



DES MOINES MARINA COMMUNITY MEETING

WELCOME

Des Moines Yacht Club Commodore, Mike McGahan

Mayor, Matt Pina

Councilmember Jeremy Nutting, Chair Des Moines City Council Economic Development Committee

Des Moines City Manager, Michael Matthias

Skylab Architects



MAYOR MATT PINA



CITY COUNCILMEMBER JEREMY NUTTING

- ▶ Chair of the Des Moines City Council Economic Development Committee.



CITY MANAGER MICHAEL MATTHIAS

► Thanks



PROCESS FOR TONIGHT

- ▶ Powerpoint Presentation.
- ▶ Community Input.

CURRENT ACTIVITIES IN THE MARINA AND DOWNTOWN



- #1 Wasson House Removal
- #2 Van Gasken House & Overlook II
- #3 Traffic Calming
- #4 Expanded Pedestrian Access
- #5 Ranger Tugs Showcase
- #6 Quarterdeck
- #7 Tag Zone Property
- #8 Alley Undergrounding
- #9 Des Moines Theater
- #10 Short Term Parking
- #11 Marine Mammal Rescue
- #12 Marina Sculpture Garden
- #13 Marina Steps/Developable Space
- #14 Beautification Planters Downtown Marina

#1 WASSON HOUSE



#2 VAN GASKEN HOUSE & OVERLOOK II



#4 EXPANDED PEDESTRIAN ACCESS



#5 RANGE TUG SHOWCASE



#6 QUARTERDECK



#8 ALLEY UNDERGROUNDING



#9 DES MOINES THEATER



#12 MARINA SCULPTURE GARDEN



#14 BEAUTIFICATION PLANTERS DOWNTOWN MARINA





HOW WE GOT HERE

- ▶ Port of Seattle Economic Development Grants and City Matching Funds:
 - ▶ Phase I - Des Moines Marina Feasibility and Market Analysis Final Report.
 - ▶ Phase II – Des Moines Marina Financial Feasibility Study.
- ▶ This evening we will share our Phase III Economic Development Grant products that is still in process.

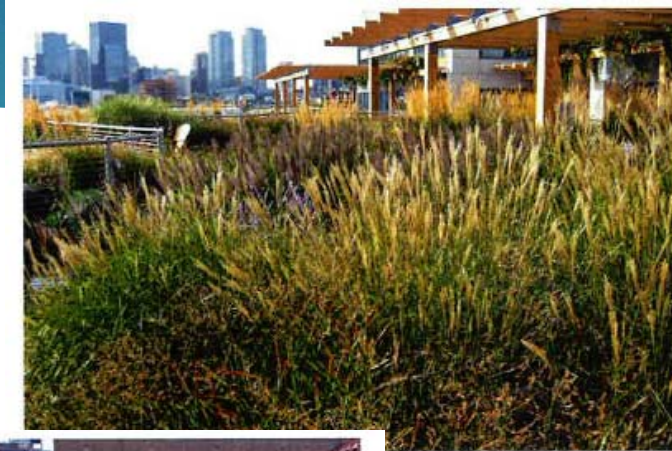
PHASE I

- ▶ We explored potential public amenities including:
 - ▶ Conceptual options for Marina steps.



PHASE I

- ▶ Conceptual options for a green roof on a new Marina building.





COMMUNITY INPUT

- ▶ In October, 2017 the City sponsored a community meeting on a donated Argosy Boat, docked in the Marina.
- ▶ The purpose of the meeting was to identify the communities preferences for uses on the Marina floor:
 - ▶ The highest preferences were for:
 - ▶ All weather market facility.
 - ▶ Casual dining/brew pub.
 - ▶ Boutique hotel.
 - ▶ Food/retail.
- ▶ Preferences associated with the Marina steps:
 - ▶ Retail shops/brew pub/wine bar/restaurants.



LESSONS WE LEARNED

- ▶ Public investment in infrastructure
- ▶ Establishing public space
- ▶ By the community identifying preferences we can begin to see what the demand function will look like
- ▶ The value of the business park employment base to further demand and implementation of a multi-modal community shuttle to enhance access to the downtown and Marina from the Angle Lake light rail station



PHASE II

- ▶ Focused on financial feasibility and orders of magnitude of cost to construct a Marina steps
 - ▶ The range of cost was \$2.5M - \$4M
 - ▶ As we move forward the City will look for opportunities to partner with a private developer to construct the Marina steps.

- ▶ The task tonight is to receive input from our community on preferred design features to be incorporated into Marina redevelopment
- ▶ After the process this evening we will compile your input and present it to City Council at the meeting of September 26th
- ▶ The next step will be to develop a request for qualifications (RFQ) to engage a private developer.



POTENTIAL DESIGN FEATURES

- ▶ Introduction of SkyLab Architects
- ▶ Please remember that the renderings that you will see are conceptual designs which are designed to give visual examples of possibilities.
- ▶ The building footprints have not yet been established.