

## AGENDA

**DES MOINES CITY COUNCIL  
STUDY SESSION  
City Council Chambers  
21630 11th Avenue S, Des Moines, Washington  
Thursday, January 26, 2023 - 6:00 PM**

City Council meeting can be viewed live on the City's website, Comcast Channel 21/321 or on the City's [YouTube](#) channel.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CORRESPONDENCE

[Correspondence](#)

### COMMENTS FROM THE PUBLIC

**Please Note:** *Comments from the public must be limited to the items of business on the Study session Agenda per Council Rule 10. Please sign in prior to the meeting and limit your comments to three (3) minutes.*

[Public Comment 01.26.2023](#)

### DISCUSSION ITEM

- Item 1. MARINA REDEVELOPMENT  
[Marina Redevelopment](#)  
[Skylab Marina Redevelopment Presentation](#)

### EXECUTIVE SESSION

### NEXT MEETING DATE

February 02, 2023 City Council Regular Meeting

### ADJOURNMENT

**From:** [Bill Linscott](#)  
**To:** [CityCouncil](#)  
**Subject:** ARPA Funding Proposal for Consideration  
**Date:** Wednesday, January 25, 2023 4:32:46 PM

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Major, Deputy Mayor and Council Members,

We would like to propose an economic development grant program be considered to create an incentive for businesses to relocate to the Des Moines' downtown corridor. The proposed program would be specific to that area as it needs stimulus incentives. There are both old and new empty properties and in some cases, soon to be available properties (the Theater and new apartment building on 227<sup>th</sup>). In addition, the Adriana still has not filled their street level retail space.

We have all read articles and watched the news about the large number (at least 160 since March 2021 – Source: King 5 News) of businesses leaving Seattle for a variety of reasons. The relocation of a business is an expensive activity and involves finding a suitable location in a vibrant area and then managing the relocation move. This grant program could provide a meaningful lump sum amount (\$10,000-\$25,000?) to assist in offsetting some of the relocation costs. The specifics would need to be defined by City staff, but could have a general structure that includes:

City and community engagement for input to selection criteria:

Solicited information from the community on the types of businesses and services that are needed and appreciated. An element of the selection criteria.

An application process that demonstrates:

- Financial soundness
- Product/service quality and customer satisfaction
- Community commitment and engagement
- Needs for any unique infrastructure from the City

A City program that would:

- Meet with City property owners to identify available spaces/locations.
- Provide public announcements/advertising of the Grant Program.

- Hold an introduction meeting with all interested parties. A Job Fair concept.
- Seek qualified applicants for evaluation with established criteria.
- Establish a “Welcome to Des Moines” package of assistance for those selected.

If selected, the applicant would agree to a duration commitment (3 years?) and the property lease terms would be consistent with that commitment.

This, or something similar, may have been tried before. It just seems like a good time to give it another chance. It is somewhat like the pilot program for the passenger ferry: an investment for a potential addition to the community. Some of the remaining ARPA funding (\$150,000-\$200,000 ?) could be allocated to this program, as it does assist businesses, all of whom suffered during the pandemic. We appreciate the opportunity to provide a suggestion for your consideration.

Bill & Patti

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

**From:** [Kaylene Moon](#)  
**To:** [\\_CityCouncil](#)  
**Cc:** [Kaylene Moon](#)  
**Subject:** City Council Meeting  
**Date:** Thursday, January 19, 2023 11:41:00 PM

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Dear Mayor and City Council Members,

I am writing to express interest in the up-coming Council Meeting on January 26th. First I am hoping an Agenda will show which information the Council will be discussing about the Marina Deve[opment.

The most important request is about the formation of a community Planning Development Committee. .

For years other Cities and Des Moines Had a planning commission involving Citizens. This is especially critical Now, If a goal of the Council is communication and transparency. This is an excellent way to achieve this. I request the formation of this sort of committee. as soon as possible. I urge you all to give it serious thought and consideration. With all the increadale options in our Town this has never been so desperately needed..

Thank You Sincerely, Kaylene Moon Des Moines resident

January 23, 2023

Dear Mayor Mahoney and City of Des Moines Councilmembers

I have two groups of questions that I would like you to address at the January 26, 2023 Study Session concerning Development of the Des Moines Marina.

**Question #1 Analysis of The Hotel Site?**

First, I would like to know more about the City's intentions regarding the site you have identified for construction of a boutique hotel in the north Marina parking lot. When I refer in this question to the "City" I mean the City Council, City Manager and their staff.

Regarding the hotel site, can you please tell me the following:

- a. What is the size of the parcel and as close as possible can you tell me where it will be located in the north Marina Parking Lot? Does the City plan to sell or lease the site long term to a Developer?
- b. Have soils studies, seismic studies, land surveys or any other formal engineering studies been conducted on this site and if they have been conducted, would you please publish the results. If there have not yet been studies, do you intend to conduct them; when is that scheduled to take place; and do you intend to make the results public?
- c. Whether it is the City's intent to sell or lease the hotel parcel to a Developer, has this parcel been appraised or is it your intent to appraise it in the future in order to know its value for purposes of negotiating with a Developer?
- d. Has the City already been discussing with a Developer the price they will pay for the property or the "*quid pro quo*" that the City will receive for conveying the property and please tell me the details of those discussions. Please Note: This question is not intended to have the City disclose any sensitive financial

information other than information having to do with what this City has been told is the value of the parcel in question or what the City has told other parties what it believes to be the as-is-value of this parcel.

e. Has the City ever before negotiated for the private sale or trade of a parcel of land on the floor of the Marina and if so, please describe that transaction and the ways in which it compares to the proposed commercial hotel development and tell me the types of information the City gathered in order to arrive at a value or at a price for that property.

f. If financial consideration will be paid to the City for the hotel parcel, will any of those proceeds be utilized for improvements in the Marina such as dock replacement or for other improvements in the Waterfront Improvements Zone improvements or for some other general fund area where it is needed?

g. The north marina parking lot has just undergone about eighteen months of major construction, primarily raising the seawall, relocating the public restrooms and rebuilding the parking lot. I believe that much of this work was financed with federal and state funds. Will the City need to pay back some of that financing if the parking lot is dug up or the restroom is again relocated, in order to make way for a hotel. Also, in light of the increasing frequency of King tides, will the seawall also need to be raised in the rest of the marina in order to keep it from intruding into the ground floor of a hotel.?

## **Question No. 2 How Will the City Promote Public Engagement?**

The second question has to do with the means by which the City plans to seek public input about the best use of Parcel A. Various possible plans for Development of Parcel A were pursued for nearly a year before it was announced as unachievable due to findings

along the way. Those findings, addressed at the September 27, 2022 Council presentation were explained as: Not enough space in the footprint to accommodate ~90 rooms (did not “pencil out”); and learning that the Marina’s fuel storage tanks would require relocation. It seems to me that both of these issues should have been identified early on in the City’s evaluation process, before the Request for Qualifications was ever issued. That kind of false start should not occur again. Going forward, what will the City do differently to provide a more thorough evaluation of the Parcel A site, and will the City do anything to promote more public engagement in deciding what are the best uses of Parcel A. Will the City consider reaching out to the citizens of all neighborhoods, with polls and surveys in order to determine the ways in which the citizens of Des Moines and the visiting public would like to see on the Marina floor. It seems like this latest plan is being pushed forward in a hurry and I don’t see any reason for us to be in a hurry. There should be plenty of time to appropriately analyze this project without rushing to the wrong conclusions.

Thank you for your consideration and I look forward to your discussion of these questions on Thursday.

Bill Bishop[  
City of Des Moines

**From:** [Bill Linscott](#)  
**To:** [CityCouncil](#)  
**Subject:** Comments for the Study Session on Jan 26,2023  
**Date:** Tuesday, January 24, 2023 11:46:08 AM

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Mayor, Deputy Mayor, and Council Members,

We are looking forward to the Study Session this week. It has been a long time since the public has had a chance to hear our elected representatives in an open discussion which will lead to updating the City's proposed plan for the Marina uplands. Your discussion will help answer many current questions.

We hope to come away with a better understanding of the Adaptive Purpose Building (APB). It has been described as an extremely large structure (approximately 300 x 150 ft.). Also mentioned was a green roof on top for pedestrian access and enjoyment. We want to confirm whether it is, or is not, in the plan. If it is, please clarify the following:

- 1-Will the green roof pedestrian access be controlled like a park to prevent nighttime incidents?
- 2-Will the structure be placed up against the bank where residents reside, or will there be a vehicle access roadway between the structure and the bank?
- 3-What is the installation cost of this green roof feature and its annual recurring maintenance costs?
- 4-Where will the recurring maintenance of the green roof be funded? The General Fund waterfront zone, Parks & Recreations, or the Marina Enterprise?
- 5-The boat stack operations will likely have some forklift noise with each launch or retrieval. What noise mitigation plans will be considered for this building?

In addition to the APB, we want to come away with an understanding of how the City will include the public in this development process. From the results of the Study Session, you will be presenting your proposed updated plan. You should also get an update from the community to understand their preferences with your proposed new plan. That cannot be done in the Council's public comment process which is void of any discussion. What is needed: Public meetings, a new Marina Committee (this is the council members' committee) and a community advisory group (not just marina development, but other insight. For example, input for the comprehensive/master plans or housing survey.) All this to achieve a meaningful City/community engagement process. At the conclusion of your Study Session, please advise us of your intentions and your next steps to do this.

Thank you for the opportunity to provide these thoughts and comments.

Bill & Patti Linscott  
Des Moines WA



**From:** [billlinscott@yahoo.com](mailto:billlinscott@yahoo.com)  
**To:** [City Council](#)  
**Cc:** [Patti Linscott](#)  
**Subject:** Comments on Marina Development  
**Date:** Thursday, January 19, 2023 9:41:53 AM

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Mayor, Deputy Mayor and City Council Members,

We like the idea of having a beautiful avenue on 223<sup>rd</sup> that connects the downtown corridor with the Marina. For pedestrians it will provide an impressive walk and for cars and bikes an incredible path headed to (or from) the Marina, Beach Park, Fishing Pier Park, Outlook Parks (1 and 2) and the New Sound View Park. Nothing is more worthwhile than a great introduction to a perfect place to enjoy the view, a variety of our community activities and waterfront recreation.

That said, the new 223rd storm water creek feature with its retention pond feature unveiled at the City Council's public meeting of September 27 is hard to visualize. Giving it some thought produces a list of questions and a need for clarification:

-Why would we create an open creek for one of the City's largest surface water runoffs and have it run through a high-density multi-dwelling neighborhood where flood risks would be devastating?

-Why create a retention pond in the middle of the Marina floor as an enjoyable visual feature when we have the most beautiful water feature in the PNW to reflect upon – Puget Sound. consuming public open space. That space could be better used.

Can a retention pond, filled with surface water runoff, be used as a recreation feature for kids. If yes, what exactly will be done to clean that water to a "drinkable" standard (because kids will do that)? How much might that water treatment process and site cost?

How complex is it to connect hillside runoff into the creek? Will the City be laying new culvert and digging up streets? This sounds like a great deal of money over an extended period of time. Are there likely citizen tax implications undertaking this project? Or is the current surface water infrastructure all set for a relatively easy connection to the open creek?

This concept sounds incredibly cool, yet very expensive, time consuming and has some exposure to new risks. An "atmospheric river" hitting the PNW would make this look like a bad idea.

*Instead of a creek*, that will cost a lot and take a long time, we could have a nicely landscaped avenue with pedestrian features in a relatively short period of time. That too, could be a beautiful and stunning entrance to the Des Moines Marina and its parks.

*Instead of a reflection pond*, which consumes public open space and is duplicative with the amazing view of Puget Sound, we could have active recreational features – bring back shuffleboard, or Bocce, or bike rentals, paddle boards/kayaks, etc. to fill this area.

We hope to hear the Council discuss this creek and pond at the Study Session on January 26 and not have merely a Boutique Hotel discussion. There are other elements in Marina Development that need to be brought forward for public discussion.

As always, thank you for your consideration and this opportunity to comment.

Bill & Patti Linscott

**From:** [Eugene Stanley](#)  
**To:** [\\_CNCouncil](#)  
**Subject:** Do you really want to destroy this?  
**Date:** Monday, January 23, 2023 5:38:05 PM  
**Attachments:** [jmsae1.png](#)

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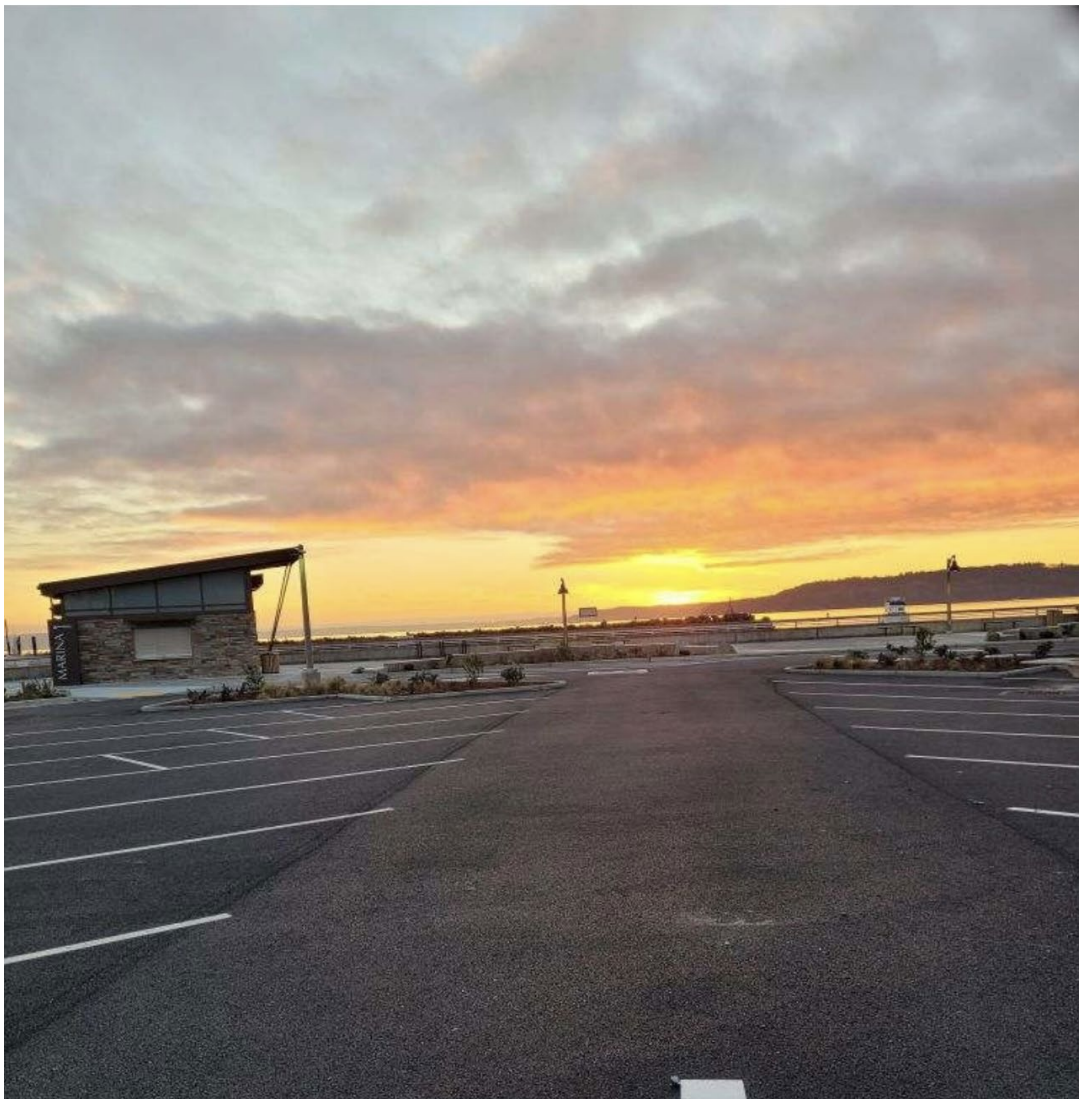
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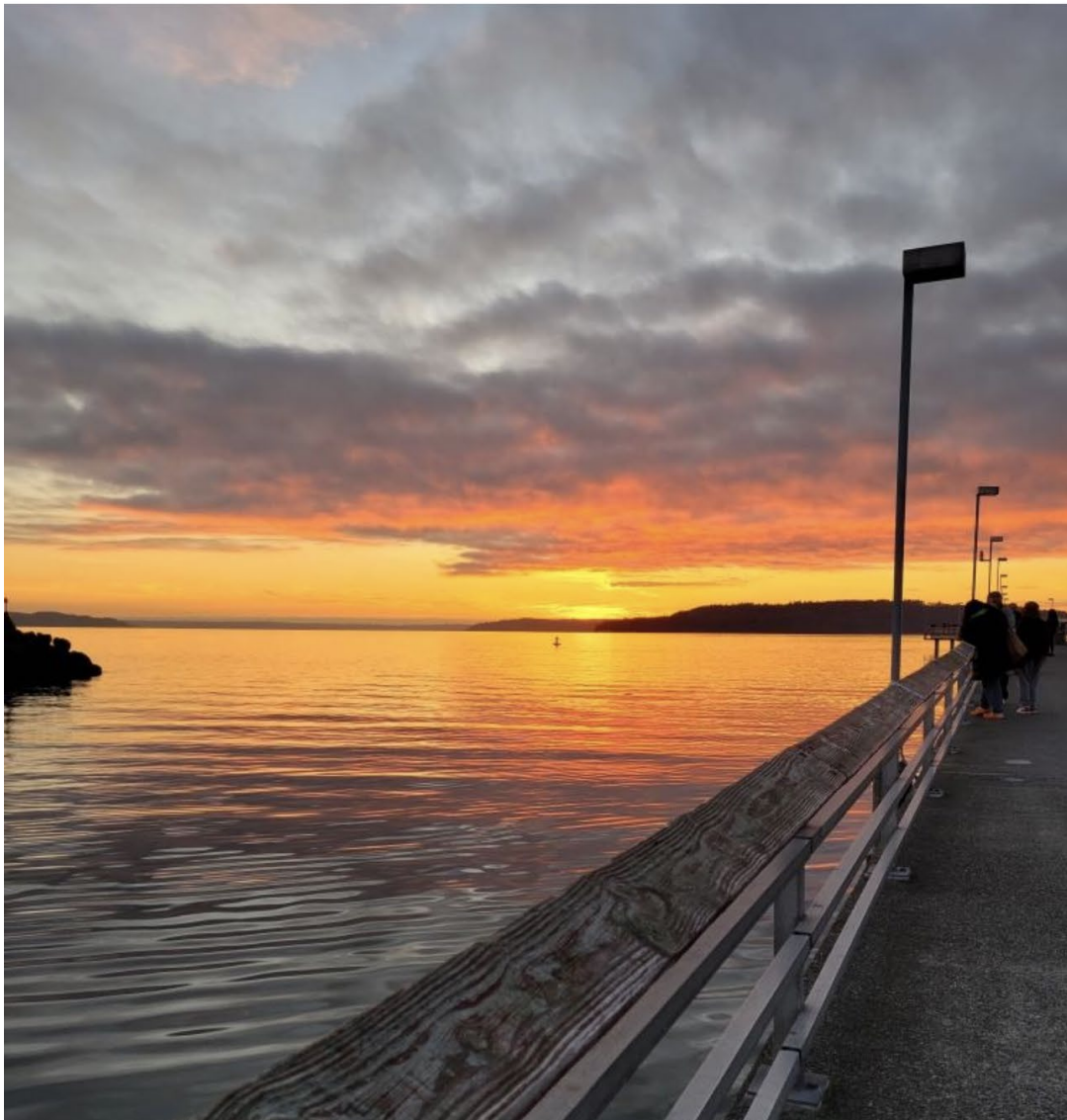


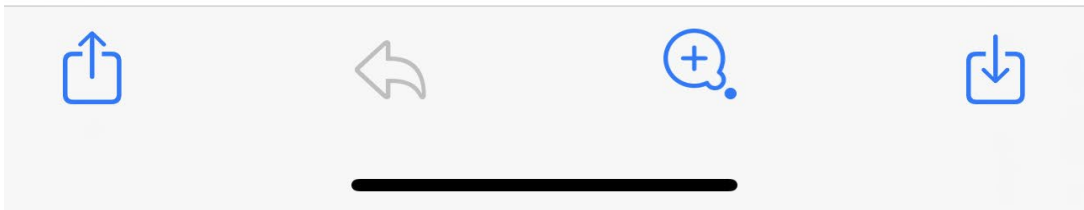
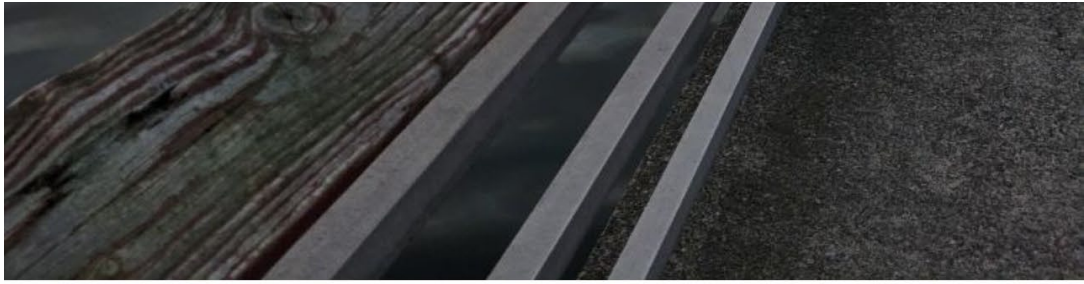
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Photo 

Done





Sent from my iPhone

**From:** [Christine Hughes](#)  
**To:** [\\_CityCouncil](#); [\\_CityCouncil](#)  
**Cc:** [Christine Hughes](#)  
**Subject:** Hotel and garage proposal  
**Date:** Wednesday, January 25, 2023 8:43:34 PM

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Dear city of Des Moines

I'm writing to you to speak against the proposed hotel and garage at the marina and Whalers Village community. This will destroy the beach access that the community enjoys. The amount of traffic increase will escalate with crime of in and out of hotel traffic and make it very unsafe for the community.

