

Des Moines Marina Master Plan Update

Municipal Facilities Committee
March 25, 2021

Scott Wilkins, Harbor Master
Katy Bevegni, Assistant Harbor Master
Dan Brewer, Chief Operations Officer



Review

Last month we

- ▶ Discussed and Reviewed Zones:
 - ▶ Marina Zone
 - ▶ Waterfront Zone
 - ▶ Redondo Zone
- ▶ Reviewed Condition Assessment Report - Reid Middleton Report
- ▶ Presented the Initial Draft Marina Improvement Plan (MIP)
- ▶ Discussed the Master Plan schedule and next steps



Purpose and Objectives

- ▶ Introduce 4 policy related Issues:
 - ▶ Covered Moorage
 - ▶ Slip Sizes
 - ▶ Dry Stack Storage
 - ▶ Reconstruction of Dry Sheds - Multipurpose Structure
- ▶ Proceeding with recruitment and selection of A & E Services
- ▶ Draft Marina Improvement Plan (MIP) - Update
 - ▶ Framework
- ▶ Next steps:
 - ▶ Mark Bunzel Phase 2 Report



Marina vs. Waterfront Assets and Liabilities

- ▶ Marina (blue) - Enterprise Fund
 - ▶ Like a private business
- ▶ Waterfront Zone (orange) - City's General Fund
 - ▶ North Parking Lot
 - ▶ Beach Park
 - ▶ Van Gasken



Changes Coming to the Marina (out of necessity and opportunity)



Reasons:

- ▶ In-water and Marina Floor infrastructure are over 50 years old
- ▶ Many elements are at, past, or reaching their end of useful service life
- ▶ Existing systems do not meet present-day building codes
- ▶ Existing in-water construction materials are environmentally unfriendly
- ▶ Existing in-water storage configuration:
 - ▶ Too many small slips and too few large slips
 - ▶ Not meeting existing demand
 - ▶ Not ideal for projected future demands
- ▶ Preparing to make significant capital reinvestments

Marina Master Planning Work

Condition Assessment Report by Reid Middleton

This assessment was specifically for estimating remaining design life for the in-water facilities.

- ▶ **Good:** No visible damage or only minor damage is noted. No repairs are required.
 - ▶ **Satisfactory:** Limited minor to moderate deterioration was observed. No repairs are required.
 - ▶ **Fair:** Primary elements are sound, but minor to moderate defects or deterioration are observed. Repairs are recommended, but the priority of the recommended repairs is low.
 - ▶ **Poor:** **Advanced deterioration** is observed on widespread portions of the structure. Repairs may need to be executed with **moderate urgency**.
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- ▶ **Serious:** Advanced deterioration or breakage may have affected the primary structural components significantly. Local failures are possible, and repairs should be carried out on a high-priority basis.
 - ▶ **Critical:** Extremely advanced deterioration or breakage has resulted in localized failure(s) of primary structural components. More widespread failures are possible or likely to occur, and repairs should be carried out on a high-priority basis.

VISUAL ASSESSMENT – DOCK FACILITIES

To provide an estimated design life for the inwater facilities, Reid Middleton performed a visual walkthrough of the inwater dock facilities on September 25, 2020, along with marina maintenance staff, including Pat Wolfrom. The visual assessment included walking each of the docks starting with the commercial dock in the north and ending with D Dock in the south, including review of A to C Docks from the shore. The waterfront facilities visually assessed included gangways, floats, piling, covered roof structures, and general dock utilities.

The visible structural components of major systems were viewed. Underwater inspection, material testing, and detailed inspections were not included in the scope and were not conducted. While a condition inspection was not performed, general condition of major infrastructure elements by dock were reviewed following general guidance and methods described in the *ASCE Manuals and Reports on Engineering Practice No. 130 (MOP 130), Waterfront Facilities Inspection and Assessment*. The following observation condition ratings from *MOP 130* are used in this report:

Good	No visible damage or only minor damage is noted. No repairs are required.
Satisfactory	Limited minor to moderate deterioration was observed. No repairs are required.
Fair	Primary elements are sound, but minor to moderate defects or deterioration are observed. Repairs are recommended, but the priority of the recommended repairs is low.
Poor	Advanced deterioration is observed on widespread portions of the structure. Repairs may need to be executed with moderate urgency.
Serious	Advanced deterioration or breakage may have affected the primary structural components significantly. Local failures are possible, and repairs should be carried out on a high-priority basis.
Critical	Extremely advanced deterioration or breakage has resulted in localized failure(s) of primary structural components. More widespread failures are possible or likely to occur, and repairs should be carried out on a high-priority basis.

