

MUNICIPAL FACILITIES COMMITTEE AGENDA

**April 26, 2018 - North Conference Room
21630 11th Avenue South – Des Moines 98198
5:00 – 5:50 PM**

1. Call to order
2. Approve minutes from March 22, 2018 meeting
3. Citywide Park Play Area Open House Update - PRSS Director, Patrice Thorell - 10 minutes
4. North Marina Parking Lot Bulkhead and Restroom Replacement Project Update – Transportation Engineer Services Manager Andrew Merges - 30 minutes

Minutes Des Moines City Council Municipal Facilities Committee – 3/22/2018

Meeting called to order: 5:00 pm on March 22, 2018 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98198

Council Members

Jeremy Nutting, Chair
Luisa Bangs – Vice Chair
Traci Buxton – Council Member

City Staff

Susan Cezar, Chief Strategic Officer
Dan Brewer, Chief Operations Officer
Brandon Carver, Public Works Director
Patrice Thorell, PRSS Director
Scott Wilkins, Asst. Harbor Master
Matt Hutchins, Asst. City Attorney
Rick Scott, Recreation Manager
Janet Best, Administrative Assistant

Guests

Minutes of the 2/22/2018 meeting were unanimously approved.

Agenda

1. 2018 CIP Project Updates - Discussion
2. Mary Gay Park Potential Uses and Needed Improvements - Discussion
3. 2018-2023 Play Areas Capital Improvement Plan Updates - Discussion
4. Steve J Underwood Memorial Park and Field House Park Play Equipment Updates – Discussion

Meeting:

2018 CIP Project Updates

Project Manager Scott Romano updated the committee on MCI and CIP projects for 2018. The Police Dept. and Municipal Court security and building access systems at Engineering and Public Works Center will be completed by the end of the year. An architectural firm has been chosen for both the Sun Home Lodge and Founders Lodge. Tennis court surfacing will be completed this summer. Parkside Park is complete with a ribbon cutting May 17. The design consultant is completing the designs for 5 parks and construction depends on funding. Overall facility condition assessments are in process with some outside help.

Mary Gay Park Potential Uses and Needed Improvements

Parks, Recreation & Senior Services Director Patrice Thorell reported on the condition of the house, outbuildings and property at Mary Gay Park. While the home is good structurally, several minor repairs and updates are necessary. Per Council direction, staff will connect the house up to the sewer line on 223rd and have the septic system de-commissioned. There is a minor structural concern under the garage that will require engineer review. Staff discussed and the committee supported the possible use of the farm for an urban agricultural program with Highline College that would include community programming. Community Development will assess environmental and creek set back requirements. The Committee also supported the initiating a work program to get the house in a rentable condition.

Steven J Underwood Memorial Park and Field House Park Play Equipment Updates

Patrice explained the differences between the approved 2018-2023 CIP for Field House Park and Steven J Underwood Play Equipment projects and the Revised Proposal for both based on new funding available and additional potentially funding becoming available. For Steven J a \$245k grant from King County's Youth and Amateur Sports program has been awarded and we should know within the next 2 weeks if a \$25k grant from KaBOOM will be approved for Field House Park. Based on the schedule of when these funds would be available, it would change when REET is needed to support the Steven J Underwood project. Funding partner the Des Moines Legacy Foundation has agreed to move their financial support to when the grant funds are issued. Our recommendation is to get the design done, get the project out for bid as soon as possible to hopefully start in the fall.

The meeting was adjourned at 5:44pm. Minutes submitted by: Janet Best, Administrative Assistant

DRAFT



City of Des Moines

PARK AND RECREATION DEPARTMENT
1000 SOUTH 220TH STREET
DES MOINES, WASHINGTON 98198
(206) 870-6527 FAX: (206) 870-6587



Let's Play!

"No Kids Left Inside" Des Moines Citywide Park Play Area Open House
Wednesday, April 25 from 5:30 pm-7:00 pm
Des Moines Senior Activity Center
2045 S. 216th Street

In the summer and fall of 2017, the City of Des Moines asked for the community's input to address the need for new park play areas and for the replacement or repairs to aging play area equipment. A survey asking for your preferences was distributed to each resident by mail as an insert in the City Currents magazine. It was also available at all Parks, Recreation and Senior Services facilities and events and on the City's web site.