Please consider the safety of residence and the. Natural beach and community of residences. Too much riff raff and ghetto to in the area as it is

Thank you.

Chris Hughes  
253. 945 6069

Home owner at Whalers Village

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**From:** [Brenda Limric](#)  
**To:** [CityCouncil](#)  
**Subject:** HOTEL AT MARINA  
**Date:** Wednesday, January 18, 2023 7:16:39 AM

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Are you nuts??!!! There are so many things wrong with this plan. But I'll just adress a couple in this email. For instance, if I live here and put my boat in the water, then pay to moore it overnight to go out over the weekend. Where am I going to park to bring all my gear to my boat the next day?? Redondo? They will taking away at least half of the parking spaces for this monstrosity. I see a very small parking area to be used by who? The hotel? Would these be the same limited spaces used for the farmers market? What about residents who are mooring their boat here? Or coming down to meet friends for a boat ride? Is the south parking lot going to be open to the public instead of reserving a third of it for paid covered dock space? Is there going to be a shuttle service for guest morage? Or, are we just going to finally address the elephant in the room, that actual residents of Des Moines are not encouraged, actually discouraged, to put their boat in the water here and use the actual water and our public marina, not just enjoying the views and ambiance, which are super important too. The guest moorage marina is currently here for and caters to outside visitors only, so they can drop their dollars here. Because resident's money is not enough. (side rant...EXCEPT that many of us remember that the marina WAS self-sustaining and even made money, when it had a sling launch for famlies to use to launch thier boat for the day.) There were many visitors, locals and from far and wide to drop thier dollars at our grocery stores, restaurants, and more. The difference is, most of these people were just average Joe's, not the upper crust. It didn't help that there were many staff people that loathed the sling launch because of the "type of crowd" it brought. It is obvious that the city must have money to spend, so, in addition to this "idea", where is the rendition of other ideas and plans? Have you studied other uses except a hotel? If so, please email me the links to the documentation of these plans. I am specifically interested in what could be done to make using the water easier and more enjoyable for the general public? Or are the ideas of a small group of non-resident college interns (no shade to interns, just identifying who compiled these ideas) who presented a one-sided idea of how to use public spaces about 15 years ago going to be the entire plan for the future of Des Moines? Are these ideas going to drive the City of Des Moines agenda for the council and mayor? It appears to be so.

Shame on you Gene, and Vic, you have both been here long enough to know better and understand what a jewel our marina is. You know that once it's gone...it's gone. Find another way to increase dollars for Des Moines. Would you please explain to me, your intentions and logic for even considering this. I need to know who you really are.

Brenda Limric  
Formerly  
Brenda Anders-Larson

**From:** [JEANNE SERRILL](#)  
**To:** [CityCouncil](#)  
**Subject:** Hotel, Ferry, Parking. Our City  
**Date:** Wednesday, January 25, 2023 2:26:15 PM

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My qualifications are: long time boat owner on J, K, and L docks. Long time City Of Des Moines resident, travel agent.

The ferry is costing the tax payers, with no return. The passengers money is being spent in Seattle. Take the huge subsidy and improve Des Moines. Build parking, get rid of the vacant lots, and bring more businesses to Des Moines.

Build a hotel in the business district. We could not compete with the Oregon Coast and the mighty waves. The hotel on 7th. has view rooms. Perhaps that could be enlarged.

Make the Marina a family friendly friendly place (as it used to be). How about a play ground and swings.

I have visited almost every marina between Olympia and Ketchikan. They are damp and dreary many months of the year. We can't go back to the way we used to be, but we can move forward. Please listen to the citizens. Thank You for serving on the Council, Jeanne Serrill



**From:** [Bob Birgenheier](#)  
**To:** [CityCouncil](#)  
**Subject:** Hotel  
**Date:** Thursday, January 26, 2023 3:14:36 PM

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I'm not currently in favor of a multi story structure such as a hotel, on the waterfront level.

Thanks

Bob Birgenheier

Sent from my T-Mobile 4G LTE Device  
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**From:** [susan](#)  
**To:** [CityCouncil](#)  
**Subject:** January 26, 2023 Council Meeting Hotel Proposition  
**Date:** Thursday, January 26, 2023 1:49:15 PM

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Dear Council,

My name is Susan Dedinsky. My address is 24209 10th Ave S, Des Moines, WA 98198.

I am not able to attend tonight's (January 26, 2023) City Council meeting regarding the construction of a hotel being built in the Des Moines Marina North lot. Therefore, I am emailing my comments.

I am completely AGAINST the building of a hotel at the Des Moines Marina. I think this would have devastating effects on the community as a whole and also to the environment. It also seems to be a very backwards way of going about growing Des Moines. Hotels are for towns that people actually want to travel to visit, destination towns...this is not Des Moines currently. Our downtown area is a barren wasteland. Small businesses come here to die. Additionally, as businesses like The Dollar Tree move in, it degrades the charming waterfront town kind of environment I once knew and weakens any pride this town has left. That whole parking lot is a disaster and just looks rundown and confused.

If you want growth I think the focus should be cleaning up our town and figuring out a way to make it more affordable & attractive for small businesses to move in to stay. Not to destroy the only one real attraction this town has to offer - the waterfront.

I am strongly OPPOSED to the hotel.

Thank you,  
Susan Dedinsky  
(206) 890-4804

**From:** [Susan Goegebuer](#)  
**To:** [CityCouncil](#)  
**Subject:** January 26th Study Session on Hotel in Marina  
**Date:** Wednesday, January 25, 2023 6:16:02 PM

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We are adamantly opposed to the construction of a 500 person hotel at the Des Moines Marina.

The presence of a new three story 500 person hotel at the proposed site in the Marina will harm the waterfront area

<!--[if !supportLists]-->1. <!--[endif]-->by the traffic and noise it will bring to an area that is not designed to handle a large amount of traffic,

<!--[if !supportLists]-->2. <!--[endif]-->by the significant reduction in available land space with which to hold community events such as car shows, festivals, community gatherings and the like

<!--[if !supportLists]-->3. <!--[endif]-->by the drastic reduction in parking spaces available for citizens and non-hotel visitors to the Marina, and

<!--[if !supportLists]-->4. <!--[endif]-->by interfering with sight lines for condominium residents and others to the east.

We have no current objection to a hotel placed up the hill, east of the Marina, and within the current business/commercial area of the city. However, placement of a hotel at the Marina will irrevocably damage that area's current usefulness and charm for the residents of Des Moines.

Steven and Susan Goegebuer

20903 9th Ave S  
Des Moines, WA 98198

**From:** [Trish Keenan](#)  
**To:** [CityCouncil](#)  
**Subject:** Maintain the North Parking Lot as a Connection to the Beach Park  
**Date:** Sunday, January 22, 2023 4:10:13 PM

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Dear City Council,

I have been a resident of Des Moines since the 1960's. I was a homeowner for 47 years and a Marina tenant for decades. I now live at Wesley Gardens and most of my activities still revolve around the city, particularly the waterfront area. My family enjoyed years of events that were staged at the marina parking lot.....Waterland carnivals, parades on and off the water, boat and car shows, music,beer gardens, kids activities and classes, walking the marina, and the beach at low tide. The highlight of the year is always the fireworks and the festive coming together of so many people for the spectacular display on the north parking lot.

The north parking lot used to be part of the marina and funded from boater moorage fees.

The City Council removed that area from the marina fund and designated it a public benefit area. You created a new waterfront zone account in the general fund for this area. Next the City invested millions in a renovation of the area with new restrooms, wide walkways, and a gathering spot with benches and tables. This makes a beautiful connection to the beach park which has been enjoyed even more since the recent removal of the private residence. This is what was planned by the city and you delivered in a big way.... It is really amazing. It is all but complete, and you can see it has become an extension of the beach park.

Please address at your planning session on the 26th why you have changed direction and now want to incorporate a large hotel and hotel parking into this space. I suggest that the north parking lot be designated part of the beach park so it remains open space available to Des Moines residents for generations to come.

I thank you for your service to our city. I applaud the many good things that the City has accomplished in recent years and please know that all of the time and resources that you and your families so generously give to support community and volunteer organizations is recognized and appreciated.

Sincerely,

Trish Keenan

**From:** [Kelleen Silveira](#)  
**To:** [CityCouncil](#)  
**Subject:** Marina Development  
**Date:** Thursday, January 26, 2023 1:22:12 PM

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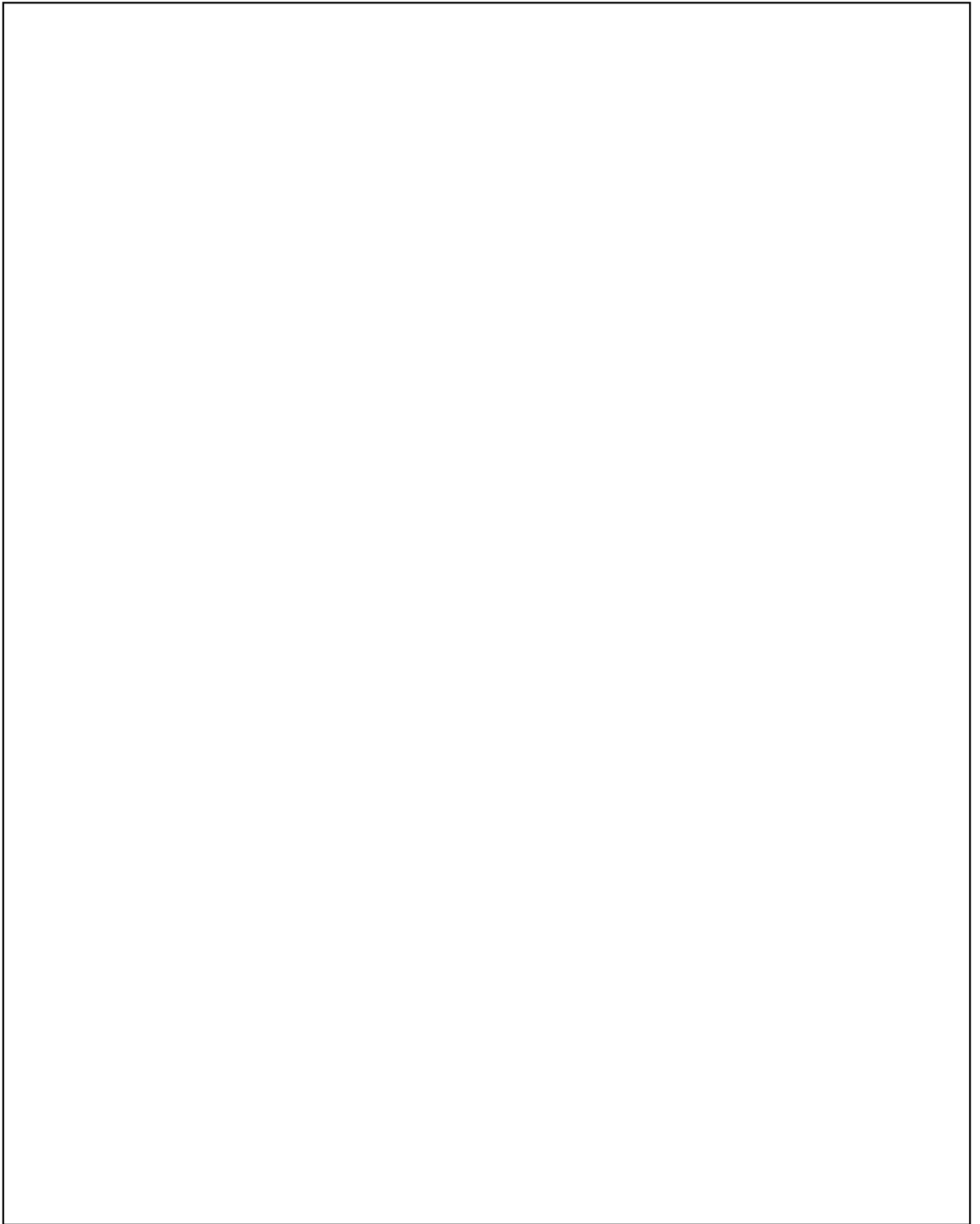
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The Des Moines marina is the greatest asset of our small community and its use is a reflection of the health of our town. When I first moved to Des Moines 12 years ago it became an instant favorite. Slowly over the years the marina has changed and with each new development there has been backlash. People don't like to see change. And yet with each change the usability of that area has been improved for the greater community. People didn't want to see the old blue house come down. It had been there as long as they could remember. But the house was removed and replaced with a wide grassy area filled with plants and everyone agreed it was an improvement. Many didn't want to see the old red house on the hillside removed, it was a piece of Des Moines history! But the house was removed and replaced with a park that is already beloved and well used. Before they've experienced the changes many people have had a knee jerk reaction to anything being different than what they know so far, but each change has been an improvement. We are a small town in a rapidly growing metropolitan area. We need revenue. With the completion of 509 we are going to see less through traffic. We need to enhance our greatest asset, the marina, and make it a destination if we want to thrive and draw people to our businesses. If we want to see Des Moines grow and develop, sticking with what is safe and what we know has already proven to be ineffective. We need to grow and change with the region we are located in.

I have seen many proposed ideas for the marina and most of them seem to be wonderful improvements, from the steps to the year round farmer's market. I continually see people complaining that it will ruin "the view", but what view are they discussing? From the parking lot? From what I have seen the marina will still be as walkable, with more to see and enjoy. It seems the main impact will be to the condo owners. Do I sympathize with them? Of course. You buy a home because you like it's location, but no one ever buys a home with the guarantee that development will halt and time will stand still. You do not own the view from your balcony and the progress of an entire city should not be halted for those who are content with the status quo. For the vast majority of the residents of Des Moines progress is essential. For local businesses, for families, we need to see our town prosper. We can not afford to preserve the past at the expense of the future. We live in a country run on representative democracy, it is the responsibility of our elected officials to make decisions for the good of the whole, not just the loudest or most indignant. The council has a duty to put the growth and well being of our city first. And the well being of our city depends on increasing revenue so we can fund all the programs it's a city's responsibility to fund. I want to see more development at the marina because I want the city to have more revenue to fund parks, and senior programs, the police and support local businesses. Preserving the view for a limited number of individuals is not in the best interest of our town.

Thank you for your time.

Kelleen Silveira



**From:** [APDasse](#)  
**To:** [CityCouncil](#)  
**Subject:** Marina development comment  
**Date:** Thursday, January 26, 2023 11:13:12 AM

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I'm writing to implore you not to vote in favor of adding a hotel to the waterfront/marina area.

My family and I moved here just a few years ago. One of the main reasons we chose to move here was because of the beautiful waterfront. We love being able to walk as a family and spend time enjoying the marine life and catching the sunsets. It's our favorite spot to run to after a long day of work or school.

This new hotel will take away all of that. There will no longer be an area we can walk as a family from end to end. There won't be a place to view our spectacular sunsets. The small town vibe will be gone. Our beloved marina area will be taken away from the very residents that live and love this city.

The concern doesn't just stem from what will be taken away but what advantage will it bring? Have you completed a survey to see if there's even interest in people visiting our city? Have you determined there's a need? Have you looked into the marina inn? It's just a few yards away. Are they ever completely full?

As tax paying Des Moines residents, what do we set to gain from adding a hotel and losing our waterfront? Are we expecting this huge influx of revenue for our city? You keep voting to increase property tax. Isn't that enough already? You're considering take away something from residents who live here year round versus some overnight guests. This continues to sound like your pocket is set to gain more than what me and my neighbors are losing.

Where is the money coming from to support this venture? Who is paying for this? Is it going to be privatized? How much are expecting to get back in revenue? What's our rate of return? 5 years? 10? 20? More? How much money have we already spent on renovating the waterfront? And now we're going to throw all the money to waste to put up a hotel! In what world does wasting millions of additional dollars to build over a brand new structure, sound like a good financial business plan?

Our city is in peril with the rise in crime and violence. Our resources could be used far better in other areas. Why not put money towards crime units? Why not focus on cleaning up our city? Have you looked at our own city signs? They look terrible! What about partnering with the city of Kent to clean up 99? Put money into the local businesses to keep businesses from leaving? Focus on the people who actually live and work here rather than putting hope into tourism that I honestly believe isn't there.

Is this the legacy you want remembered from your time as a city council member? The time you allowed for a hotel to take over the only public waterfront we have? To know that a majority of this community was not in line with this agenda, yet you voted for it anyway?

I truly hope you really listen and consider what your constituents have to say about this hotel and

that it is **NOT** wanted in our community. Please vote **NO**!



**From:** [NANCY L ROBERTSON](#)  
**To:** [CityCouncil](#)  
**Subject:** Marina Development Question  
**Date:** Saturday, January 21, 2023 4:02:33 PM

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I have many questions about the Marina development. One that I hope you will address at the 1/26 meeting is about the retention pond(s)? Is this pond (or ponds) required? and if so why? It sounds like the water and or drain off is already going into the sound. I am interested in having as much open space as possible in the marina as I love visiting and walking in this area. Where would the pond be? and if needed, could it be made into an attraction rather than a utilitarian looking retention pond? Please address this issue.

Thank you,  
Nancy L Robertson  
Des Moines Resident  
Wesley Gardens.

**From:** [David Denino](#)  
**To:** [CityCouncil](#)  
**Subject:** Marina Development  
**Date:** Thursday, January 26, 2023 1:30:09 PM

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Dear Members of the Des Moines City Council,

I am opposed to the idea of allowing a hotel or any other large structure to be built in the north parking lot of the marina. This is valuable public space, and it should not be taken away from the people of Des Moines and turned over to private developers. I believe you have already heard the voices of the public loud and clear on this subject. This is just to formally add my voice to that choir.

