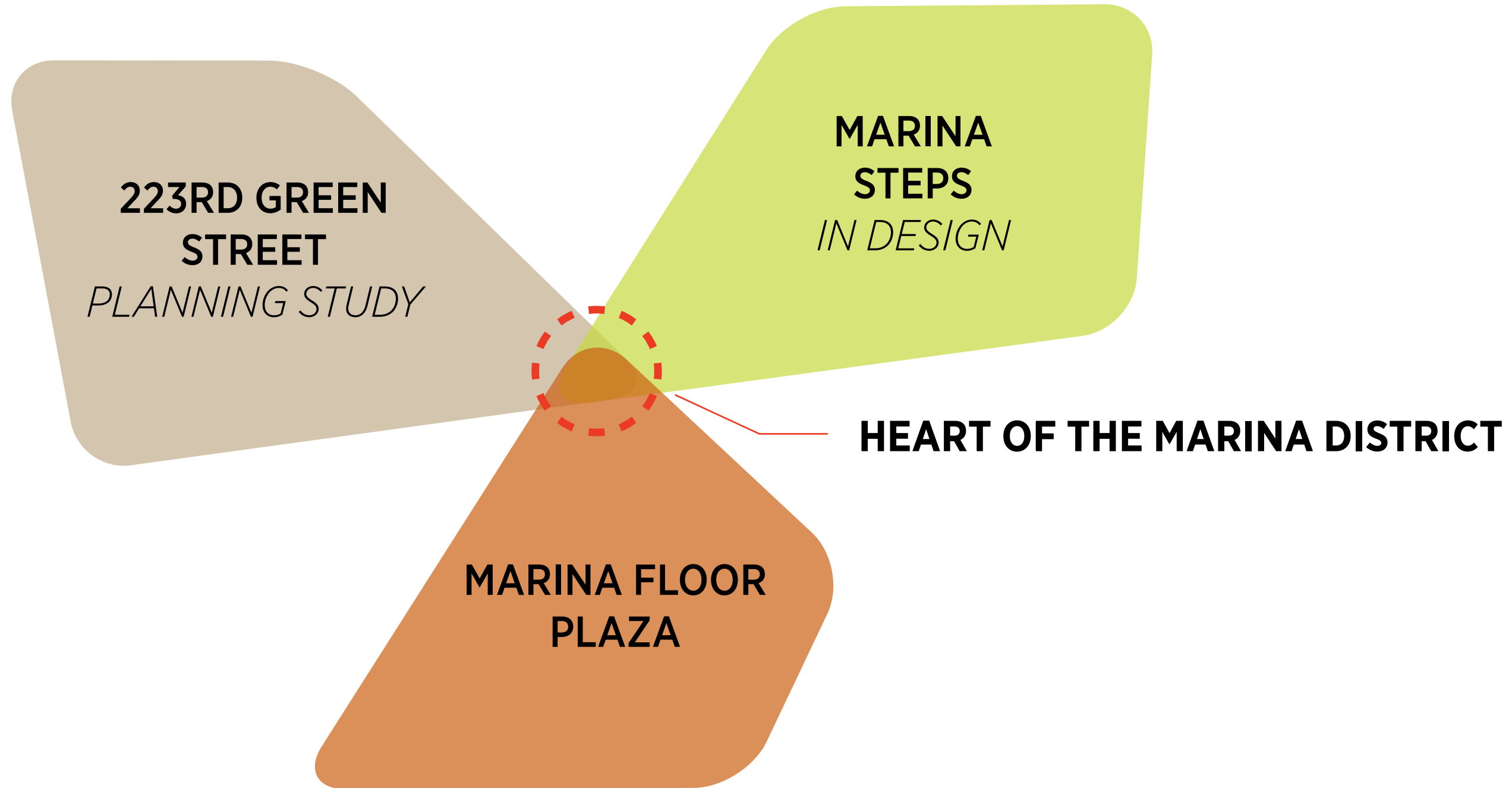
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DESIGN REFINEMENT AND DOCUMENTATION