We heard you! Now, the City of Des Moines is working with the architectural firm LA Studios to complete the designs for the needed play area improvements at Steven J Underwood Memorial Park, Cecil Powell Park, Field House Park, Kiddie Park, Westwood Park and Wooton Park and for repairs at Midway Park and Water Tower Park (see photos of the play area locations on the reverse page).

Over the last year, the City has secured a King County Youth and Amateur Sports Grant, a Community Development Block Grant and funding from the Des Moines Legacy Foundation and community partner the Rotary Club of Des Moines and Normandy Park to make the much needed improvements at five parks within the next two years. Funding is still being sought for play area improvements to Field House Park and Cecil Powell Park.

Please bring your family and join us at the Open House on Wednesday, April 25 from 5:30 pm-7:00 pm at the Des Moines Senior Activity Center located at 2045 S. 216th Street, Des Moines, WA to comment on the preliminary play area designs for your neighborhood and community parks. Our goal is to ensure that our Des Moines Parks play areas are fun, safe and accessible to our citizens so that No Kids are Left Inside!

Community involvement is welcome and necessary. For more details on the Citywide Playground Project, partnership opportunities or community engagement contact the Des Moines Parks, Recreation and Senior Services Department at: pthorell@desmoineswa.gov or 206-870-6527.

Sincerely,

Patrice Thorell, Director

Des Moines Park Play Area Locations

Cecil Powell Park



Field House Park



Kiddie Park



Midway Park



Steven J Underwood Park



Water Tower Park



Westwood Park



Wooton Park

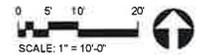


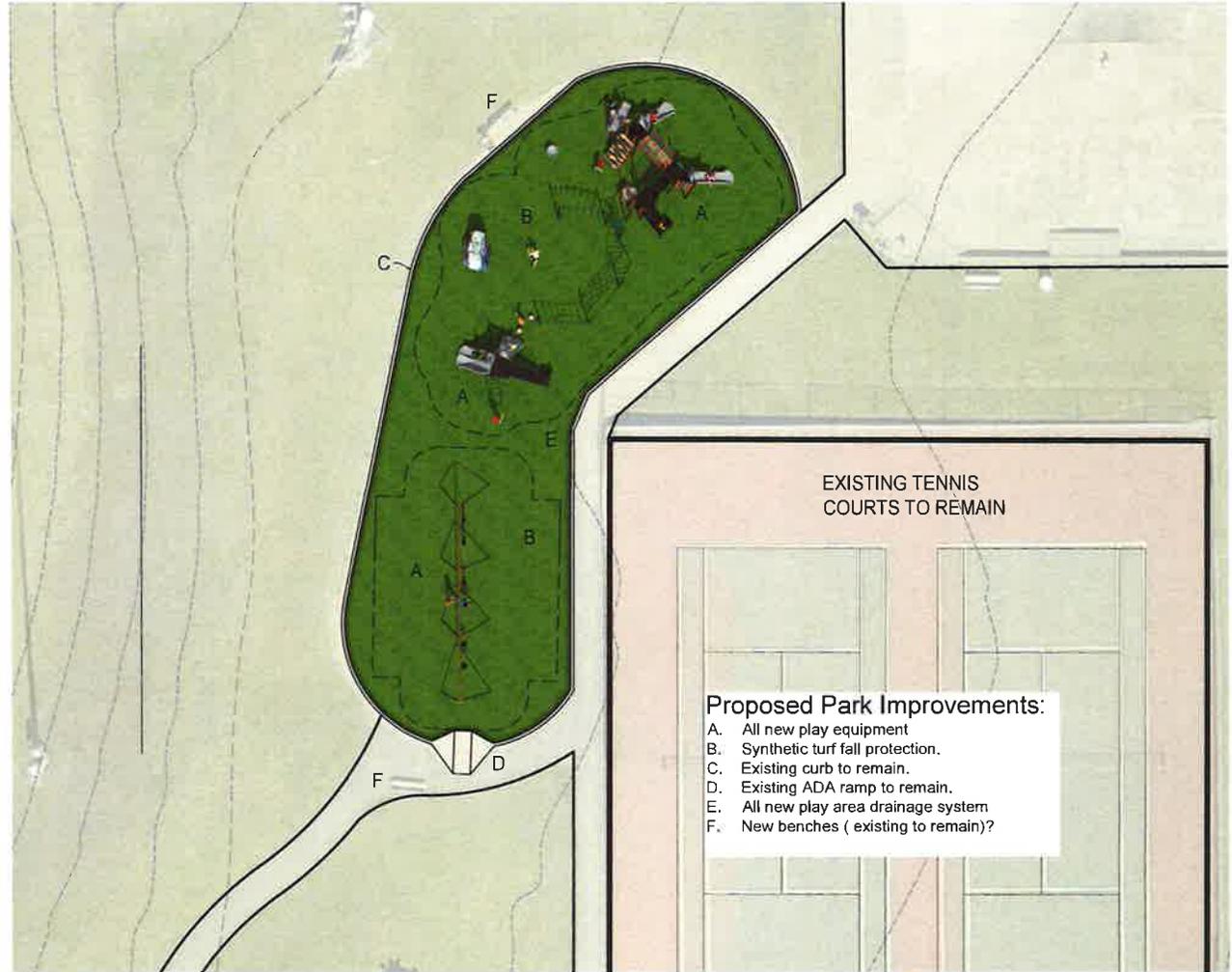


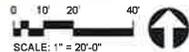
PLAY SHIP FROM FIELD HOUSE PARK

Proposed Park Improvements:

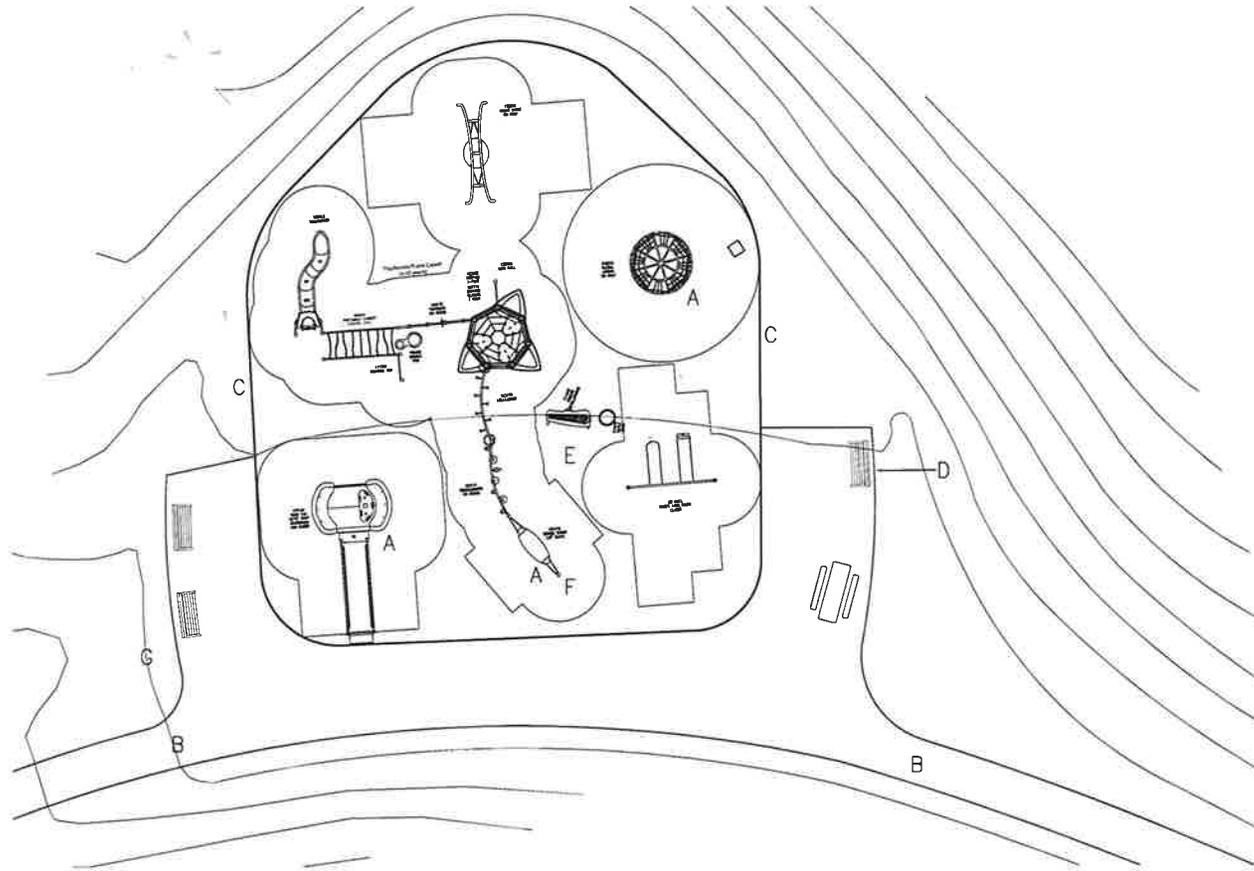
- A. Relocated ship play structure from Field House Park.
- B. Construct conc. walkway for ADA access to play equipment.
- C. Replace fence on south side w/ 4' high black chain link fence.
- D. New ADA picnic table.
- E. Relocated existing table.
- F. Wood fiber fall protection.
- G. ADA ramp.
- H. Concrete curbing
- I. Relocate and resurface ex. benches w/ recycled plastic slats.