This assessment was specifically for estimating remaining design life and was not a detailed inspection. Given the age of the facilities, periodic inspections should be performed in accordance with the ASCE MOP 130-2015, which recommends routine inspections at least every five years for these types of facilities.

The general condition of each structural element by dock lateral observed is summarized in Table 1. Photos of the various elements are included in Appendix A. The following provides a general summary by major structural element.

Marina Master Planning Work

Initial Draft Marina Improvement Plan (MIP) Concept

Tier 1 (5-10 years)

- ▶ Tenant Restroom
- ▶ Dock Replacements/Removals: E, F, G, M, & N
- ▶ Dry Sheds / Storage Lot (Marina Redevelopment)
- ▶ Electrical System upgrade south of CSR
 - ▶ South Lot Parking lighting would coincide.

Tier 2 (10-20 years)

- ▶ Bulkhead south of CSR (early T2)
 - ▶ Extension of Pedestrian Walkway
- ▶ Fuel Tank upgrade *
- ▶ Tenant Hoist
- ▶ Dock Replacements: H, I, J, K, & L

Tier 3 (20-30 years or opportunity)

- ▶ Dock Replacements: A, B, C, & D
- ▶ Travel-Lift
- ▶ Utilities
- ▶ Marina Office
- ▶ Guest Moorage Restrooms

Marina Master Planning Work

Dock Locations: E, F, G, M, & N



Marina Master Planning Work

Policy Issue: Covered Moorage

- ▶ Covered moorage is popular with boaters
 - ▶ Protection from the elements
 - ▶ Limited supply on Puget Sound
- ▶ Competing interests, issues, and concerns
 - ▶ View corridor impacts
 - ▶ Environment / permitting
 - ▶ Costs / Risks
- ▶ Goal: Retain as much covered moorage as possible
 - ▶ Must be economically feasible
- ▶ Reality: There will be less covered moorage
 - ▶ Permitting requirements
 - ▶ Costs



Marina Master Planning Work

Policy Issue: Slip Sizes

- ▶ Transitioning to larger slips (40 - 50 foot)
 - ▶ Boating industry trend is to larger boats
 - ▶ Bunzel Phase 1 Report

- ▶ Financial benefits

Dock:	E	F	M	N
Slips:	69	63	47	34
Size:	20-24'	24'	40'	50'
2019:	\$151,167	\$136,767	\$305,862	\$311,447
2020:	\$159,070	\$159,568	\$322,709	\$327,680

- ▶ Docks with larger boats produce 2X revenue

- ▶ Evaluation of slip mix on-going
 - ▶ Bunzel Phase 2 Report

Current Configuration	Slip Length in Feet	New Configuration
38	20	
190	24	
251	28	
14	30	
68	32	
	34	
72	36	
	38	
64	40	
	42	
	46	
28	50	
2	54	
3	64	
730	TOTAL	