I am also fundamentally opposed to the idea of putting a hotel anywhere at the marina hoping that doing so would compel the private owners of the vacant and underdeveloped properties in downtown Des Moines to develop their properties in a way that would create the need for a hotel at the marina. That kind of circular reasoning is absurd and irresponsible. It should be left to the private sector to engage in that level of risk taking.

Please be very careful about using public property as an incentive for private developers, particularly now, knowing that the likelihood of an economic downturn in the coming years is very high.

I look forward to learning the substance of the information presented in tonight's study session, and I thank you for your efforts to turn Des Moines into the kind of city we'd all like it to be.

Sincerely,

David Denino  
Des Moines, WA

**From:** [Doreen Harper](#)  
**To:** [\\_CityCouncil](#); [Michael Matthias](#)  
**Cc:** [Harper Doreen](#)  
**Subject:** Marina Hotel, The Pit, The Landmark...  
**Date:** Thursday, January 26, 2023 12:11:15 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council and City Manager Mathias,

I'm writing with concern about the proposed hotel on the marina floor and urging the Council, City Manager, Staff and Investors to consider alternative options. Our marina is public property for all to enjoy. It is not, nor should it be intended for private enterprise to benefit from when the community at large has enjoyed its benefits for many years. There are multiple locations in our city that a developer could consider for their project that would be a more suitable location for the benefit of all.

One location would be "The Pit" which has sat empty and as an eye-sore for years. It's walking distance to the theater and would create investment interest in the other empty store fronts in town. The marina is an uphill trek and difficult to navigate. Visitors would be less likely to patronize other retailers in town and end up spending their dollars at the hotel without exploring further. That does very little for our local economy or small businesses at large. If you want to see them struggle more than they are, then the motel on the marina floor will do just that. Guests wouldn't have any reason to leave during their 1-2 night stay.

The other option would be to open up the door of communication with the property owner of the Landmark and the investors interested in the waterfront hotel. Together, they could create an amazing venue that would satisfy the boutique hotel while offering small shops inside to generate retail space. It could also be a convention center or gathering place for events and private parties, all while drawing outsiders to town. There is plenty of room for parking on that property and can satisfy many of the needs of a hotel and retail operations.

We can have multiple nice things. Focusing solely on the marina development without incorporating or integrating our other assets is a mistake that will only present missed opportunities.

Once it's gone, it's gone for good. This applies to our marina open space, our sound views, our Landmark on the Sound and most importantly, the trust and confidence of the Des Moines citizens in the decision-makers of our city. This one has to be done right.

I'm respectfully asking you all to reconsider the plans for building a hotel on our marina floor and entertaining other options to achieve what is wanted.

Sincerely,  
Doreen Harper  
Resident and small business owner in the City of Des Moines

**From:** [Marcie Evans](#)  
**To:** [CityCouncil](#)  
**Subject:** Marina Study Session Comments  
**Date:** Wednesday, January 25, 2023 2:36:13 PM  
**Attachments:** [E5543D5020A64B99816747579DABE9DE.png](#)

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Please include this statement with the public record of comments for the January 26<sup>th</sup> council meeting.

To the members of the Des Moines city council:

I am writing to add my voice to the many other community members who have expressed their disapproval for the plan to allow a developer to build a hotel in the north marina parking area.

I disagree with this plan for several reasons, first of which is the council's decision to essentially give away the most precious resource this city has, open waterfront space. Open space on the waterfront is a priceless resource that should be shared by the people of this amazing city, something that can't happen if the property is owned by a developer who will be able to make decisions about the space with zero regard for community needs. This is a permanent decision; once land is sold to a developer, it's gone forever, and no hotel is worth as much as that open space, especially when there are other options available.

Additionally, the city's Shoreline Master Program contains provisions for shoreline use, and the proposed north parking lot hotel appears to conflict with the policies listed in Section 3.2.1 (highlighted snip included below). Why would the city propose a plan for a hotel that directly conflicts with policies listed in the SMP?

### 3.2.1. Shoreline Use Element

**Purpose and Intent:** This element deals with the distribution, location and extent of: (1) the use of shorelines and adjacent areas for housing, commerce, transportation, public buildings, utilities, education and natural resources; (2) the use of the water for recreation and transportation; and (3) the use of the water, shoreline and uplands for other categories of land and water uses and activities not specified in this SMP.

#### GOAL

- A. Preserve or develop shorelines in a manner that assures a balance of shoreline uses with minimal adverse effect on the quality of life, water and the environment. Recognize that land use and water management activities on adjacent uplands affect the quality of the City's shorelines.

#### POLICIES

1. Encourage intensive uses that are unique to or dependent upon a shoreline location to locate in developments in or adjacent to the Marina.
2. Protect the natural topography of undeveloped portions of the shoreline to prevent damage to the natural environment and public health.
3. Encourage nonresidential uses or activities that are not water-oriented uses to locate or relocate away from the shoreline.
4. Minimize sprawl and inefficient use of shoreline areas by locating new commercial development where other commercial development already exists, limiting non-water-oriented uses to locations away from the shoreline.
5. Design shoreline structures to be visually compatible with the shoreline character.
6. Locate shoreline structures to minimize view obstruction.
7. Consider the goals, objectives, and policies in this SMP in land use and water management actions on adjacent uplands and associated wetlands or streams where such use or development may have an adverse effect on designated shorelines.

There are also several environmental issues that need to be considered in marina development planning. Not only does a hotel directly on the waterfront potentially bring environmental risks that will be born by the community, but during the September 27<sup>th</sup> meeting, the architect gave a presentation stating that the focus of much of this project is related to ongoing stormwater issues in the city. The plan, however, seems to have little "meat on the bones" to support the design decisions that were presented. As someone with 20+ years of professional environmental experience in stormwater, I can tell you that consulting firms will tell you anything is possible, but they often underestimate the true costs and actual feasibility of solutions, especially during the early planning stages of a project. The September presentation did not appear well researched from the standpoint of stormwater solutions, and I would ask if a feasibility study was conducted before decisions were made? Was a model constructed to understand stormwater flow and drainage with varying design storms with these proposed stormwater structures? Did that model estimate load rates that are carried by city stormwater to the Sound? What infiltration rates were used in model calculations? Were these rates literature derived or achieved through a local infiltration study? What are the long-term operation and maintenance costs associated with the design options that were presented? There are dozens more questions that should be asked before designating finances to this project and committing land to a developer.

Aside from the holes in the plan from a stormwater perspective, I'd like to know what is planned for the aging underground fuel storage tanks at the marina and the ongoing stormwater violations at the CSR facility.

According to the Department of Ecology's Underground Storage Tank database, the marina has three operational 10,000-gallon double walled fiberglass tanks which were installed in 1998. There are also two tanks installed in 1964 that are listed as "in progress" for official closure, and there were four tanks installed in 1970 that are listed as "removed." The Ecology toxics cleanup database lists a cleanup site associated with a leaking underground storage tank where both soil and groundwater were impacted. The release was reported in 1991, and the No Further Action (NFA) determination was issued in 2011, nearly 20 years later. The database also shows that the contaminants of concern (benzene, diesel, gasoline, and other petroleum compounds) were remediated below cleanup levels, indicating that this leak required soil remediation, tank removal, and ongoing groundwater monitoring to close this as a listed site. Even with the grant money that was obtained, this was an expensive project which far exceeded the cost to replace tanks prior to failure, not to mention the adverse and continuing impact on environmental resources.

With the typical lifespan of double walled fiberglass tanks being 30-40 years and the current tank age of 25 years, is there a plan for proactive replacement or installation of a more advanced leak detection system to prevent future discharges to soil, groundwater, and the Sound? Additionally, have improvements been made to bring the entire system into full compliance with the 2018 UST regulation changes?

In relation to the CSR facility, are there plans to address repeat issues with Clean Water Act violations? The location is listed in the EPA ECHO database with a compliance status of "Significant / Category I Noncompliance," the highest status of noncompliance designated by the EPA. Based on discharge monitoring reports and inspection records, there appear to be ongoing issues in meeting permitted discharge levels for copper and zinc. Does the marina redevelopment plan include provisions to help bring the CSR facility into full compliance with environmental regulations, thereby reducing its ongoing environmental impacts to the marina area?

Marina development planning is a complex topic and deserves an equally complex solution that has been well thought and researched thoroughly. The current disjointed plan appears severely biased toward developer interests with little regard for the long-term consequences of the decisions being made. I ask that you please slow down and reconsider the issues from more angles than you've explored thus far. The primary focus of any plan for the marina should be the needs of the community, one of those being protection of our most valuable resource, open waterfront space. Developers already know they're getting the better end of whatever deal you're offering. Please don't let them take advantage of us.

Sincerely,  
Marcie Evans

**From:** [Dick Rombalski](#)  
**To:** [CityCouncil](#)  
**Subject:** No hotel in Marina  
**Date:** Monday, January 16, 2023 12:56:39 PM

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Dear Mr. Mathias and City Council,

Do not approve a hotel in marina.

Richard Rombal

Sent via the Samsung Galaxy A13 5G,an AT&T 5G smartphone  
Get [Outlook for Android](#)

**From:** [Faith Young](#)  
**To:** [CityCouncil](#)  
**Subject:** NO MARINA HOTEL  
**Date:** Thursday, January 26, 2023 1:38:49 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am working tonight so I am not able to attend tonight's (1/26/23) City Council meeting regarding the issue of a hotel being built at the Des Moines Marina north lot. Please note that the many remarks I will be making here I've already made on the Des Moines Community Facebook Group, as well as to a couple of city councilmembers, but I have been told that none of this counts unless they are presented at a city council meeting or as an email to the city council. So here goes.

I would like to go on record that I am totally and completely against any multi-story structure including a hotel being built on the north lot of the Des Moines Marina. A hotel on the north marina floor will destroy one of the star attractions of our city--the short but beautiful stretch of open waterfront from the Beach Park to the south end of the marina, one that is open to all of us, not just the select few who have the privilege of affording Sound view property. It is the most democratic access that our residents have to our city's waterfront. Building a hotel there will obstruct the views of Vashon/Maury Island, the sunset, the Olympic Mountains, and the Puget Sound to the north from south of the lot, such as when sitting at the Quarterdeck enjoying a beverage and/or light meal or walking northbound along the south sea wall. It will obscure the view of the condo owners who worked hard to earn the privilege of owning a view property, as well as cause their property value to decline (which means less property tax for the City). Additionally, it will obscure the Puget Sound views as one walks south towards the Marina from the Beach Park. Having this view destroyed by hotel would definitely lower the quality of enjoyment for those of us who walk along the waterfront often, sometimes daily.

I understand that your rationale for building a hotel at the marina is to help our city grow. Growth is good when it takes place in the right place. What needs to grow right now is downtown Des Moines along Marine View Drive and 7th Ave. Until there are more diversified businesses along there, there is hardly anything to do here in Des Moines. A hotel at the Marina is not the answer to growth. It will not attract customers unless the city of Des Moines builds up its core business base so that visitors have places to go once they are at the hotel, a downtown that is bustling with activity and things to do even in the middle of our dreary winter rainy season. A hotel is not going to turn a profit if people only come in the summer when the weather is beautiful; there are the other nine months of the year where the hotel will be in the red. If there is no profit, the hotel will close down, leaving an empty hulk of a building with no purpose in the north lot of our Marina, still blocking the view, and the taxpayers left with the financial liability of yet another abandoned building in Des Moines.

So, in conclusion, I reiterate, NO MARINA HOTEL! If you must build a hotel, build one



someplace downtown, where the hotel will still have beautiful views, and we who use the Marina can continue to have access to an open waterfront with unobstructed views. But first, before you even consider a hotel anywhere, build a viable business base in the downtown core, something that will attract visitors and entice them to stay a night or two. Fix the root of the problem.

Thank you for listening.

Faith Young

21015 12<sup>th</sup> Ave S  
Des Moines, WA 98198  
(206) 406-2359  
fyoungrn@comcast.net

**From:** [TIM MCSHANE Owner](#)  
**To:** [CityCouncil](#)  
**Subject:** North Marina Parking Lot Hotel Proposed Development  
**Date:** Friday, January 13, 2023 11:12:43 AM

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Dear City Councilmembers,

We do not support the proposed development of the hotel, and any structure that displaces the open space now available on the north Marina parking lot location. The City touts the Marina as a “Waterfront location with unobstructed views of Puget Sound and the Olympic Mountains.” The City dramatically improved the open space at the Marina, when the Wasson house was taken down, creating an extension of the park at the entrance to the Beach Park.

We strongly encourage the City Council to continue its support for open space for all Des Moines residents and visitors and abandon the proposed hotel development of the North Marina parking lot. If built, the community loses the open space forever, to a smaller community who can afford to stay in a “boutique” hotel.

Regards,

Caroline and Tim McShane

PO Box 98036

Des Moines, WA 98198

**From:** [Judy Davies](#)  
**To:** [CityCouncil](#)  
**Subject:** Plans for the marina  
**Date:** Wednesday, January 25, 2023 6:41:19 PM

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I refuse to call a parking lot "open public space". It is merely a parking lot that I walk through to get to the view. I believe there is plenty of space for a small hotel or other shops and that things can be rearranged in the marina to make room. I hope there can be one or two great restaurants / bars. With free parking tucked away somewhere. I don't like that we have a bunch of boat storage. I want to see play equipment for little kids at some park. I want to see a water park. I make the Marina a place where people want to go down and spend money! Good luck with that.

Judy Davies

**From:** [Liz B](#)  
**To:** [CityCouncil](#)  
**Subject:** Please save our Marina Open Spaces  
**Date:** Wednesday, January 25, 2023 10:11:42 PM

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Say NO to a hotel at the Marina  
Sincerely,  
Elizabeth & Malcolm Burn  
Des Moines, WA

**From:** [Amy McDaniel](#)  
**To:** [CityCouncil](#)  
**Subject:** Please stop the placement of a hotel in the Marina  
**Date:** Saturday, January 21, 2023 3:00:27 PM

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I have been a resident of Des Moines for 13 years. The marina is a beautiful place to take in gorgeous views and enjoy wildlife. It is a thrill to see blue heron and seals. My grandchildren love coming over to visit and look at the sailboats and discover birds, octopuses, etc. I don't believe that an environmental impact study could have been done that in any way condones a hotel structure (not to mention all the future structures planned) so close to the waterfront. The support system alone (delivery trucks, garbage trucks, support staff etc.) would have a tremendous impact on the area.

The huge footprint of the hotel would take away the most valuable area. Views would be destroyed and parking will become ridiculous. The crews for the sailboat races would have no place to park. There would be no parking for events like Music in the Park, Blues and Brews, etc. The city would be cutting off its' nose to save its' face. People would stop coming to the marina out of frustration and would not be able to see the water much less park their vehicle.

The idea of taking up room for a reflection pond right next to Puget Sound is ridiculous. The parking lot should be preserved for our residents and visitors. Our area has been experiencing more and more King tides. The reflection pond and hotel area would most likely flood. I don't think that would please the hotel guests. The South Shore condos are already sliding off the hillside and the plan is to disrupt the earth and put a massive stairway adjacent to this area. This is such poor planning without any regard to environmental impact.

All of this conflicts with the City's Shoreline Master Program which states commercial development to take place above the Marina. The marina location for the hotel is a disaster waiting to happen.

Sincerely,  
Amy McDaniel

**From:** [ELDON DAVIS](#)  
**To:** [\\_CityCouncil](#)  
**Cc:** [billinscott@yahoo.com](mailto:billinscott@yahoo.com); [ELDON DAVIS](#)  
**Subject:** Proposed Changes to the Des Moines Marina  
**Date:** Wednesday, January 25, 2023 2:11:23 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello and thank you for hearing comments from the local citizens.

My name is Eldon Davis. My wife and I have lived in Des Moines since July 1963. During this time we have owned a home, raised 3 children, and participated in a variety of local activities. We continued to live here as there is a reasonable variety of retail stores, restaurants, and nearby facilities for recreation and medical needs. One of our favorite activities was/is to go to the Marina. Here we had wide open spaces, could see a variety of boats, go out onto the pier and watch the waves and people fishing. And back a few years, going to the Waterland Carnival and more recently going to the Farmers Market and riding the Ferry to/from the Seattle waterfront.

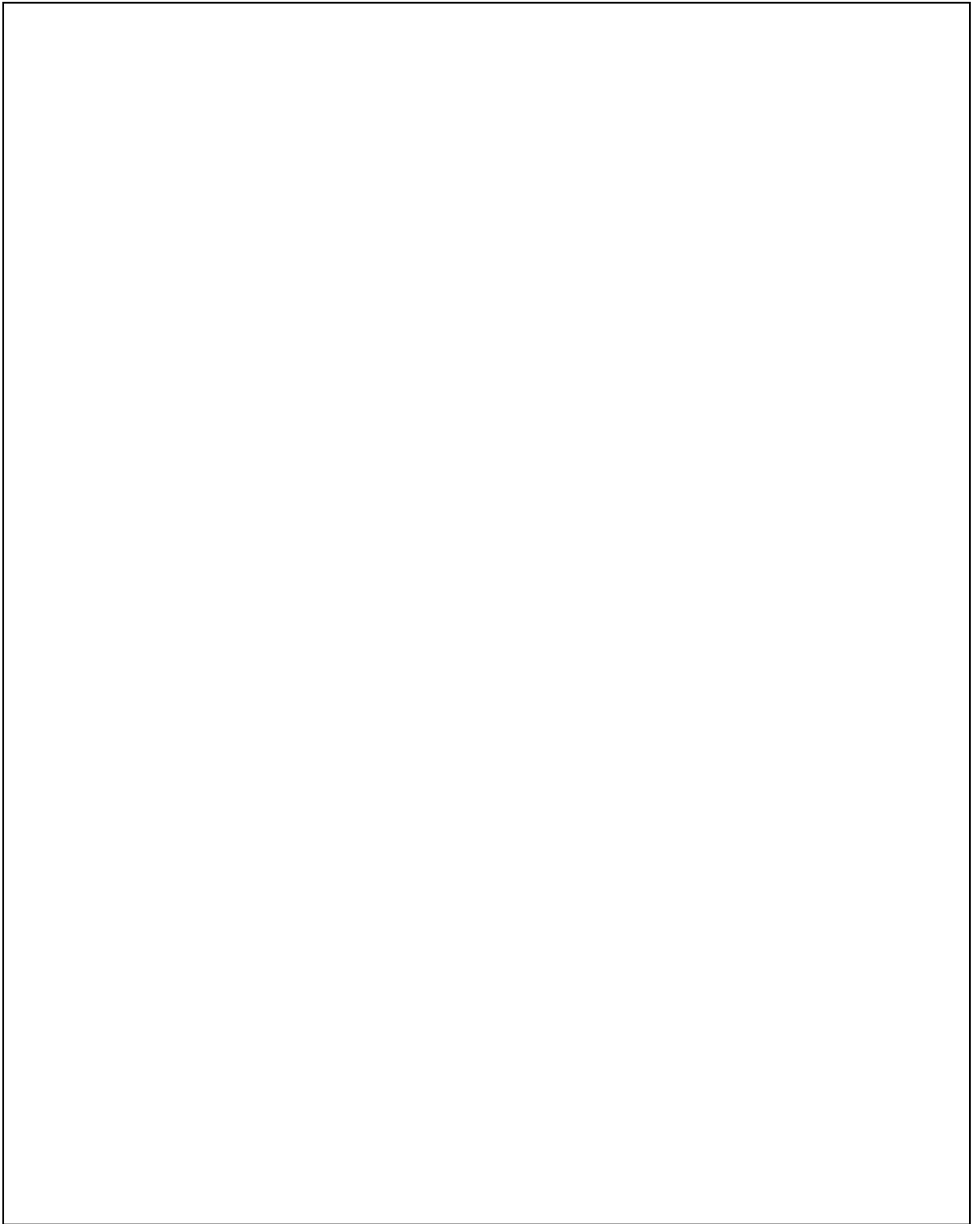
But then this past Oct/Nov, the above joys seemed to be in jeopardy. It was learned that the City Council was considering adding a Boutique Hotel and Retail Spaces to the Marina. The word **TRANSPARENCY** came to mind as related to Government decisions. Please realize, citizens like to know and understand what is going on. What follows are some questions for the Council whose answers would make the citizens feel part of the process.