BENCH WITH MID-ARMREST



ADA PICNIC TABLE

Proposed Park Improvements:

- A. Inclusive Play Equipment.
- B. Construct asphalt walkway connection for ADA access to play equipment.
- C. Concrete Curb Containment
- D. (3) New benches and 1 ADA Picnic Table
- E. Syn Turf Fall Protection.

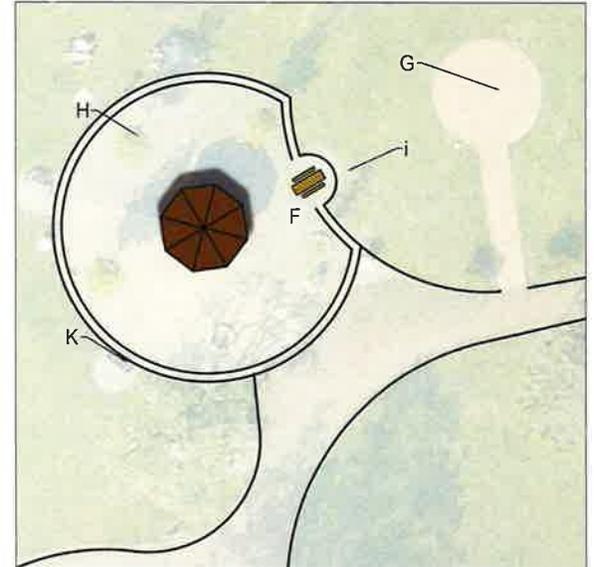
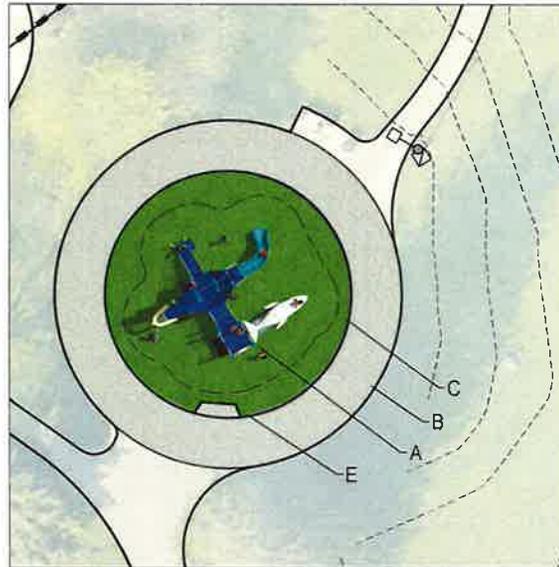


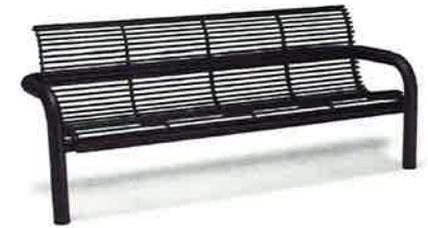




Legend:

- A. New Play Structure.
- B. Existing walk to remain.
- C. New Synthetic Turf fall protection.
- D. Remove existing horse shoe pits, regrade area & install (2) bocce ball courts 10'x60'.
- E. ADA access ramp.
- F. New 12' Shade Structure.
- G. Remove concrete walk & reseed lawn.
- H. Existing Trees to Remain
- I. Add ADA picnic table.
- J. New bench.
- K. Existing tables & grills to remain.