PERMITTING and PROJECT BID

CONSTRUCTION 2025

MARINA DISTRICT | LONG TERM PUBLIC REALM GOALS



SUSTAINABLE DEVELOPMENT OF PUBLIC INFRASTRUCTURE FOR GENERATIONS TO COME

MARINA STEPS OBJECTIVES

CONNECT the waterfront to Downtown with a distinctive missing 'Pedestrian Connection'

SUPPORT public life and enjoyment of downtown Des Moines and the Marina

CAPITALIZE on the view and sense of openness

DESIGN places for respite, play, and gathering

PROVIDE equitable access for all

FACILITATE flexible uses

ACCOMODATE and support the farmer's market at the marina floor

EXPAND economic development opportunities for the downtown core

EMBRACE the coastal northwest experience of landscape

MARINA STEPS DESIGN VISION | PACIFIC NORTHWEST CULTURE + ENVIRONMENT



LANDSCAPE | Draw inspiration and reference iconic Pacific Northwest beachscapes, hillsides, and forests.



WATER | Celebrate stormwater and improve water quality through visible landscape expression.



CULTURE | Honor and acknowledge that we are on the traditional land of the first people of this region while also telling the story of the working waterfront.

MARINA STEPS DESIGN CONCEPT | ALTERNATIVE CONSIDERATIONS

● VIEWS ● MARINA IMPACTS ● POTENTIAL USE ● STORMWATER ● FUTURE DEVELOPMENT ● EMERGENCY ACCESS



1 AMPLIFY | WALKWAYS TO SOUTH



2 FLIP | WALKWAYS TO NORTH



3 CENTRALIZE | STAIRS CENTERED

MARINA DISTRICT | PUBLIC DEVELOPMENT VISION



01_MARINA STEPS

02_223RD ST

03_MARINA PLAZA

04_EXISTING HARBORMASTER HOUSE

05_EXISTING QUARTERDECK RESTAURANT

06_EXISTING WATERFRONT PROMENADE

ONLINE PUBLIC SURVEY OCTOBER 2023

MARINA STEPS 'BLUFF CLIMB' | ONLINE SURVEY OCTOBER 2023



MARINA STEPS 'BLUFF CLIMB' | ONLINE SURVEY PROGRAM ELEMENTS



MARINA STEPS PUBLIC COMMENT | 274 RESPONSES

“**The marina is the biggest draw the city has** and I am very much in support of connecting it to the downtown in a space that is beautiful and walkable. I think **this will benefit the local businesses** and create more of a draw for people from outside the area. I would 100% use this space.”

“Anything to make Des Moines **more family/kid friendly!**”

“I appreciate that the city is **prioritizing views of the water along Marine View Dr.**, in the downtown core. I would hate for the downtown core to be so built up along Marine View Dr., so as not to even see the water.”

“**Inclusion and accessibility are key.** Include a communication board for thoes who are non verbal, make the play structure accessible to all.”