1. Why change what has been so good for so many people?
2. What are the most recent ideas (post Sept 27) re how/where the proposed new buildings will be located at the Marina?
3. What is the overall schedule if approved - when to begin and finish?
4. Specifically, what features of the Marina will be changed or eliminated?
5. What is the purpose of the Pavilion?
6. What may be the features of the Hotel and Retail spaces that are not provided by existing facilities and what will be the impact on these local facilities?
7. How will the Farmers Market and Ferry be included in any new Marina?
8. Financially, what will be the impact on: a) City Budget and income, b) boat mooring cost, c) parking cost, d) citizens property and sales tax, and e) any compensation for those property owners who will lose their views ?
9. During construction, what portion of the Marina will be off limits to citizens?
10. Any special provisions re Hotel earthquake proofing since Marina is on land fill?
11. Any estimate re number of parking spots to citizens that will be lost at the North end of the Marina due to the proposed new buildings?

My closing thought: What makes the Marina so special is its wide openness and essentially no obstacles blocking the wonderful views. Adding a large Hotel and unknown size of Retail Bldg and perhaps a parking garage will destroy the present uniqueness of the Marina.

**PLEASE DON'T DO THE PROPOSED CHANGES WITHOUT FURTHER ANALYSIS!**

And finally, thank you City Council for giving thought about the future.  
Eldon Davis



**From:** [Susan White](#)  
**To:** [CityCouncil](#)  
**Subject:** Public Comment regarding Marina Development  
**Date:** Thursday, January 19, 2023 4:57:15 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Des Moines City Council,

I'm writing this e-mail to encourage you to listen carefully to what the community vision for the Marina is vs. your current plans which include a hotel on the Marina floor. I think there are other places for a nice hotel which would be downtown or ideally the Masonic Home would be a destination for the whole region. I know the City doesn't have control over this but the concept is a good one. The Marina used to be an inviting place. That changed when the City put in those ineffective parking gates which have never worked properly. Also putting in the SR3 was not a bad idea but was not the highest and best use of prime property in the Marina in my opinion.

I don't think there is community support to put a hotel on the Marina floor either and I don't support that myself.

I do support a vibrant Marina but hope you weigh your decisions carefully and above all listen to your community.

Respectfully,

Susan White  
28742 Redondo Beach Dr S  
Des Moines



**From:** [V.L. Andrews](#)  
**To:** [City Council](#)  
**Subject:** Questions for Jan. 26 Study Session  
**Date:** Sunday, January 22, 2023 3:57:50 PM

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Hello, elected officials,

Our city's Shoreline Master Plan is quite specific regarding what should and should not be done vis-a-vis development. Key throughout are the concepts of "conservation, restoration and mitigation." The authors make it clear that our shoreline is intended for the recreational use of citizens and for the preservation of habitat, not at the expense of private developers.

I plan to register to speak at the Jan. 26 study session and these are the questions I will pose then. Hopefully, you will have time to answer them or at least postpone your planned Feb. 2<sup>nd</sup> action until you CAN answer them.

1. While the city may not own the several empty lots on Marine View Drive or on 7th, could not negotiations be made to locate a "boutique hotel" there to improve the entire main business district, e.g. height variances to create the desired unobstructed views? By the way, the Marina Inn on 7<sup>th</sup> is *never* full, so why is a waterfront hotel been the only solution offered to bring more people to the city? For the trails? Come on, if people are going to spend serious money for an overnight stay here, they need more than a view. They want to eat, shop and go to events.
2. Please explain why "Parcel A" was determined to be "unachievable" and why the only other potential location the city is now considering is right smack dab where the north parking lot construction project is just finishing up.
3. Has an INDEPENDENT environmental impact study been performed for the proposed project? If not, why not?
4. Has an INDEPENDENT economic impact study been performed? In other words, how has a hotel been selected as the only way to revitalize Des Moines when the business district needs more stops, restaurants and monthly events to draw people to the city for a hotel to entice overnight visitors? As an example, I cite what Ocean Shores has done to create exciting monthly events to draw non-residents.
5. Is the adaptive purpose building (for year-round farmers market and other events) still part of the proposed plan and if so, how will it be funded?
6. Has the city proposed other shorelines within Des Moines for consideration for a waterfront hotel that would not impact public recreational opportunities as significantly as the marina?
7. Given that whatever decision the council makes can potentially impact the community and its residents for generations to come, when will a special purpose marina committee be created to give citizens a real voice in what happens?

Thank you for your considered attention to these important questions.

Victoria Andrews  
Des Moines resident

Sent from [Outlook](#)

**From:** [Liz B](#)  
**To:** [Ken Thomas](#)  
**Cc:** [CityCouncil](#)  
**Subject:** Re: Ticket Entrapment Traffic Lights Downtown MVD  
**Date:** Wednesday, January 18, 2023 9:34:27 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Thomas, did you watch the video I sent? That is not 4 seconds. I will include the video here again so you can see for yourself. Residents have been getting tickets while going through when those lights are still green. When it changes above them, then turns red they get a 'red light violation' ticket. I know of 4 individuals, so far, that were ticketed. When they fight it, it is lowered to \$70. from \$130. In these difficult times that is just wrong. I completely understand traffic safety but having a light change that quickly is a recipe for accidents. Thank you for your assistance.

Sincerely,  
E. Burn

<https://youtu.be/PIXmANXXWMI>

On Wed, Jan 18, 2023 at 3:03 PM Ken Thomas <[KThomas@desmoineswa.gov](mailto:KThomas@desmoineswa.gov)> wrote:

Elizabeth and Malcom,

I am replying to your concerns on behalf of the City Council regarding the traffic lights.

There is a red light camera at the intersection of S. 216<sup>th</sup> and Marine View Drive. There is not a red light camera near the Taco Time intersection. I reached out to our City Engineer who works with the traffic lights in town and shared your concerns. Please see the response that he provided to me regarding our traffic lights in the city:

“I just wanted to provide a quick follow-up for our discussion this morning concerning signal timing vs. camera enforcements at the MVD & S 216th intersection. The entire City’s traffic signal systems including the MVD & S 216th St intersection are maintained and operated by Washington State Department of Transportation. All signal timing are programmed and followed national engineering standards to maximize traffic safety and intersection operation efficiency. “

“Engineering staff reached out and received WSDOT’s confirmation today that the yellow clearance time at the MVD & S 216th St Intersection is currently set at 4.0 sec, which was programmed based on national and WSDOT standards.”

When addressing red light violations, the rule is that if you enter the intersection legally, with a green light, and then the light turns yellow or red after you have entered the intersection you are legal and will not receive a ticket.

Thank you for your concerns and I hope this clears up any misunderstanding.

Chief Thomas

**From:** Liz B <[elizabeth.burn@gmail.com](mailto:elizabeth.burn@gmail.com)>  
**Sent:** Wednesday, January 11, 2023 3:17 PM  
**To:** \_CityCouncil <[CityCouncil@desmoineswa.gov](mailto:CityCouncil@desmoineswa.gov)>  
**Subject:** Ticket Entrapment Traffic Lights Downtown MVD

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council, can you please advise on who we need to contact regarding issues with, at least, two traffic lights downtown Des Moines on Marine View Dr? Two we have noticed; one by Dollar Tree, the other by Taco Time. Lights change quickly from green to red as you are passing under. The community is receiving tickets, I have been told over \$130. & if they fight it, \$70. I personally went under the one by Taco Time yesterday afternoon and noticed it was green when I was crossing and by the time I was about to go under it, it turned from yellow to red immediately.

Thank you for your assistance.

Elizabeth & Malcom Burn

Des Moines, WA

**From:** [Todd Powell](#)  
**To:** [City Council](#)  
**Cc:** [Scott Wilkins](#); [Katy Bevegni](#)  
**Subject:** Study Session January 26th.  
**Date:** Monday, January 23, 2023 5:16:45 PM

---

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To: City Council  
DMMA is pleased to see Council having a Study Session to address the Marina's landside development plans. There are several features on the landside that support waterside operations. As such, we would appreciate hearing in your Study Session discussion some clarification regarding these facilities and features that support the boating community. These include:

Boat Yard and Travel Lift: Will the boatyard location change? Will its area be expanded to accommodate growth?

Tenant Rest Room: Will the location of the new restroom be in the same location as the existing facility?

Adaptive Purpose Building (APB)

Sizing and Structural Features of APB: How many small boats are expected to be accommodated in the Adaptive Purpose Building? Will there be a small boat staging area located adjacent to the ADP and how many stations or positions are planned for this function? How many forklifts are planned in the operations? Where is the launch and retrieval location for the boats in the stack? What increase is required for Marina staffing of this operation? How much dock space will be allocated for waterside staging in the retrieval area?

Operating Concept for APB: Will the APB be a City owned building or a privately owned building? If privately owned, will the property be sold, leased or otherwise arranged? Will City employees actually operate the overall APB building since there are reportedly multiple tenants with differing operations (boat stack, Farmers Market, Marina offices, SR3 operation, etc.), or will it be a commercial operation? Will the revenue from the operations be recorded in the General Fund or the Marina Enterprise Fund?

We look forward to the Study Session and appreciate this opportunity to provide our comments and requests for clarification.

Respectfully,

Todd Powell  
DMMA President

**From:** [Liz B](#)  
**To:** [CityCouncil](#)  
**Subject:** Ticket Entrapment Traffic Lights Downtown MVD  
**Date:** Wednesday, January 11, 2023 3:17:21 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council, can you please advise on who we need to contact regarding issues with, at least, two traffic lights downtown Des Moines on Marine View Dr? Two we have noticed; one by Dollar Tree, the other by Taco Time. Lights change quickly from green to red as you are passing under. The community is receiving tickets, I have been told over \$130. & if they fight it, \$70. I personally went under the one by Taco Time yesterday afternoon and noticed it was green when I was crossing and by the time I was about to go under it, it turned from yellow to red immediately.

Thank you for your assistance.  
Elizabeth & Malcom Burn  
Des Moines, WA

**From:** [Shawna Erickson](#)  
**To:** [CityCouncil](#)  
**Subject:** Waterfront development  
**Date:** Thursday, January 26, 2023 11:10:48 AM

---

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Please consider my comments regarding the discussion of Des Moines Waterfront Development.

My first concern is - who first brought the thought of building a hotel on the waterfront. Did it come from individuals unhappy that there isn't enough lodging nearby to enjoy our little village of Des Moines? Or, was the council approached by a developer with no ties to our town?

Why build a hotel that would be vacant most of the year while destroying the current atmosphere of the park and surroundings? There are very few venues in Des Moines that would draw those needing lodging. I can only think of the not yet completed re-development of the Des Moines theater (which I am very much looking forward to enjoying). Which by the way, is the only reason I can think of that anyone would take a ferry from Seattle to Des Moines, and it is doubtful the schedule would accommodate any late-night music events. Too bad more effort and money has not gone to saving the historic and beautiful Landmark building. If that were developed, that could bring traffic to Des Moines. And money to the city's coffers. And bring jobs to the community. And make the community happy rather than outraged as the hotel suggestion has done.

Time doesn't allow for a lengthier diatribe of my thoughts about this subject. I can summarize by saying I think it is a waste of time and my tax money to further investigate this proposal. The only 'for' comments I've seen from the community (not the council), are, well, NONE.

Respectfully,  
Shawna Erickson  
a Redondo Beach area homeowner

**From:** [Ranita Hillis](#)  
**To:** [CityCouncil](#)  
**Subject:** Waterfront Hotel in Des Moines  
**Date:** Wednesday, January 25, 2023 9:35:36 PM

---

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To all Council members,

I am writing to you to say NO to a hotel on the waterfront in Des Moines. We need to save our waterfront and keep the Des Moines marina small.

If you would like a hotel to bring in tourism and revenue, fix up the Masonic building and use it. It is a beautiful building, has beautiful grounds and wonderful water views. That would be a beautiful hotel and yet be close enough to town to create revenue.

Please do not destroy our waterfront, do not destroy our small town feel and keep the charm of Des Moines.

Thank you for your time.

Ranita Hillis



**From:** [Rebecca Stapleton](#)  
**To:** [CityCouncil](#)  
**Subject:** We support change in Des Moines including a hotel, but not a hotel in our North Marina parking lot  
**Date:** Thursday, January 26, 2023 4:13:00 PM

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Hello City Council, thank you for all the time and energy that you put into improving the lives of people in our community. I fully support positive change in our community and would love to see Des Moines be more vibrant, engaging and economically stable community.

I fully support Hotel development on 7th or Marine View Drive, there's actually a great spot where the pharmacy is, that hotel would have amazing views from that lot (and hopefully boost pharmacy customers in a new building. However, putting a private hotel building in our already small open community space in the North Marina parking lot would be a large permanent mistake. Please don't approve this plan.

It also saddens me to see how much money the city is throwing at the ferry project that is unsuccessful, and the data that we have is very limited and skewed. Yes there are riders from Des Moines going to Seattle to spend money, but not very many people are coming from Seattle to visit Des Moines and spend money. I acknowledge that when people come home from Seattle some of them stop by to get a cup of coffee, beer sandwich and one or two specific local businesses on their way home. But that's not sufficient for the cost that the city is dumping into this program.

Also, this program subsidizes the price for seniors, but not subsidizing the price for people that are low income. That's not right. There are a lot of seniors that are gratefully very well off financially, and don't need the discount. I fully appreciate treating our elders with respect and wonderful programming, we also need to pay attention to people that are low income and disabled that are in our community. The EATS program neglected them, the ferry program is neglecting them, as do other programs.

The money that the city put into helping people pay their electricity bills was a wonderful in theory, however there are so many restrictions put on it, that we were not able to access it unless we have an overdue bill. At the last city council meeting the Assumption was made that the funding was not needed in our community, that's not true at all. The policy was built in a way that made the program inaccessible to the people that needed it.

Many people make a choice to prioritize the electrical bill over paying for things like medicine, and shoes for their kids, and when we ask for assistance with our electricity bill were told that we can't get help unless we have a past due bill. That's not right. The support should be based off of income, rather than penalizing someone for prioritizing paying their electricity bill over other essentials, and then not being able to get help because they paid the bill on time.

Additionally, this over due bill policy structure teaches people not to pay their bills in time, in order to get help. Very dangerous precedent to set, especially as the program was canceled.

Again, thank you all for doing your best to strengthen our community and improve the lives of

your neighbors. All the best, Rebecca

----- Forwarded message -----

From: **Rebecca Stapleton** <[rebeccastapleton100@gmail.com](mailto:rebeccastapleton100@gmail.com)>

Date: Wed, Nov 16, 2022, 3:17 PM

Subject: Please stop all Marina hotel and ferry planning until we implement the approved Marina Town Hall and reinstate the Public Planning Commission and Marina Development Committee.

To: <[citycouncil@desmoineswa.gov](mailto:citycouncil@desmoineswa.gov)>

Hello Council Members,

I appreciate your dedication to listening to, and supporting the needs and interests of residents in our community.

I kindly request that the Council please stop all Marina hotel and ferry planning (which is draining large amounts of our tax dollars to fund), until we first implement the already voted on and approved Marina Town Hall, and reinstate the Public Planning Commission and Marina Development Committee.

Thank you for taking the time to ensure that our community makes the best plan possible for our city in the long-term. These topics are not something we want to rush, let's please learn from our expensive mistakes such as installing indoor parking "arms" in an outdoor uncovered marina environment. If we all come together and think through all of the potential advantages and disadvantages, I'm confident that we can come together with a strong plan to best utilize our tax funds to make positive change for the betterment of our Beloved Community.

(Email Ok for Public record )

Sincerely,

Rebecca

**From:** [quinn\\_rose](#)  
**To:** [\\_CityCouncil](#)  
**Subject:** Yes Hotel  
**Date:** Thursday, January 26, 2023 10:50:55 AM

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Please allow for more construction of any and all improvement projects around the marina, downtown, and everywhere else in Des Moines. We benefit from more business investment, housing, and jobs to keep up with demand and to keep the city vibrant and growing. I am emphatically saying Yes In My BackYard to counter the NIMBY narrative that these things are good somewhere else, but that we should aim to maintain a sleepy seaside community with diminishing reasons to visit or recreate here. Just last summer I met some wonderful folks in Alberta, Canada and when I said we were from Des Moines they not only didn't get us confused with Iowa, they said they loved visiting our marina and staying nearby in a hotel. They didn't visit Seattle; they visited Des Moines! That gave me such local pride. I would love to be known as a city with hospitality. Thank you.

- Quinn Rose

**From:** [Brandon Knight](#)  
**To:** [City Council](#)  
**Subject:** Yes to boutique hotel, but location should be decided by public vote  
**Date:** Monday, January 23, 2023 5:42:45 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To our Esteemed City Council,

Thank you for endeavoring to make Des Moines, WA the premier waterfront city in the south sound. The concept of a waterfront hotel is an exciting proposition for our little town! With this excitement also comes responsibility to current and future generations. The location of the marina hotel is one of the most significant decisions affecting our Des Moines community, and deserves proper due diligence, input, time, and consideration both from the council and the community as such. We are for a boutique hotel in the Marina District with a great view for guests, but are opposed to its placement at the water's edge in the Marina without a vote of the people, appropriate due diligence, and input from the people who make up this community. Before any decision is made, we respectfully ask that you:

- 1) Repeat the Sept 27 Marina Hotel Meeting, as the meeting was not publicized well nor recorded for those who were unable to make it. People thought it would be an update on progress and plans for the Parcel A approach previously approved last year by the Council (Nov 2021). Instead, it was an introduction of a totally new plan with some substantially different ramifications regarding loss of public open space at the Marina.
- 2) Present all available location options to residents, along with the costs and benefits of each.
- 3) Host additional public meetings on this matter before any decision is made or plans are implemented, and truly listen to and consider their views and concerns through public comment periods or focus groups.
- 4) Decide the final location through public vote

The Marina should be configured for the benefit and enjoyment of our city's residents, who call our city home, and support our city through residence, property taxes, and economic investment via our local businesses. We deserve a voice in this matter as we will have to live with the consequences for the rest of our lives. This is our home and we have more of a vested interest in the city and waterfront than any private developer ever will. It should not be configured for the benefit of visitors' at the expense and impact to our residents.

Thank you for your time, consideration, and leadership on this matter.

Respectfully,  
- Brandon & Pam Knight

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# CITY COUNCIL STUDY SESSION

1

## Speaker Sign-Up Sheet

Comments from the public must be limited to the items of business on the Study Session Agenda per Council Rule 10. Please sign in prior to the meeting and limit your comments to three (3) minutes.