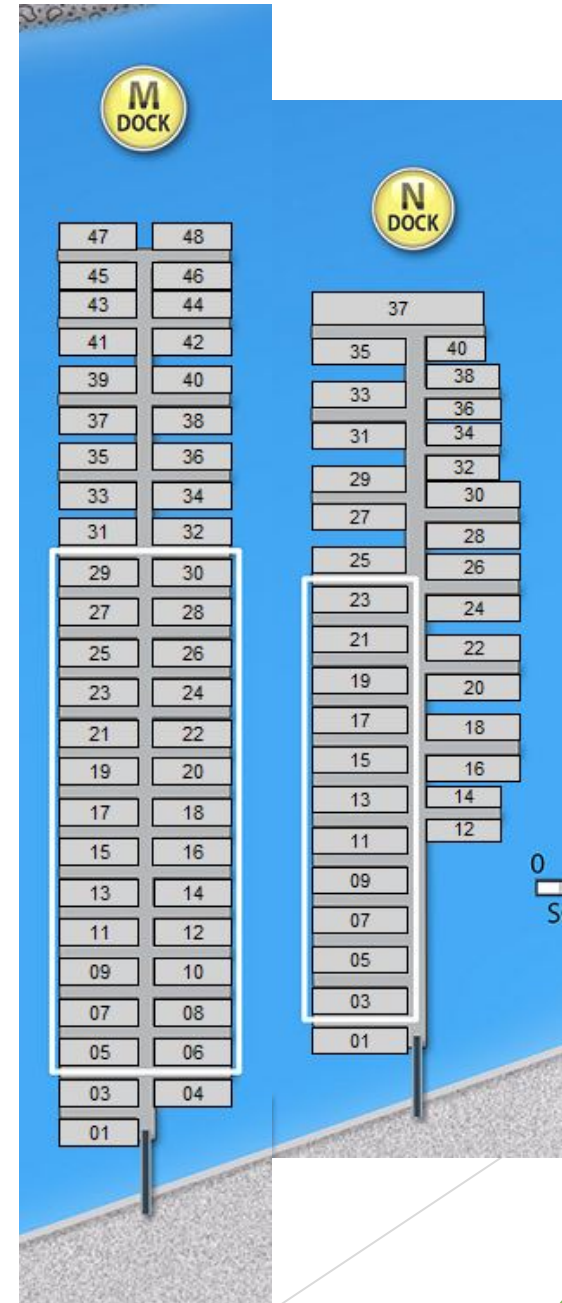


Marina Master Planning Work

Policy Issue: Slip Sizes

Priority 1: Replace M & N Docks

- ▶ Condition assessment report
- ▶ Currently 40 and 50 foot slips
- ▶ Land-side infrastructure already updated
 - ▶ Sea-wall, Utilities, etc.
- ▶ Currently mostly covered moorage
 - ▶ Will allow the city to test potential permitting issues
 - ▶ Costs
 - ▶ Will tenants be willing to pay?



Marina Master Planning Work

Policy Issue: Dry Stack Storage

- ▶ Transition to larger slips (40 - 50 foot)
 - ▶ Result: Wider fairways
 - ▶ Wider fairways means fewer docks
 - ▶ (Possibly E, F, & G Dock removals)
- ▶ Goal: Retain the smaller boats at the marina
 - ▶ Accommodate some boat storage in a new structure
 - ▶ Engage private sector
 - ▶ Review local partnerships (eg. DM Yacht club)
- ▶ Functionality and Revenue
- ▶ Expanded service opportunity



Marina Master Planning Work

Policy Issue: Reconstruction of Dry Sheds - Multipurpose Structure

Goals:

- ▶ Retain existing revenue stream from dry sheds.
- ▶ Create additional revenue to cover financing options of new structure.
- ▶ Create additional revenue to facilitate Tier 2 marina capital investments.
- ▶ Potential new revenue streams:
 - ▶ Marine Manufacturing (inside new building)
 - ▶ Showroom (eg. Silverback)
 - ▶ Office/Retail (eg. Ranger Tugs)
 - ▶ Restaurants
 - ▶ Boat storage (inside new building)
 - ▶ Year-round waterside farmers market leases
- ▶ Dove-Tail with other Marina Redevelopment including:
 - ▶ Marina Steps
 - ▶ Integrating the foot-path
- ▶ Not block views from condos



Multipurpose Structure (Sky Labs)



Multipurpose Structure (Top View)



Multipurpose Structure (Front View)



Back of building.
Keeping roof line below condo 1st floor.