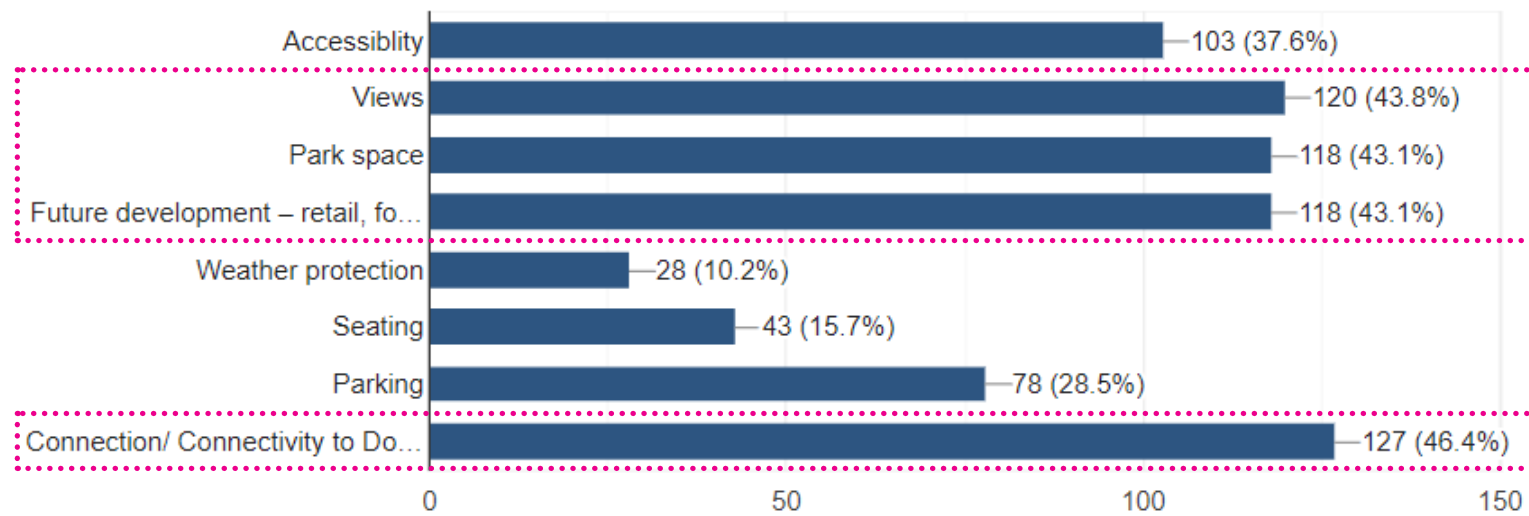
“Keep them simple and feeling local.”

“**Nice areas for movies in the park, concerts, more tables and benches, playground equipment for all ages, as well as water splash pad.** Educational area for teachers and students to meet. Speaker series about local area, history and marine life. Des Moines Historical Society should be incorporated in this new area.”

MARINA STEPS PUBLIC COMMENT | 274 RESPONSES OCTOBER 2023

What is most important for you about the Marina Steps Project? Please select your top three priorities