January 26, 2023

4/10 mins

	NAME (PLEASE PRINT)	ADDRESS	TOPIC	PHONE/E-MAIL ADDRESS
①	✓ Eldon Davis	815 S. 216 <sup>th</sup> Apt 413	Proposed Hotel & Retail	206 870-4413
②	✓ Christine Puzos	22315 16 <sup>th</sup> Ave S	Proposed Hotel & other	206 604-1966
③	✓ Bill Wusscott	Des Moines	Marina	206 445 2049
①	✓ Victoria Andrews	Des Moines	'	206-824-3966
②	✓ Shawn Dailey	22315 6 <sup>th</sup> Ave S	Marina	206 498 -1529
③	✓ CHRIS THURSON	22211 CLIFF AVE SO.	MARINA	206-941-4909
1	✓ MICHAEL RHODES	22222 DOCK APTS 9818	FINANCE RMIS	206 498-4055
2	✓ Kathy Scott	26243 MARINE View DR	MARINA	253-228-1538
3	✓ JAM MAGNUSON	19240-5 AVE S E. 8	HOTEL	206-241-2908
1	✓ Judy Somerville	21638-14 <sup>th</sup> Ave So	Marina/Hotel	206-850-9305
2	✓ Steve Susan Goegebuer	20903 9th Ave	Hotel-Marina	206 824 5380
3	✓ Sharon Moutorse	26501 8 <sup>th</sup> and	Safety	253-230-9566



# DES MOINES MARINA CHALLENGES AND OPPORTUNITIES

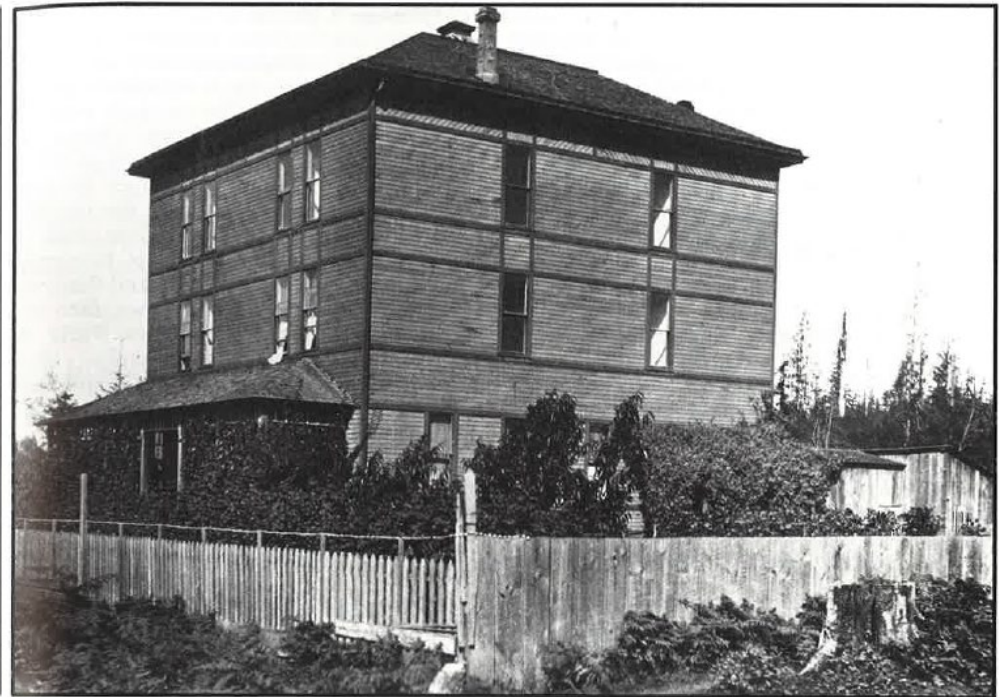
- History
  - Through the life of our City and Marina, there have been many efforts to appropriately enhance the value of our waterfront to our City and region.
  - Tonight we would like to recount a somewhat abbreviated history of those earlier efforts, and relate where we are today.

# THE EARLY YEARS/LANDSIDE



**Alder Beach Manor with the auto ferry "Vashon Island" at the end of the S. 227th St. dock**

South 227<sup>th</sup> and 6<sup>th</sup> Avenue South

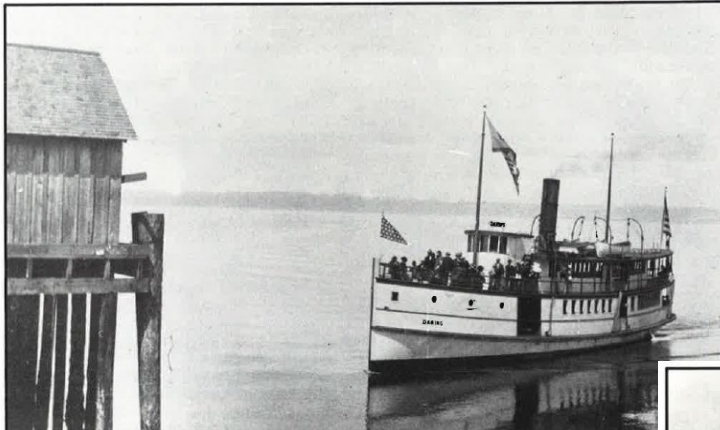


**Hiatt Hotel - Later the Draper Children's Home**

Corner of 6<sup>th</sup> and 226<sup>th</sup> Street



# THE EARLY YEARS/WATER SIDE



The "Daring," one of the many boats serving Des Moines



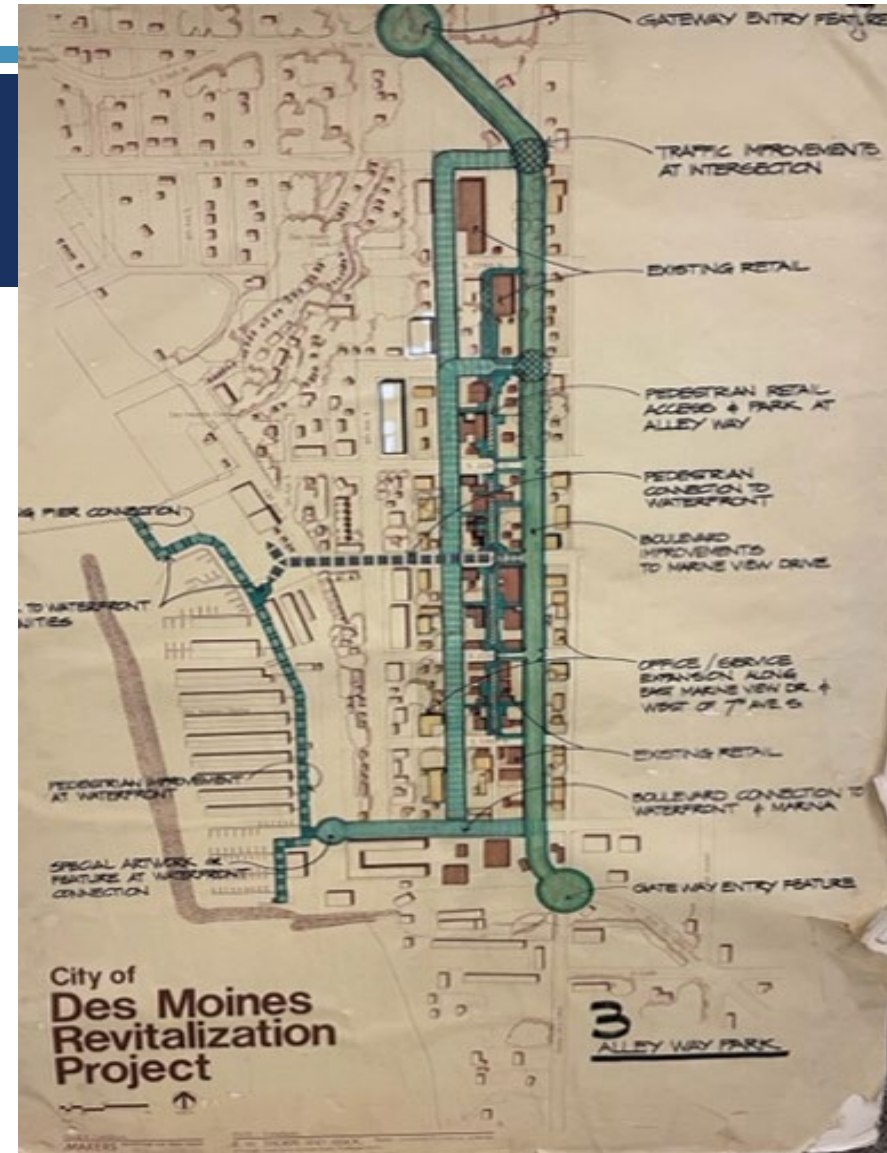
The auto ferry "Vashon Island" at Des Moines Dock on S 227<sup>th</sup> Street



Des Moines Logging Dock at S 227<sup>th</sup> Street, about 1920

# MID-1980 PLANNING

- The original poster board is placed at the back of the room tonight.
- The board highlights one of the most significant missing elements in our City and that is pedestrian access from the Downtown to the Marina, in a manner that can also accommodate children, strollers, walkers, and wheelchairs.
- That critical connection has evolved into the opportunity to create the Marina Steps.
- Landscape promenade from the North Bulkhead to Anthony's.
- In the 1970's and 1980's multiple large buildings were constructed with views of the Marina, but that also obstructed views for the rest of the City.



1984



# PLANNING

- There have been multiple attempts to find ways to maximize access, use, and development of the Marina.
- Let us review some of these planning efforts that ranged from interest in passenger ferry service to development on the Marina floor.
- Efforts to initiate passenger ferry service connecting Des Moines to Seattle began in the early 2000's and essentially led nowhere.

# UNIVERSITY OF WASHINGTON/LANDSIDE

2008



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

# UNIVERSITY OF WASHINGTON/LANDSIDE

2008



- The message of this comprehensive study was to move forward with Marina redevelopment.
- The conceptual building massing is consistent with what is currently recommended.

# ON GOING MARINA AND BEACH PARK DEVELOPMENT PLANNING

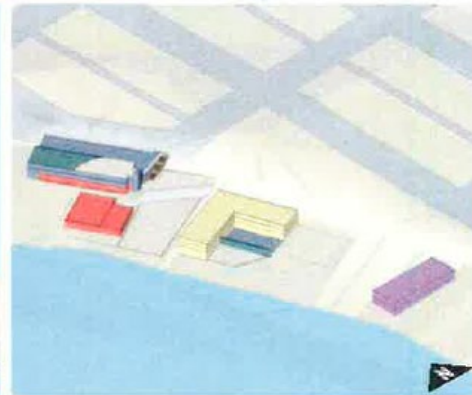
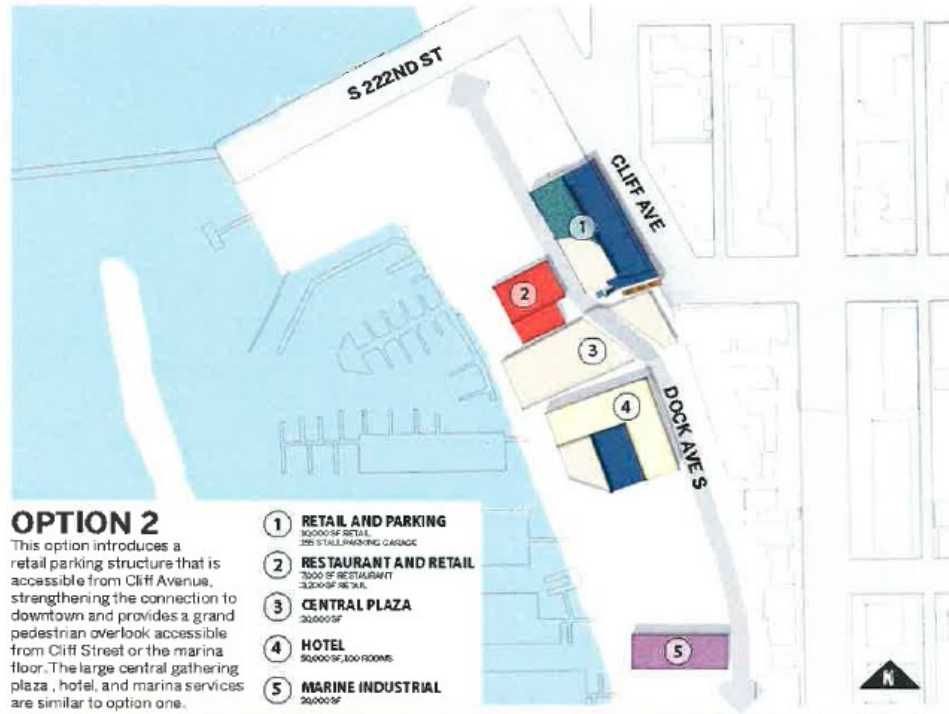
2008-2010

- At that time, documents addressing Marina water and landside development included:
  - Des Moines Comprehensive Plan
  - Marina Master Plan
  - 2010 Parks, Recreation and Senior Services Master Plan
  - Comprehensive Transportation Plan
  - Marina District Design Guidelines
- Each of these efforts involved comprehensive public input from our community.

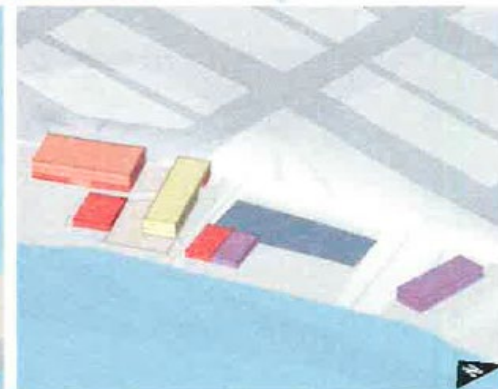
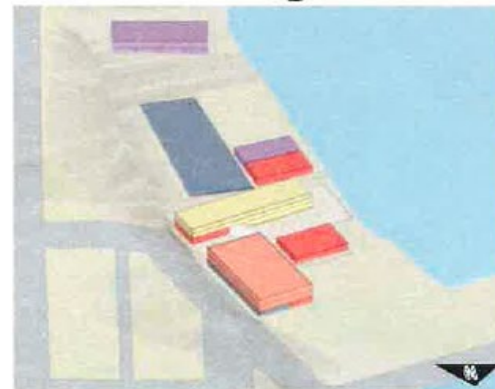
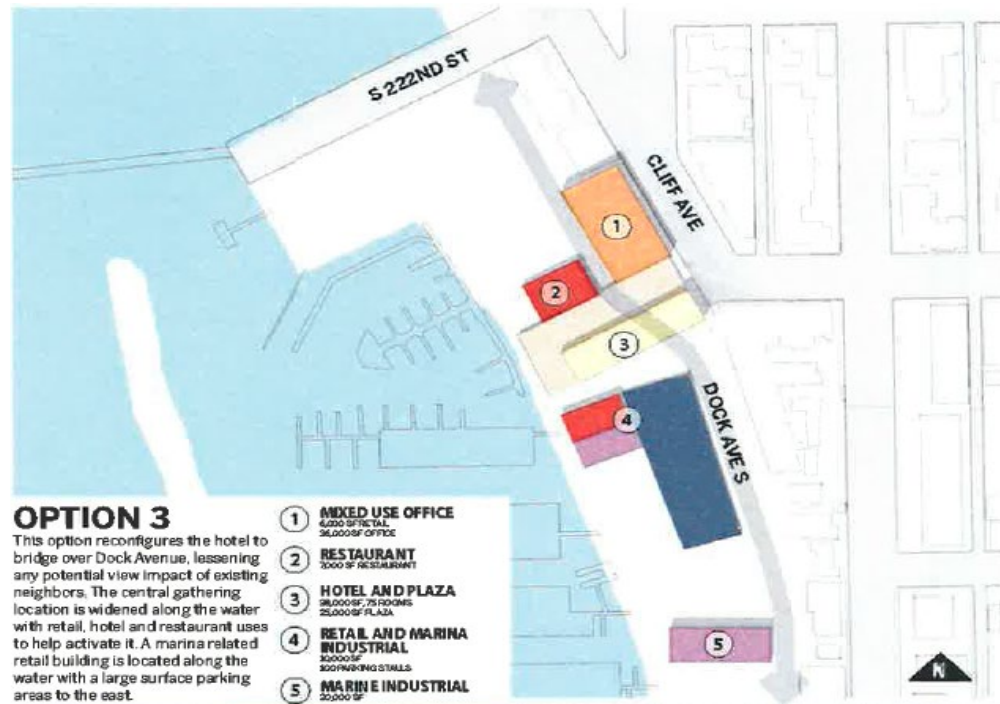
# MARINA BEACH PARK DEVELOPMENT COMMITTEE

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 Councilmembers, recommended development options for the Marina.
- They considered 4 development options and ultimately their recommendations were a hybrid, combining options 2 and 3, which are on the next slide.
- This committee presented their findings and recommendations to the City Council and engaged the community in their work.



Des Moines Marina and Beach Park Development



Des Moines Marina and Beach Park Development





# SUMMATION OF EARLIER COMMITTEE RECOMMENDATIONS

2012

- It is noteworthy that option 2 called for a 100 room hotel and totaled about 90,000 square feet of commercial space.
- Option 3 called for approximately 115,000 square feet of commercial space, including a 75 room hotel.
- The City issued a Request for Qualifications from the development community and received 3 responses, all of which had in common the offer to develop the Marina as long as the City paid for it.
- Despite the many hours of community input, advisory committee input, City Council time and the cost of consultants, nothing ever came of these efforts.
  - The essential problem with the approach, at that time, was the decision to pursue a 99 year lease of Marina property to a developer.

# EFFORTS LEADING TO REQUEST FOR QUALIFICATIONS

2016-2020

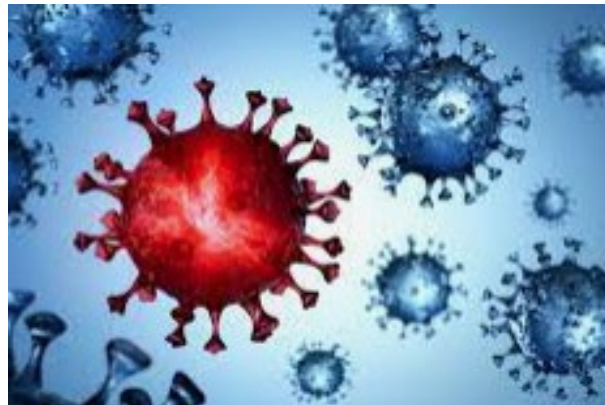
- In 2016, Council hired new Administration with expertise and proven experience in economic development.
- At that time efforts continued to move the Marina redevelopment process forward.
- Since that time we have had 3 separate consultant studies reviewing market conditions, design options, and the potential for public/private partnerships.
- We have had 3 large community open houses to review development options and for our public to comment on those options.
- One notable meeting occurred on an Argosy Boat, moored at the Marina.



# COVID IMPACTS

2020

- The most recent process was interrupted by COVID and delayed us several years, even though Council, in the Fall of 2019, authorized City Administration to move forward in identifying Marina redevelopment partners.
- The unforeseen challenges resulted in significant delays across City programs, as resources were diverted to maintaining community safety and continuity of Government operations, including Marina redevelopment efforts.



# RULES OF THE ROAD

- As we have gone through this process we have conscientiously observed the Council direction that residential development is not an acceptable use in this development process.
- Zero residential despite that being the market sweet spot.

# EXCLUSIVE NEGOTIATING AGREEMENT

- March 2022 - Entered into an Exclusive Negotiating Agreement (ENA) with Developer (Embarcadero/McBride Cohen Group); received \$35,000 good faith fee.
- During negotiations, Developer expressed strong interest in expanding the development scope.
- We determined that any consideration of expanding the development footprint required Council approval and additional public input.
- The developer respected the City's decision, and in September 2022 - City terminated ENA and refunded \$35,000 good faith fee.

# CURRENT DYNAMIC

- As a result of COVID, and other national and international macro economic factors, including the war in Ukraine, cost of fuel, inflation, supply chain challenges, and shortages of labor, the lay of the land has changed.
- We believe, at this time, the City is in a better position to continue to pursue capital and infrastructure projects through public investment, and not to seek a private partner at this time.
  - Even though the Council, in 2019, had been open to consideration of selling the developable portion, to attract private investment, with the proceeds from the sale of the land being used to pay for the Marina Steps.
- It is becoming apparent that a public/private partnership may not achieve the timely outcomes that we seek.

# CRITICAL LINKAGE OF THE DOWNTOWN TO THE MARINA

- The Marina Steps are the heart of Marina redevelopment, which will 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.
- For example, tearing down the Wasson house, and creating open space and connectivity to the Beach Park, was a critical component establishing mobility and access.

# PUBLIC INVESTMENTS COMPLETED



It is important to recall the improvements and successes we have had to date including the transformation of SoundView Park, creating a great access point at the former Wasson location entering the Beach Park, the \$12M improvements to assure the integrity of the North bulkhead, the successful phase I of passenger ferry service, and the ongoing operation of the community shuttle linking the Angle Lake station to the Downtown and the Marina.



# FERRY SERVICE

2022

- Passenger ferry service in 2022 connecting Des Moines to Seattle was extremely successful and served over 14,000 passengers in a 9 week window.