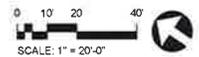
BENCH WITH MID-ARMREST



ADA PICNIC TABLE



BOCCE BALL COURT





NORTH MARINA PARKING LOT BULKHEAD AND RESTROOM REPLACEMENT PROJECT APRIL 2018 UPDATE

Project Status

Civil / Coastal Design

- Bulkhead alternative analysis and phasing concepts
- Field geotechnical and site / bathometric survey complete

Architectural Design

- Restroom alternative analysis and siting

Urban Design

- Carry previous vision throughout N. Marina Parking Lot
- Create a pedestrian node adjacent to fishing pier entrance

Project Financing Strategy

General

- Preparing preliminary project estimates

Grants – (14 Opportunities Considered)

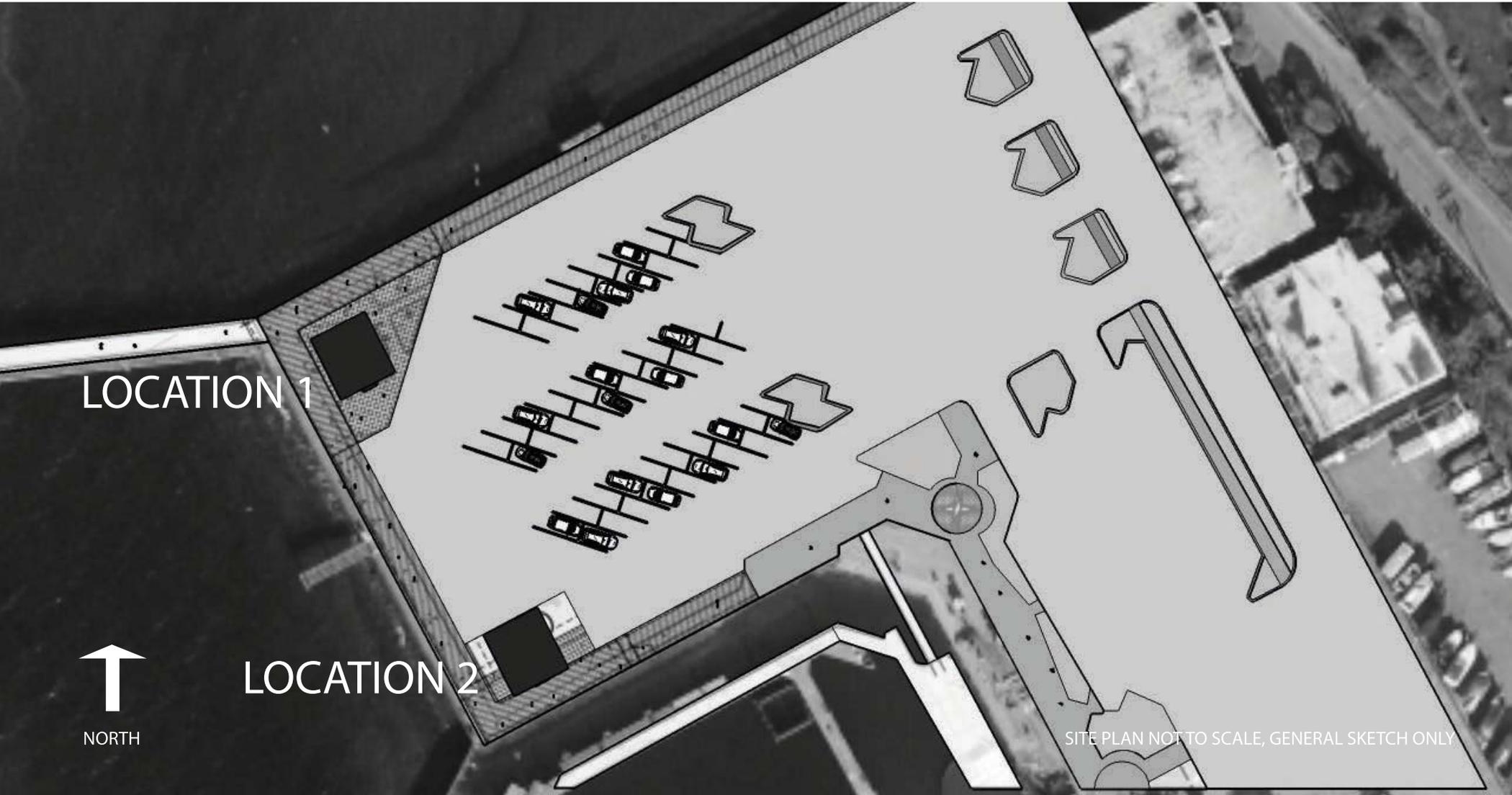
- Recreation and Conservation Office (RCO) Grants (May – Aug)
Low/Medium likelihood of success
 - Boating Infrastructure Grant (BIG) – N. Bulkhead – National
 - \$1.44M Cap, 25% match
 - Washington Wildlife and Recreation Program (WWRP) – Restrooms – Local
 - No Cap, 50% match, avg \$2.373M available statewide, 75% Acquisition
- Federal Grants (June – July)
Low/Medium likelihood of success
 - Port Security Grant – N. Bulkhead - National
 - \$5M Cap, 25% Match, avg award \$380K-600K for PNW Region
 - Transportation Investment Generating Economic Recovery (TIGER) – National
 - \$25M Cap, \$5M Min, avg award \$11.5M