Multipurpose Structure

Why this is crucial for the marina

- ▶ Additional revenue sources are essential
 - ▶ 2012 Bonds: Paid off in 2022
 - ▶ Current annual debt service is already part of the Marina budget
 - ▶ Reissue Debt for M & N Docks (possibly one more)
 - ▶ \$6-7 Million
 - ▶ 20 Years
 - ▶ Condition Assessment Report
 - ▶ 10-15 years
- ▶ Want to retain displaced smaller boats at the marina
- ▶ Create additional revenue from multipurpose building
 - ▶ Facilitate Tier 2 marina capital investments.

Marina Master Planning Work

Recruitment and selection of A & E Services

- ▶ Engineering Services
 - ▶ Dock replacements (M & N)
- ▶ Architectural Services
 - ▶ Multipurpose Structure



Marina Master Planning Work

Draft Marina Improvement Plan (MIP) - Update

Agency: <u>City of Des Moines, WA</u>		ATTACHMENT A				From: <u>2022</u>		To: <u>2041</u>						
						Hearing Date: _____		Adoption Date: _____						
						Amend Date: _____		Resolution Number: _____						
Proposed Priority No.	City Project Number	Project Identification	Project Phase	Project Cost in Thousands of Dollars				Local Agency Expenditure Schedule (Year)						
				Fund Source				2022	2023	2024	2025-2027	2028-2031	2032-2041	
				Phase Start (mm/dd/yyyy)	Federal Funds	State Funds	Local Funds	Total Funds						
Tier 1 Projects														
1		Tenant Restrooms Marina Replace existing tenant restroom. Construct new building with four unisex restrooms/showers and one public unisex restroom (no shower). Facility will also include a tenant porta-potty dump station and a laundry facility.	PL EN CN											
				TOTALS	0	0	0	0	0	0	0	0	0	0
2		Dock Replacement (N) Marina Replace N dock with 50' slips. Provide covered moorage as permitted, and upgrade waterside utilities. Coordinate with E, F, and G Dock removals and re-adjust remaining dock spacing for wider fairways.	PL EN CN											
				TOTALS	0	0	0	0	0	0	0	0	0	0
3		Dock Replacement (M) Marina Replace M dock with 50' slips. Provide covered moorage as permitted, and upgrade waterside utilities. Coordinate with E, F, and G Dock removals and re-adjust remaining dock spacing for wider fairways.	PL EN CN											
				TOTALS	0	0	0	0	0	0	0	0	0	0
4		Dry Sheds (Marina Redevelopment - Phase 1) Marina Replace existing dry shed facilities by incorporating them into a new structure. New structure to facilitate water-side year round farmers market and other leasable areas for retail, office, restaurants, and marine manufacturing. Building to incorporate ramp from overlook park to marina floor.	PL EN CN											
				TOTALS	0	0	0	0	0	0	0	0	0	0
5		Storage Lot (Marina Redevelopment - Phase 2) Marina (Property) / Waterfront (Development) Coordinate with City's Redevelopment project and marina steps.	PL EN CN											
				TOTALS	0	0	0	0	0	0	0	0	0	0
6		D Dock Finger Extensions	PL											

Marina Master Planning Work

Next Steps: Mark Bunzel Phase 2 Report

- ▶ March 30th: Bunzel Phase 2 Report
- ▶ April 8th: Council meeting
- ▶ April 14th: DMMA, Marina tenants, and stakeholders meeting
(5:30-6:30 PM)
- ▶ April 22nd: Municipal Facility Committee
- ▶ May 6th: Council meeting
- ▶ July 23rd: Draft Marina Master Plan Issued (Tentative)

Marina Master Planning Work Schedule and Next Steps

2021	March/April	May/June	July/August	Sept/Oct
	<ul style="list-style-type: none"> • Mark Bunzel Report • Reid Middleton Assessment Report • Staff Recommendations • Condition by Marina Assets • Policy Questions • Community Meetings • DMMA/Tenant Comment Committee review/recommendations 	<ul style="list-style-type: none"> • Council decisions on Policy and MIP • Preliminary Engineering • Permitting and logistics • Funding options 	<ul style="list-style-type: none"> • City Staff edit/Review • Draft Issued • Community Meetings 	<ul style="list-style-type: none"> • Final Marina Master Plan reviews • 2021 Master Plan adopted by City Council (Nov.) • Update City's Comprehensive Plan (Dec.)