# BUSINESS DEVELOPMENT

- Development of the Quarterdeck exemplified the value of establishing business opportunities at the Marina.
- Marina redevelopment will expand business opportunities in the downtown and at the Marina.
- This was proven by the experience of the passenger ferry, which increased local business.
- Hotels, for example, are excellent at creating positive economic impacts.
  - One study qualified that the value of hotel occupants to the local economy was significant.



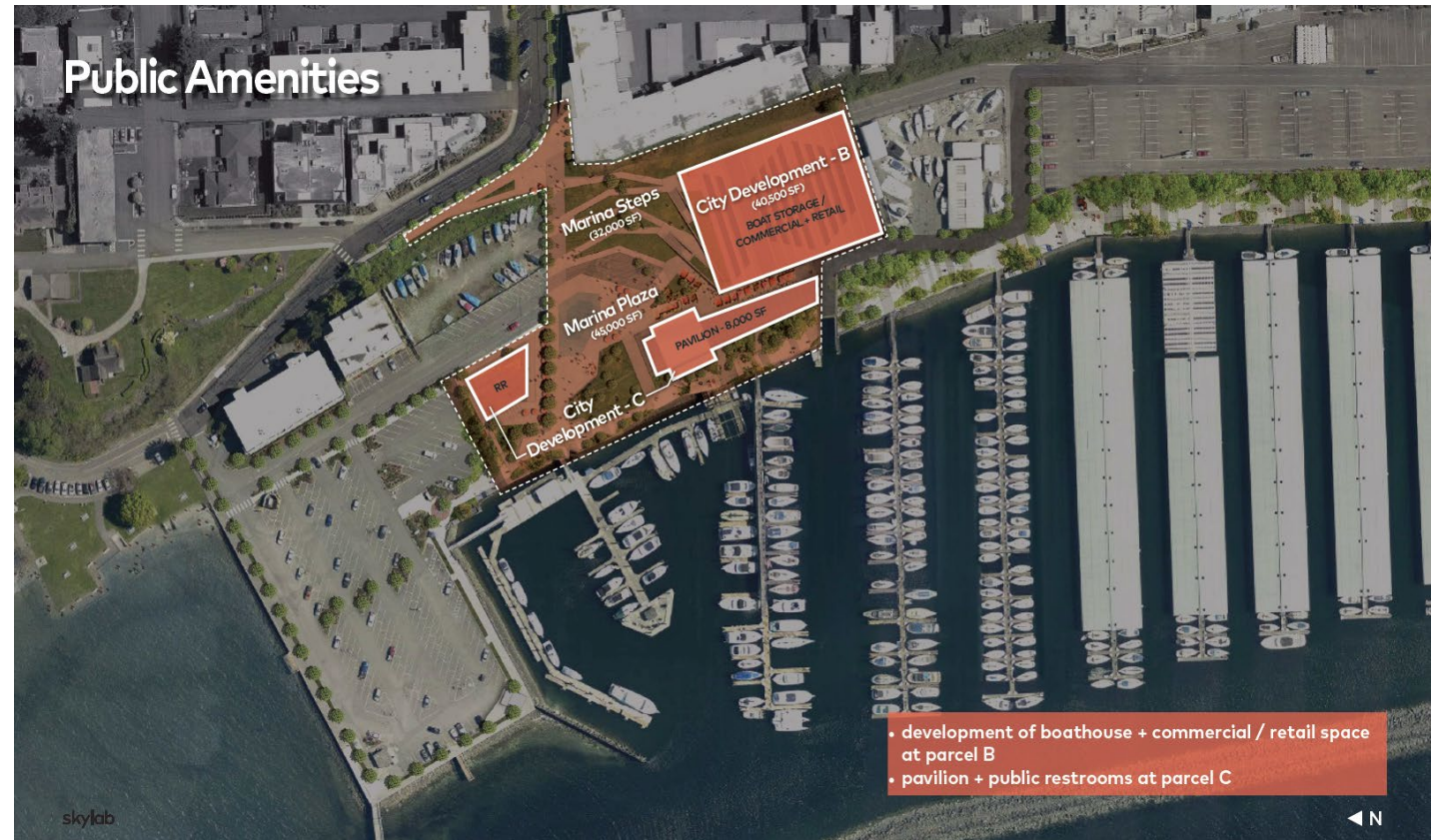


# SKYLABS

- SkyLabs will now give a presentation on current time development possibilities.

# RECOMMENDATIONS

- We seek Council consensus to move forward with public works projects, to be included in the Capital Improvements Plan, for landside development of the Marina, and move forward with final design of the Marina Steps, and to go out to bid later in 2023.





DES MOINES, WA  
MARINA STEPS

JANUARY 26, 2023

skylab

# Design Approach\_Urban Design, Landscape & Architecture

# How to build a **successful and sustainable waterfront?**

- \_CENTRAL PUBLIC SPACE
- \_URBAN INTEGRATION
- \_ACCESS TO WATER
- \_UNIVERSAL ACCESSIBILITY
- \_CREATE A DESTINATION
- \_CIVIC PROGRAM (MARINE HOSPITAL)

## URBAN DESIGN

## LANDSCAPE

- \_BIG PICTURE
- \_ECOLOGICAL APPROACH
- \_STORM WATER STRATEGY
- \_NATIVE ECOSYSTEMS



integrated design

## ARCHITECTURE

- \_PUBLIC INVESTMENT
- \_PRIVATE INVESTMENT
- \_PHASING DEVELOPMENT
- \_ICONIC ARCHITECTURE / IDENTITY

# How to build a **successful and sustainable waterfront?**

- \_CENTRAL PUBLIC SPACE
- \_URBAN INTEGRATION
- \_ACCESS TO WATER
- \_UNIVERSAL ACCESSIBILITY
- \_CREATE A DESTINATION

**URBAN DESIGN**

**LANDSCAPE**

- \_BIG PICTURE
- \_ECOLOGICAL APPROACH
- \_STORM WATER STRATEGY
- \_NATIVE ECOSYSTEMS

**ARCHITECTURE**

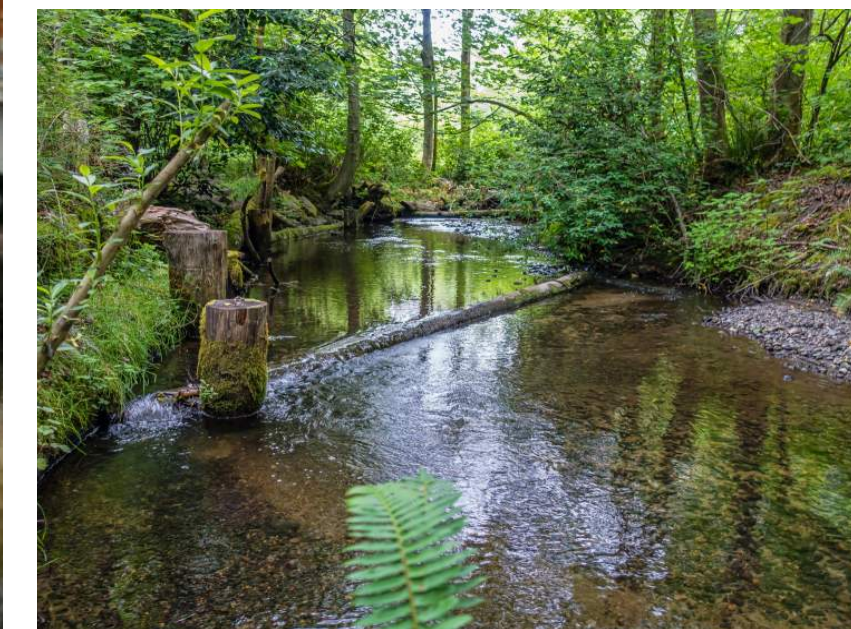
- \_PUBLIC INVESTMENT
- \_PRIVATE INVESTMENT
- \_PHASING DEVELOPMENT
- \_ICONIC ARCHITECTURE / IDENTITY



# Existing Creek System



**Economic and Social Value**



**Ecological and Environmental Benefits**



# Existing Creek System



- The creeks perform as natural filters.
- As of right now, most of the storm water collected in the area is being dumped untreated to the creeks

# Storm Water Drainage System



- Looking at the current storm water shed, 50% of the water is being discharged into creeks, and 50% is being discharged directly into the ocean.
- 60 acres of untreated storm water is discharging into the marina through 223rd Street.

# Consequences of Untreated Runoff

**Decline of Marine Ecosystems**



**Soil and Water Pollution**



**Uncontrolled Algae Blooming**

**Erosion**

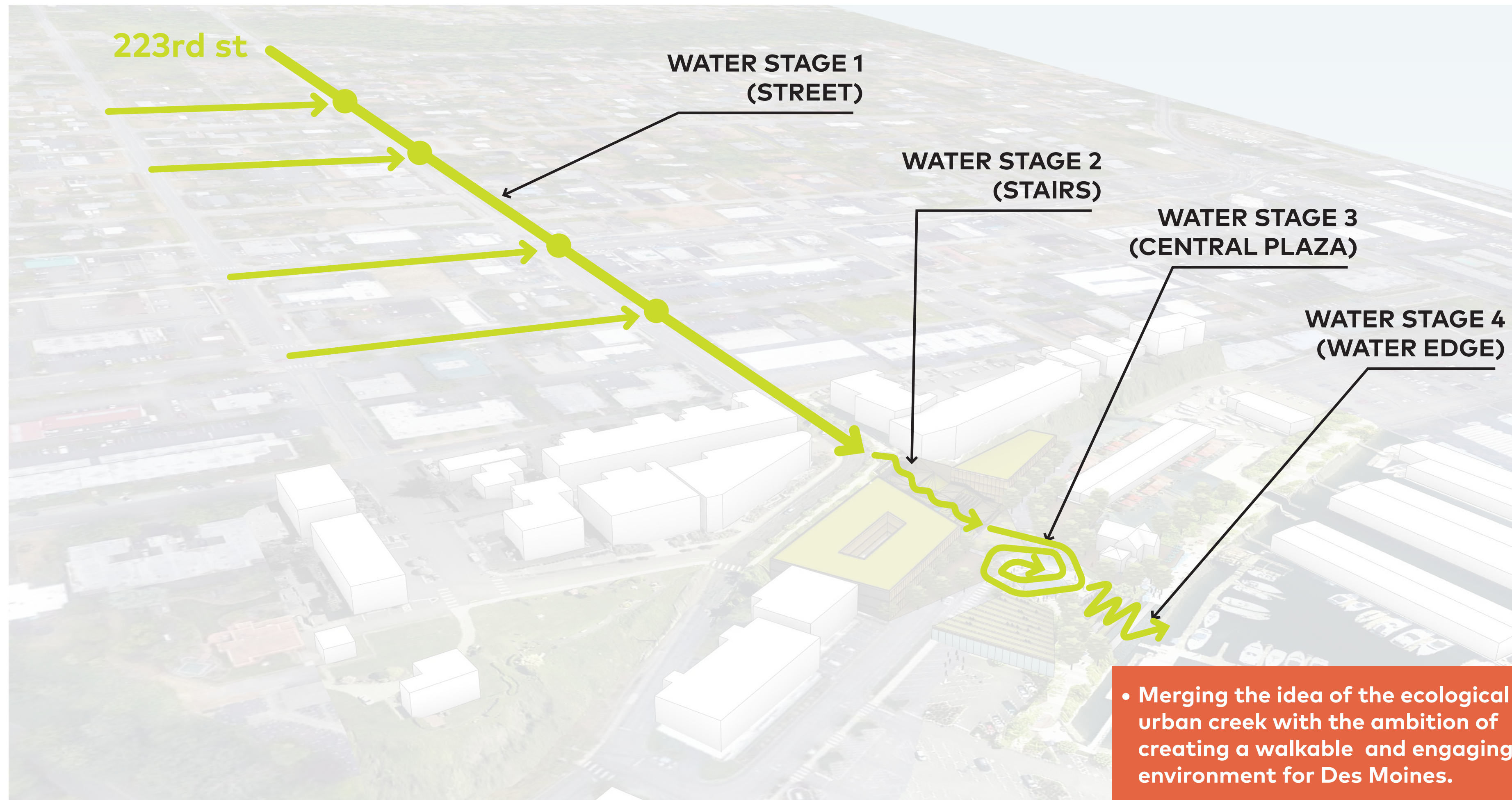


# Environmental Opportunity



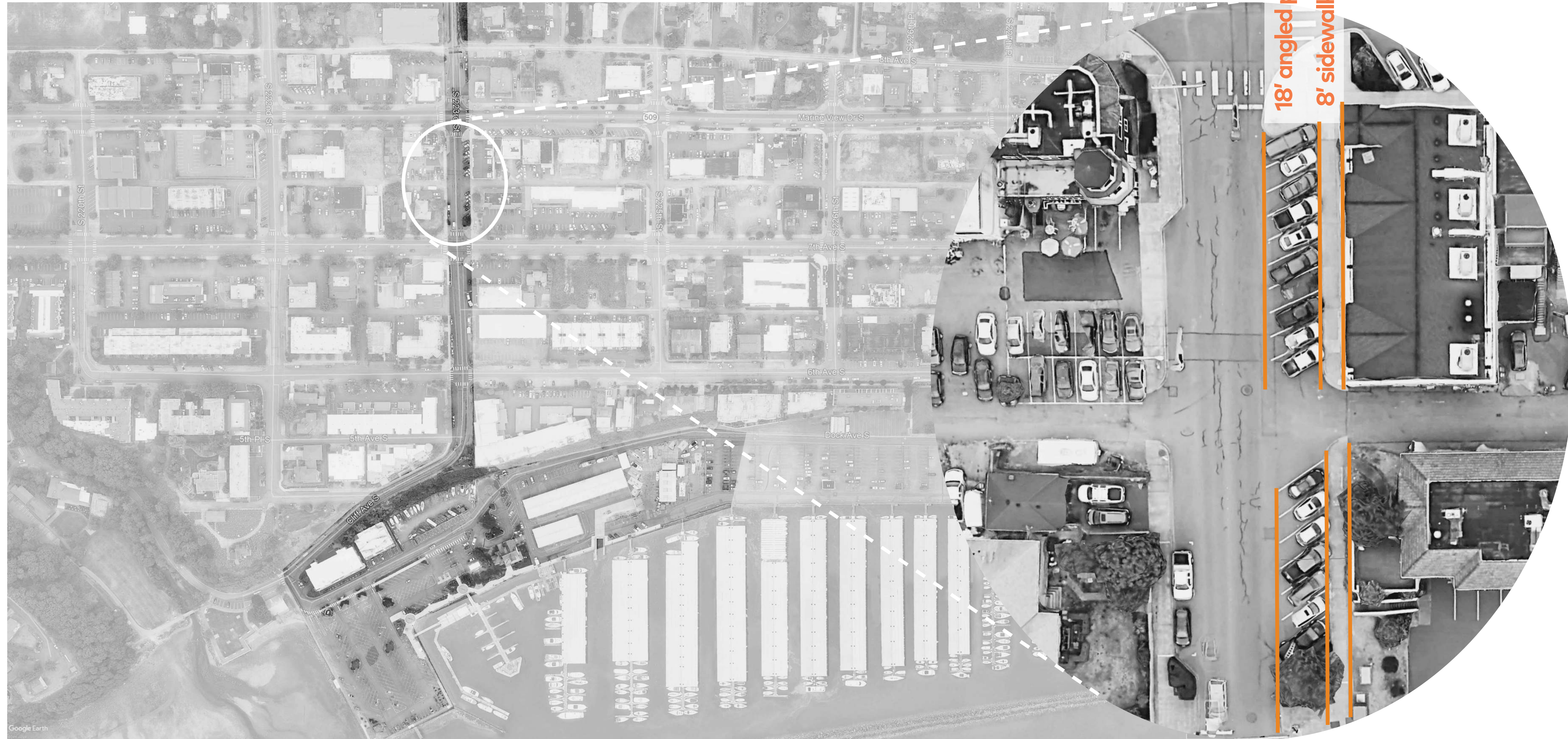
Can we turn 223rd Street into an **URBAN CREEK**?

# Urban-Natural Sequence to the Marina



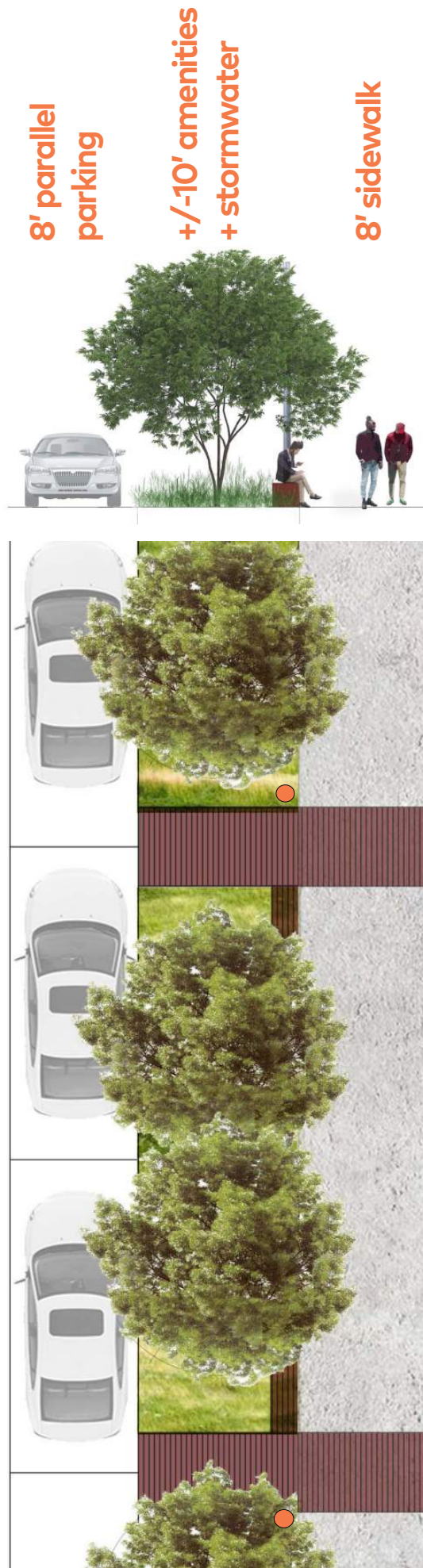
• Merging the idea of the ecological urban creek with the ambition of creating a walkable and engaging urban environment for Des Moines.