Next Steps

General

- Selection of project phasing based on alternative analysis and costs (Staff)
- Selection of restroom replacement concept and siting (Staff / Committee)
- Begin NEPA and SEPA permitting
- Begin PS&E Design





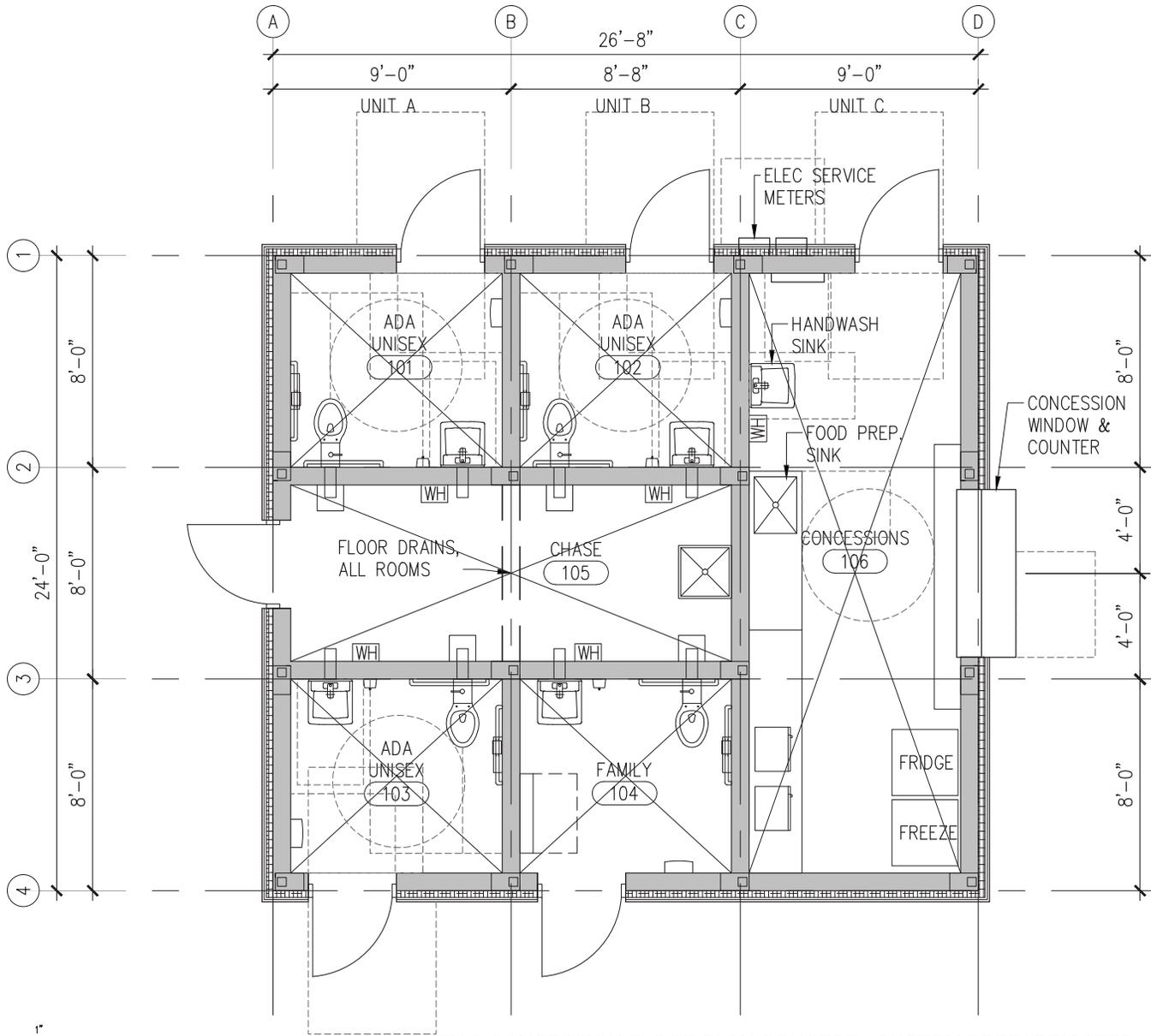
LOCATION 1

LOCATION 2



SITE PLAN NOT TO SCALE, GENERAL SKETCH ONLY

K:\PROJECTS\DES MOINES\17131--Marina N Bulkhead\2_DESIGN\A_Drawings\1 and Conc Option.dwg 3/27/2018 1:11 PM



4-UNISEX & CONCESSION FLOOR PLAN CONCEPT - CUSTOM PREFABRICATED

DES MOINES MARINA SEAWALL REPLACEMENT

SCALE: 1/4"=1'-0"
DRAWN BY: S. FISCHER, KPG

FINISH, MATERIAL, EQUIPMENT NOTES

FLOORS	BROOM CONCRETE
WALLS	HIGH-WEAR PAINT OVER DURABLE SUBSTRATE (TBD)
FIXTURES	PORCELAIN, WALL MOUNT
HAND DRYERS	XELERATOR OR EQ.
MOP SINK	STAINLESS STEEL
ACCESSORIES	STAINLESS SAE 304, VANDAL RESISTANT
HOT WATER	ON-DEMAND ELECTRIC HOT WATER, MINI (1) PER SINK
CONCESSION DOOR	OVERHEAD COILING, WITH CHAIN
HEATERS	1-PER ROOM, ELECTRIC, WALL MOUNT ON SENSORS, 120V DIRECT WIRE
VENTILATION	ACTIVE, CONTINUOUS VENT, (1) PER ROOM
INSULATION	RIGID INSULATION & MINERAL BATT, MOISTURE & MILDEW RESISTANT
ROOF DRAINS	DIRECT TO STORMWATER