274 responses

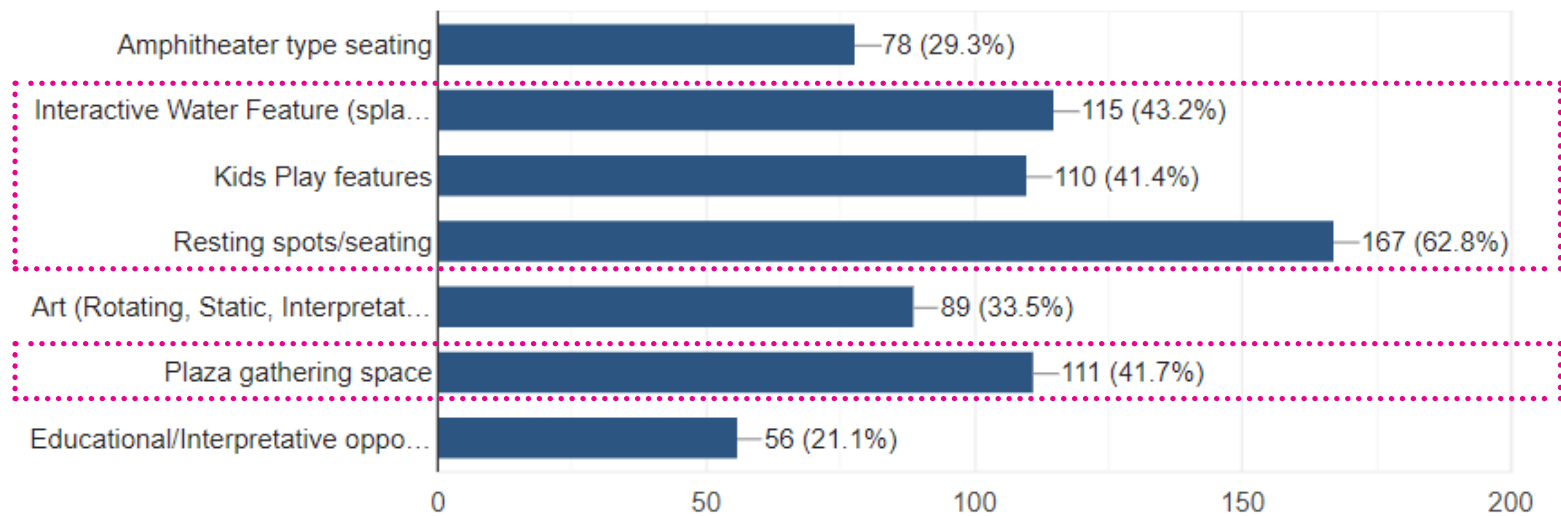


PRIORITIES

- Connectivity to Downtown
- Views
- Park Space
- Potential for Future Development

What elements, if possible, would you like incorporated into the Marina Steps Project? Please select your top three interests.

266 responses



PRIORITIES

- Resting Spots
- Interactive Water Feature
- Plaza Gathering Space
- Kids Play Features

MARINA STEPS PUBLIC COMMENT | 274 RESPONSES OCTOBER

ADDITIONAL COMMENTS AND CONCERNS

- Some concern for parking, desire to reinstate paid parking.
- Support of Farmer's Market, access to it, and potential year- round use.
- Safety is imperative - sightlines and lighting.
- Consider neighbors and construction noise and increased use.
- Accessibility and Universal design is imperative.
- Native and adapted planting is desirable.
- Additional restaurants and retail would be a positive improvement.
- Connect bike facilities, consider marina.

CURRENT DESIGN DEVELOPMENT

DESIGN RESPONSE BASED ON PUBLIC COMMENT

CONTINUE to articulate the stairs and ramps for universal, comfortable access.

CONTINUE to study view sheds from outside and within the project.

ADD seating nooks along pathways and plaza.

REFINE + DEVELOP the play areas up the hillside.

DESIGN a splash pad water feature and accompanying seating in the plaza.

INCLUDE cues from the Marina and Waterfront design language.

UNDERSTAND lighting design for safety, CPTED lens, as well as visual continuity with marina.

ACCOMODATE and support the farmer's market at the marina floor.

MARINA STEPS | DESIGN DEVELOPMENT FROM PUBLIC COMMENT



MARINA STEPS | DESIGN DEVELOPMENT



MARINA STEPS | DESIGN DEVELOPMENT



MARINA STEPS MATERIALITY | ROOTED TO PLACE



Continuity of marina 'Blue Bell Light' up to 223rd.

Incorporation of boardwalk rail at overlooks.



Playful use of marine life vernacular at play zones.



'Mast' light illumination for hillside terrain.



Concrete backed benches.



Driftwood vernacular.

MARINA STEPS DESIGN DEVELOPMENT | 223RD OVERLOOK



MARINA STEPS DESIGN DEVELOPMENT | 223RD OVERLOOK AT TWILIGHT



MARINA STEPS DESIGN DEVELOPMENT | STORMWATER LANDINGS



MARINA STEPS DESIGN DEVELOPMENT | PATHWAY RESTING SPOTS



MARINA STEPS DESIGN DEVELOPMENT | NET CLIMBER



MARINA STEPS DESIGN DEVELOPMENT | CHUTES AND LADDERS PLAY



MARINA STEPS DESIGN DEVELOPMENT | PLAZA WATER FEATURE + SEATING



MARINA STEPS DESIGN DEVELOPMENT | PLAZA AT TWILIGHT



THANK YOU!