# Streetscape\_Existing Conditions

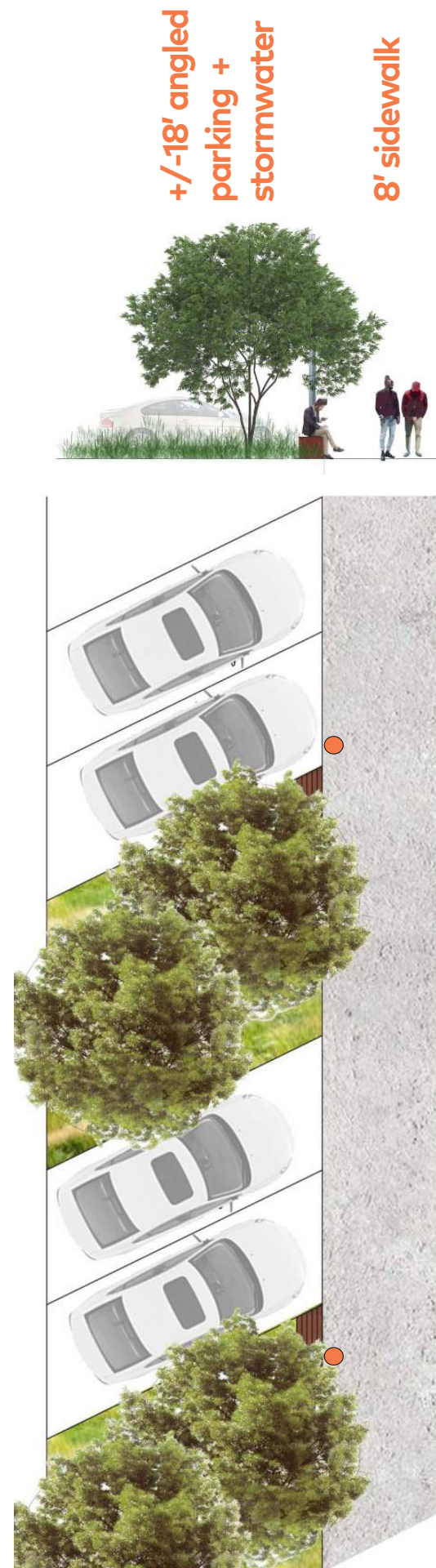


# Streetscape\_Proposed Conditions

option 1

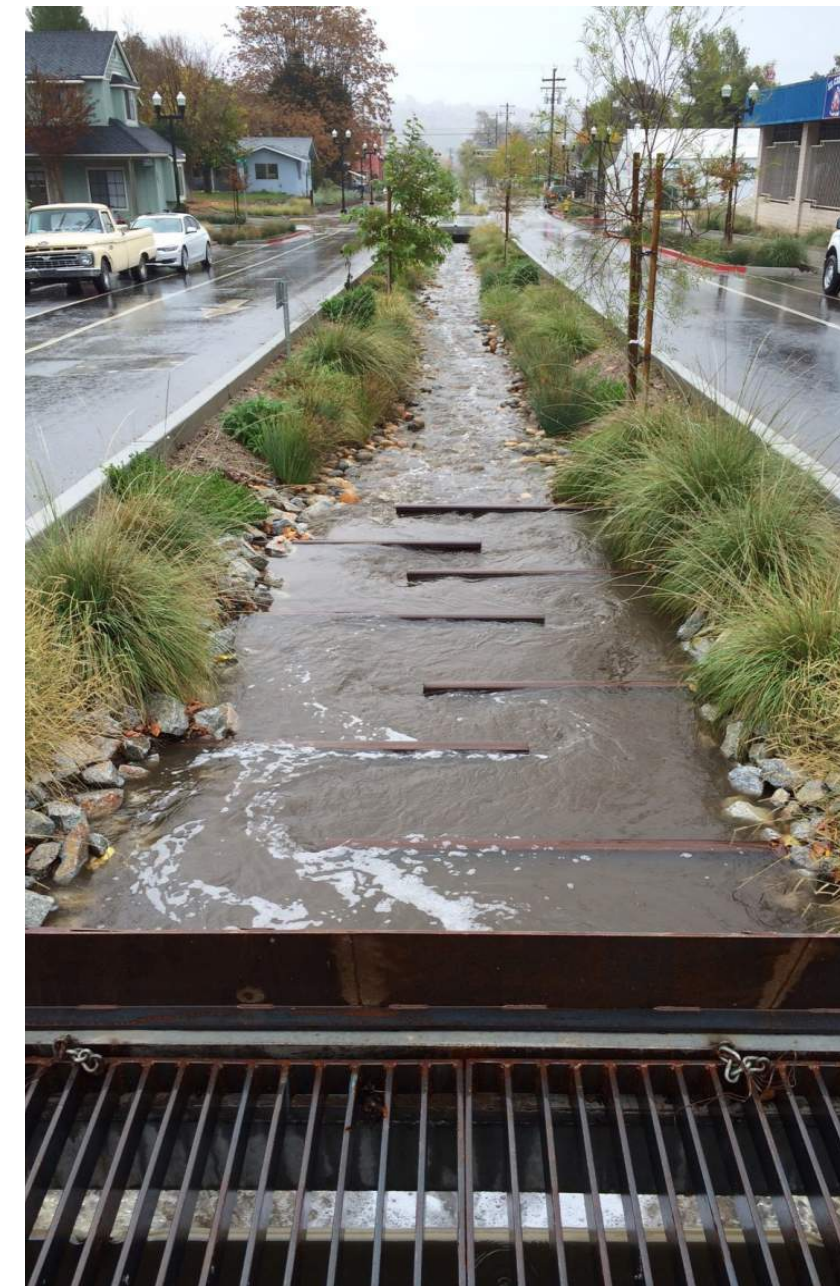
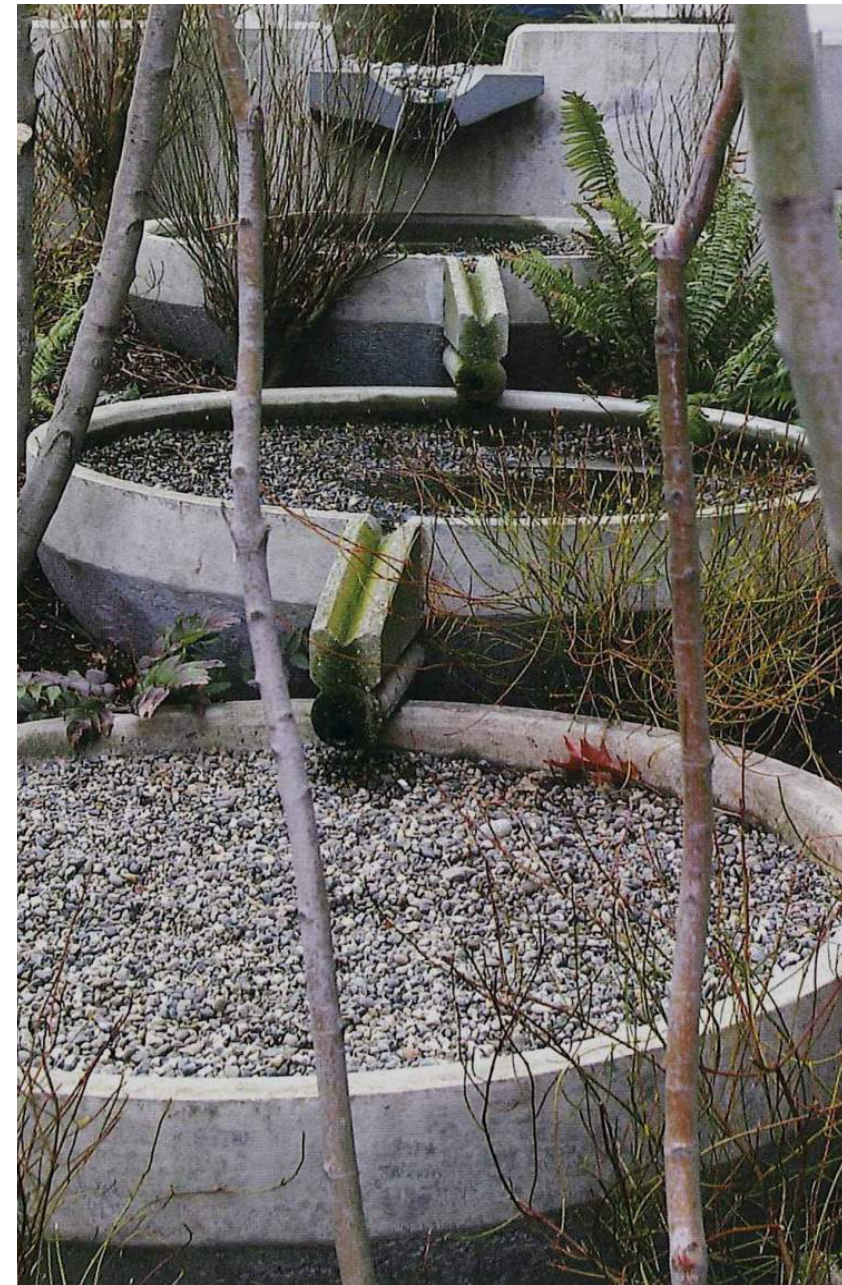