ELEC. METERS	(1) FOR CONCESSION, (1) FOR RESTROOM
CEILING	EXPOSED STRUCTURE, PAINTED
DAYLIGHTING	CLERESTORIES OR SOLAR TUBE SKYLIGHTS, SEE SKETCHES
LOCKSETS	CITY PREFERENCE, REMOTE ELECTRIC W/TIMERS OR KEYPAD ONLY
DOORS & FRAMES	INSULATED FIBERGLASS DOORS (NET COASTAL ENVIRONMENT), SET IN ALUMINUM STOREFRONT FRAMES
GLAZING	DUAL-PANE, LAMINATED SEMI-OPAQUE GLAZING SET IN 3" ALUMINUM STOREFRONT FRAMES
FOUNDATION	PRE-COMPACTED BASE & STRUCTURAL FILL, CONCRETE GRADE BEAMS

FLOOR PLAN, FOOTPRINT: 683-SQUARE FEET
ROUGH ORDER OF MAGNITUDE (ROM)*, COST ESTIMATE:
\$525/SF, \$358,575.00**

* ROM COST EXCLUSIONS: UTILITIES CONNECTIONS MADE MORE THAN 5- FEET OUTSIDE OF BUILDING, SITE PREPARATION AND FOUNDATION BASE, UTILITIES PROVIDER CONNECTION FEES, RELOCATION FEES, GENERAL CONTRACTOR PROVISIONS, WASHINGTON STATE SALES TAX, INFLATION GREATER THAN 6% TO BEYOND MID-2019, CONCESSION APPLIANCES.

** PRE-FABRICATED APPROXIMATELY 8'-8"x24'-0" UNITS, ASSEMBLED AT SHOP INTO THREE-SELF-SUPPORTING PIECES WITH PICK-POINTS OR ROLLING CHASSIS, DELIVERED TO SITE, PLACED ONTO PREPARED FOUNDATION USING CRANE. EXTERIOR FINISHES INCLUDING ROOF APPLIED AT SITE IS ASSUMED METHOD OF ERECTION AS BASIS OF DESIGN.