option 2

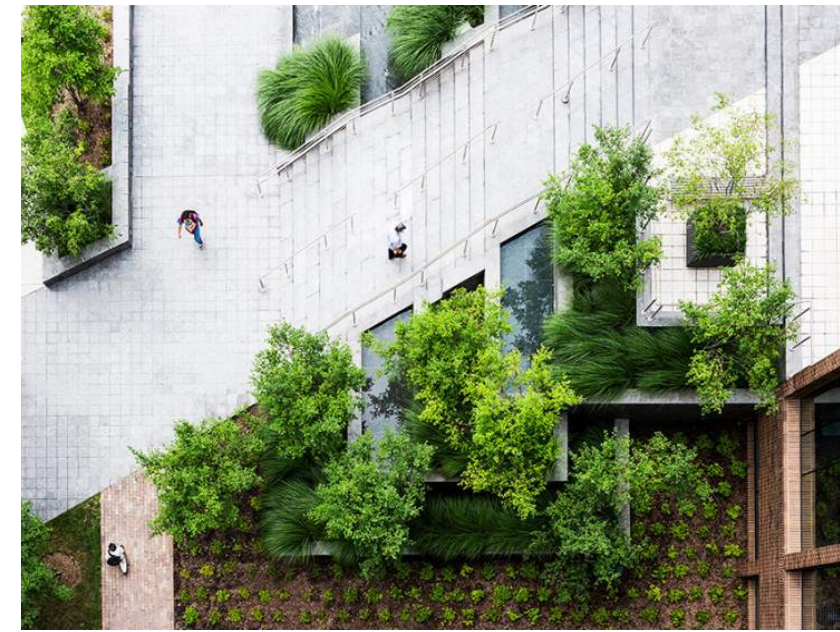




# Street Urban Experience



# Stairs Urban Experience



# How to build a **successful and sustainable waterfront?**

- \_CENTRAL PUBLIC SPACE
- \_URBAN INTEGRATION
- \_ACCESS TO WATER
- \_UNIVERSAL ACCESSIBILITY
- \_CREATE A DESTINATION

## **URBAN DESIGN**

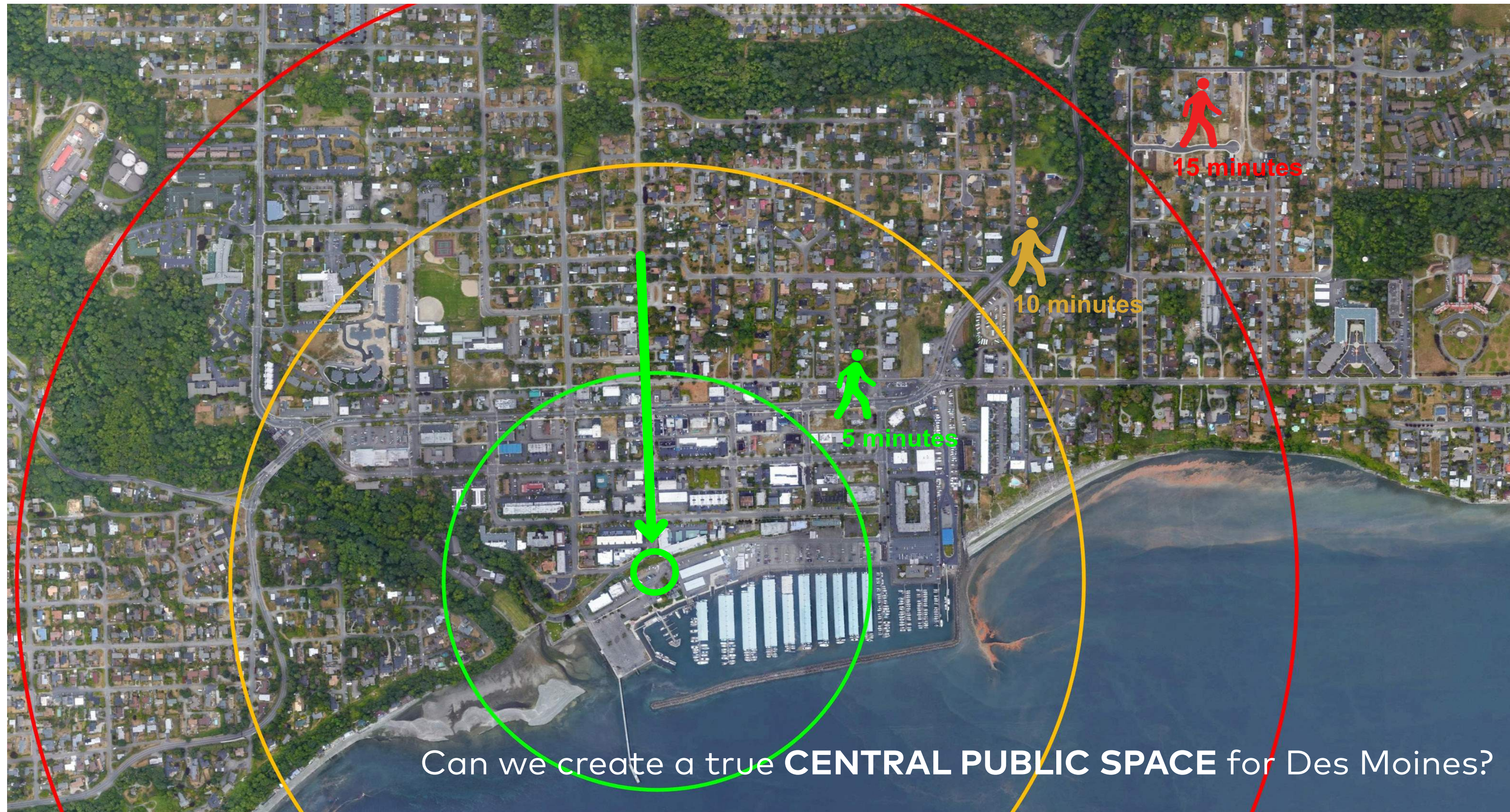
## **LANDSCAPE**

- \_BIG PICTURE
- \_ECOLOGICAL APPROACH
- \_STORM WATER STRATEGY
- \_NATIVE ECOSYSTEMS

## **ARCHITECTURE**

- \_PUBLIC INVESTMENT
- \_PRIVATE INVESTMENT
- \_PHASING DEVELOPMENT
- \_ICONIC ARCHITECTURE / IDENTITY

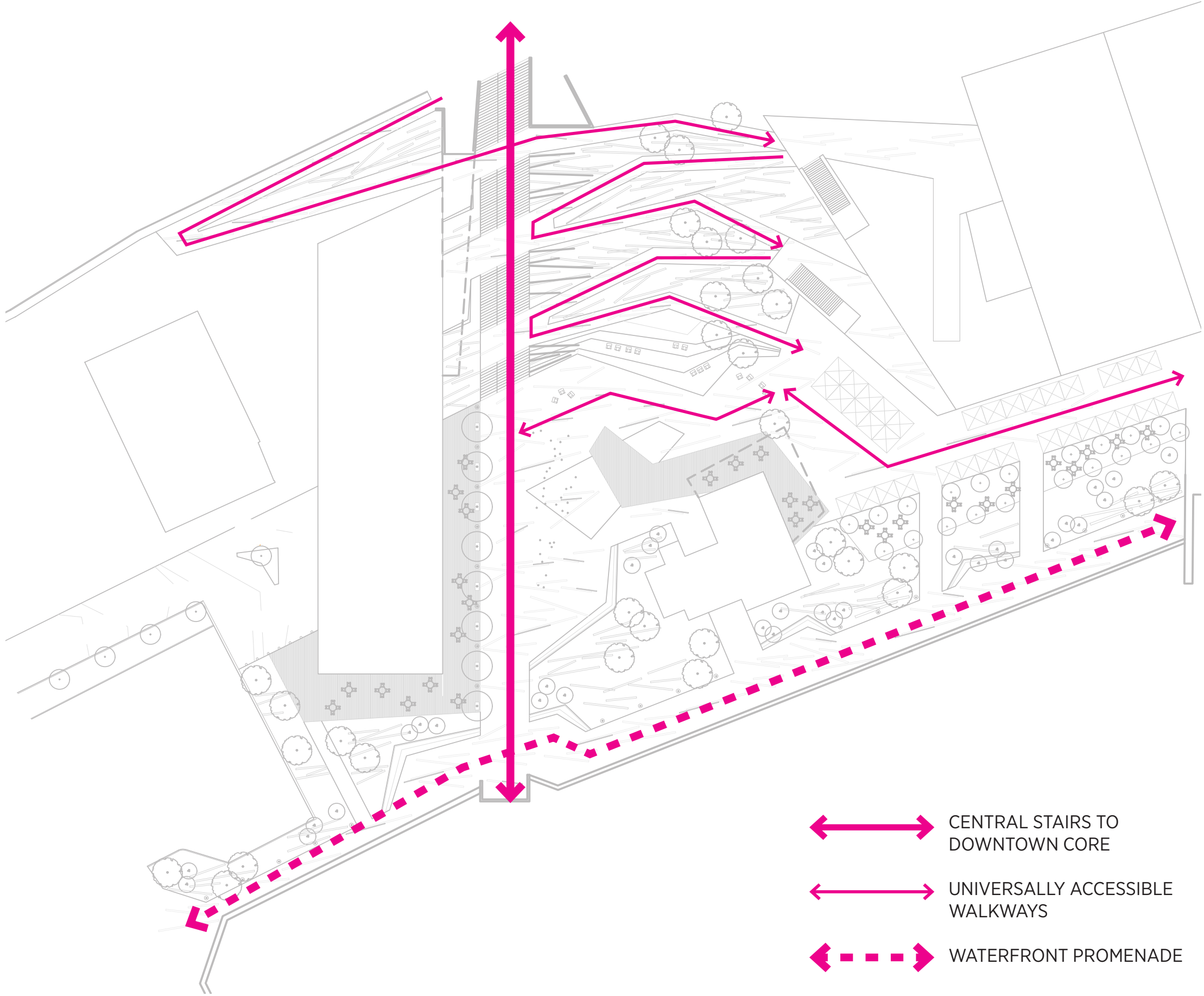
# Urban Opportunity



# Central Plaza Urban Experience



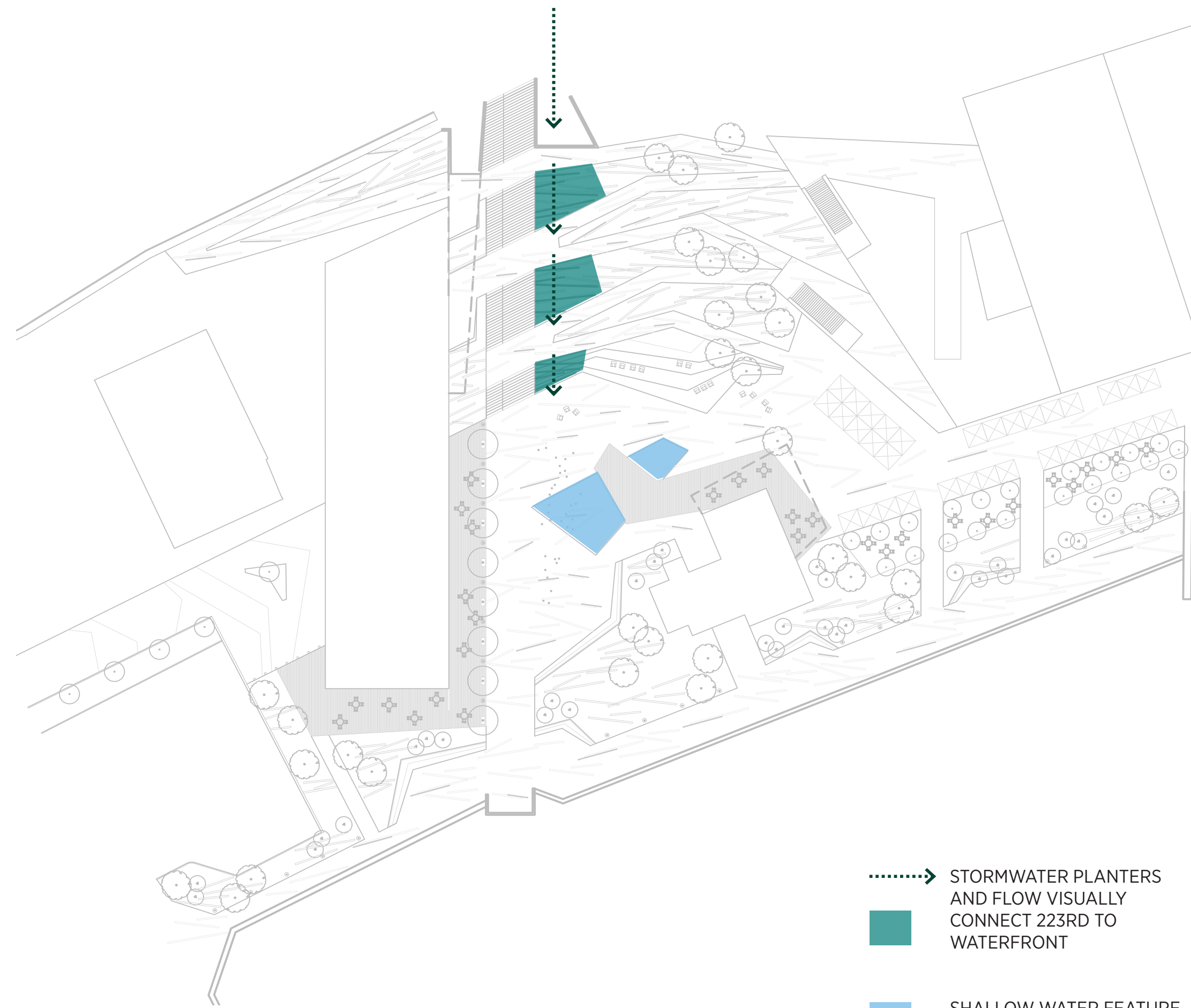
# Circulation



- ← → CENTRAL STAIRS TO DOWNTOWN CORE
- ← → UNIVERSALLY ACCESSIBLE WALKWAYS
- ← - - - → WATERFRONT PROMENADE



# Water

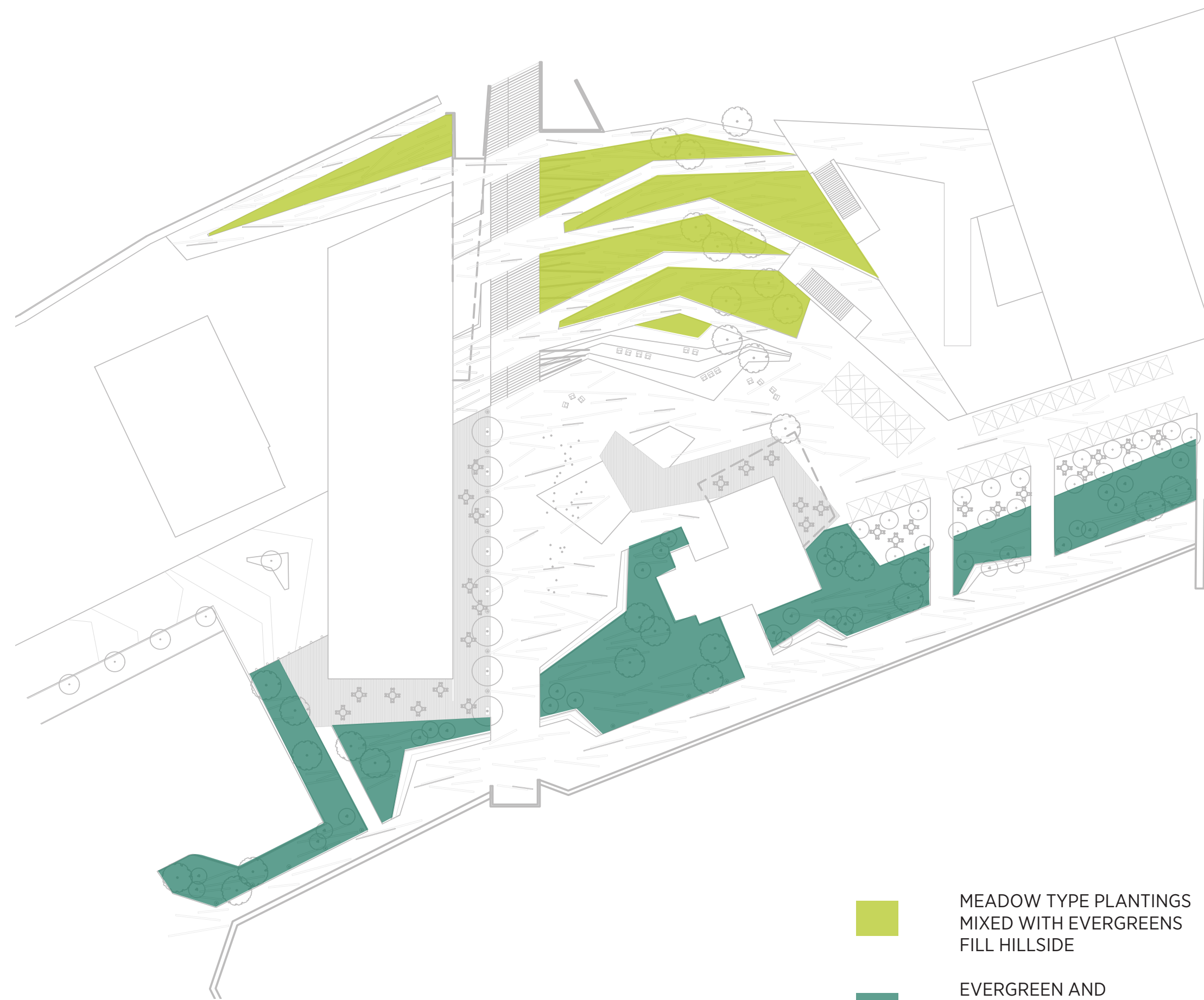




-----> STORMWATER PLANTERS  
AND FLOW VISUALLY  
CONNECT 223RD TO  
WATERFRONT

SHALLOW WATER FEATURE  
WITH SPRAY JETS



# Planting



-  MEADOW TYPE PLANTINGS MIXED WITH EVERGREENS FILL HILLSIDE
-  EVERGREEN AND PERENNIAL WATERFRONT PROMENADE





# Driftwood Concept



# How to build a **successful and sustainable waterfront?**

- \_CENTRAL PUBLIC SPACE
- \_URBAN INTEGRATION
- \_ACCESS TO WATER
- \_UNIVERSAL ACCESSIBILITY
- \_CREATE A DESTINATION

**URBAN DESIGN**

**LANDSCAPE**

- \_BIG PICTURE
- \_ECOLOGICAL APPROACH
- \_STORM WATER STRATEGY
- \_NATIVE ECOSYSTEMS

**ARCHITECTURE**

- \_PUBLIC INVESTMENT
- \_PRIVATE INVESTMENT
- \_PHASING DEVELOPMENT
- \_ICONIC ARCHITECTURE / IDENTITY

# Des Moines Marina Steps Public Development



## Des Moines Marina District Projects

- 01\_WASSON HOUSE REMOVAL
- 02\_VAN GASKEN HOUSE & OVERLOOK II
- 03\_TRAFFIC CALMING
- 04\_EXPANDED PEDESTRIAN ACCESS
- 05\_RANGER TUGS SHOWCASE
- 06\_QUARTERDECK
- 07\_HARPER STUDIOS / SOUNDVIEW STRENGTH & CONDITIONING
- 08\_ALLEY UNDERGROUNDING
- 09\_DES MOINES THEATER
- 10\_CREOLE SOUL
- 11\_MARINE MAMMAL RESCUE
- 12\_MARINA SCULPTURE GARDEN
- 13\_MARINA STEPS
- 14\_MARINA DEVELOPMENT AREA
- 15\_223RD "URBAN CREEK" BIOSWALE
- 16\_SALMON HABITAT ENHANCEMENT
- 17\_NORTH BULKHEAD RENOVATION
- 18\_PASSENGER FERRY DOCK
- 19\_GREEN BELTWAY
- 20\_BEBE NAILS RENOVATION
- 21\_ORIGINS RESTAURANT
- 22\_EXISTING HARBORMASTER BUILDING

● BEAUTIFICATION PLANTERS DOWNTOWN/MARINA

# Public Development

Marina Steps  
(32,000 SF)

Marina Plaza  
(45,000 SF)

• development of marina steps + plaza

# Public Development



## Master Plan

- 01\_MARINA STEPS
- 02\_223RD ST
- 03\_MARINA PLAZA
- 04\_EXISTING HARBORMASTER BUILDING
- 05\_FUEL STORAGE
- 06\_BOAT LAUNCH
- 07\_PARKING AND ROAD ACCESS
- 08\_MARINA DEVELOPMENT AREA
- 09\_PASSENGER FERRY DOCK

# Des Moines Marina Steps Public Amenities

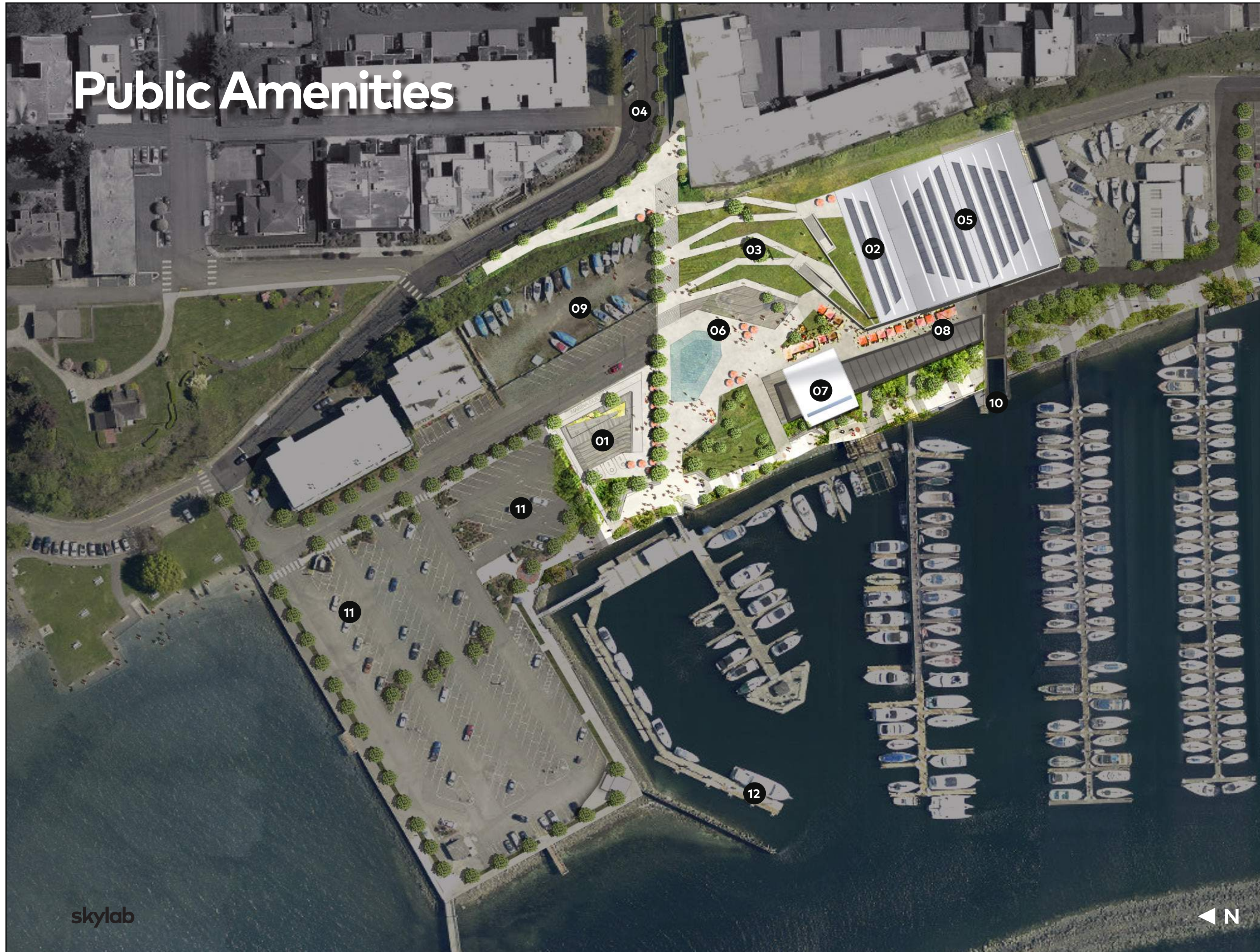
# Public Amenities



- development of boathouse + commercial / retail space at parcel B
- pavilion + public restrooms at parcel C



# Public Amenities



## Master Plan

- 01\_RESTROOM AND FUEL STORAGE
- 02\_COMMERCIAL / RETAIL
- 03\_MARINA STEPS
- 04\_223RD ST
- 05\_BOAT STORAGE
- 06\_MARINA PLAZA
- 07\_DINING
- 08\_FARMER'S MARKET / PAVILION
- 09\_MARINA DEVELOPMENT AREA
- 10\_BOAT LAUNCH
- 11\_PARKING AND ROAD ACCESS
- 12\_PASSENGER FERRY DOCK

# Option A

## Private Development

# Private Development

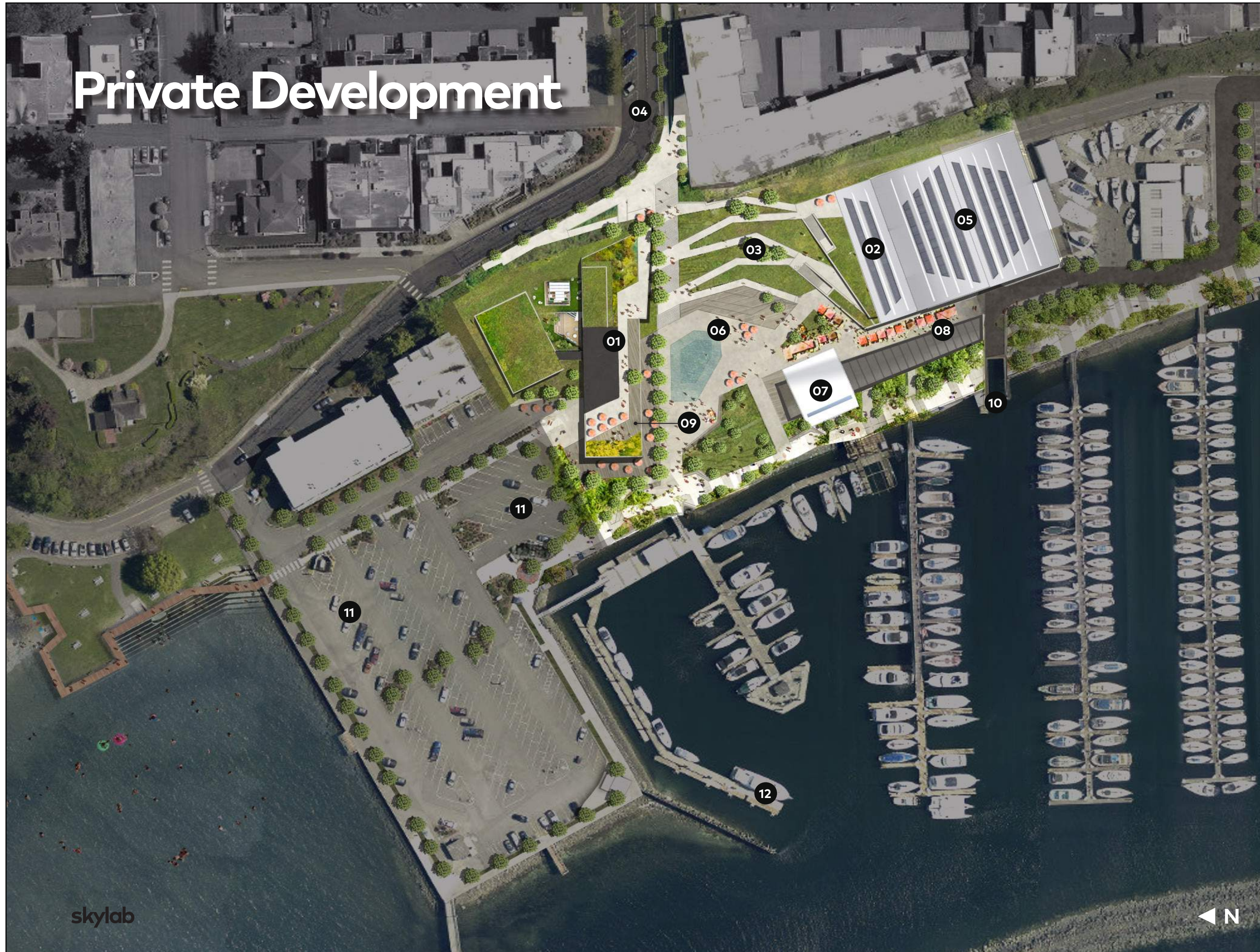


## Key Development Drivers

- WATERFRONT PARK AREA BOOKENDED BY RETAIL TERRACES AND HOTEL ROOMS VIEWING THE PLAZA AND SOUND BEYOND
- HOTEL ADJACENT TO EXISTING RESIDENTIAL BUILDINGS ON DOCK ST
- EXISTING HARBORMASTER BUILDING REPURPOSED WITH DECK AND COVERED SPACE ADJACENT TO PLAZA AND FARMER'S MARKET

- private development at parcel A

# Private Development



## Master Plan

- 01\_HOTEL / COMMERCIAL / RETAIL
- 02\_COMMERCIAL / RETAIL
- 03\_MARINA STEPS
- 04\_223RD ST
- 05\_BOAT STORAGE
- 06\_MARINA PLAZA
- 07\_DINING
- 08\_FARMER'S MARKET / PAVILION
- 09\_RESTROOM AND FUEL STORAGE
- 10\_BOAT LAUNCH
- 11\_PARKING AND ROAD ACCESS
- 12\_PASSENGER FERRY DOCK

**Option B**

**Private Development at Bulkhead**

# Private Development



## Key Development Drivers

### PRIORITIZE:

- SOFTENING PARKING WITH ACTIVE MIXED USE DEVELOPMENT
- SOUTHERN EXPOSURE FOR MARINA FLOOR CONDOMINIUMS
- INTEGRATING MARINA STEPS WITH ACTIVE COMMERCIAL AND RETAIL USE
- SENSITIVE ADJACENCIES BETWEEN HOTEL AND EXISTING RESIDENTIAL BUILDINGS

### ACCOMMODATE:

- EXISTING FUEL STORAGE TANKS
- MINIMAL IMPACT ON EXISTING UTILITIES, PROVIDE UTILITY CORRIDOR FOR WATERFRONT
- KEEP LOCATION OF GUEST MOORAGE WITHOUT IMPACTING VIEWS
- SEAWALL STRUCTURAL IMPROVEMENTS AT BULKHEAD

### MAXIMIZE:

- HIGHEST AND BEST LAND DEVELOPMENT AND USE
- VIEWS FOR HOTEL ROOMS
- POTENTIAL FOR INCORPORATION OF SUSTAINABLE STRATEGIES (SOLAR, GREEN ROOFS, WATER REUSE)
- INTEGRATION FOR PUBLIC AND PRIVATE SECTOR INVESTMENTS

• private development at parcel A + parcel D

# Private Development



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## Master Plan

- 01\_HOTEL AT BULKHEAD
- 02\_COMMERCIAL / RETAIL
- 03\_MARINA STEPS
- 04\_223RD ST
- 05\_BOAT STORAGE
- 06\_MARINA PLAZA
- 07\_DINING
- 08\_FARMER'S MARKET / PAVILION
- 09\_RESTROOM AND FUEL STORAGE
- 10\_BOAT LAUNCH
- 11\_PARKING AND ROAD ACCESS
- 12\_PARKING GARAGE
- 13\_PASSENGER FERRY DOCK

# First Steps Public Development



# Public Development



## Master Plan

- 01\_MARINA STEPS
- 02\_223RD ST
- 03\_MARINA PLAZA
- 04\_EXISTING HARBORMASTER BUILDING
- 05\_FUEL STORAGE
- 06\_BOAT LAUNCH
- 07\_PARKING AND ROAD ACCESS
- 08\_MARINA DEVELOPMENT AREA
- 09\_PASSENGER FERRY DOCK

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CITY OF DES MOINES

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DES MOINES WATERFRONT