FUTURE RELOCATION ESTIMATE: \$125,000, DOES NOT INCLUDE SITE PREPARATION AND UTILITIES, CONTRACTOR MOBILIZATION, UTILITIES PROVIDER CONNECTION FEES, WASHINGTON STATE SALES TAX, INCLUDES DISCONNECTION OF UTILITIES, REMOVAL OF FINISHES, CRANE OR VEHICLE RELOCATION, NEW FOUNDATION, NEW UTILITIES CONNECTIONS WITHIN 5- FEET OUTSIDE OF BUILDING, NEW ROOF FINISHES AND NEW FINISHES AT CONNECTION JOINTS FOR WEATHER TIGHT CONSTRUCTION.



City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept A - Location 1





KPG

City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept A - Location 2



City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept B - Location 1





City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept B - Location 2



KPG

City of Des Moines
Marina Bulkhead Replacement - Restroom

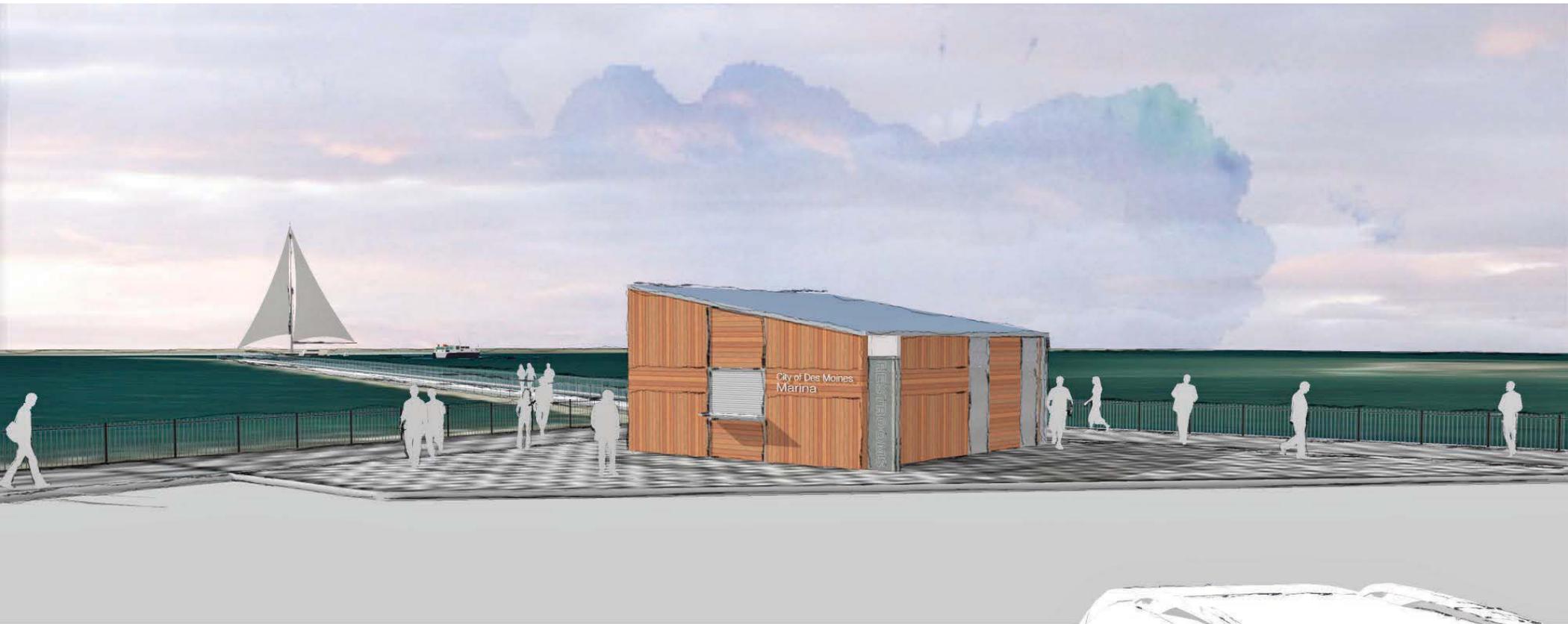
Concept C - Location 1



KPG

City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept C - Location 2



City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept D - Location 1





City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept D - Location 2



City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept E - Location 1





City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept E - Location 2

DES MOINES MARINA BULKHEAD REPLACEMENT URBAN DESIGN ALTERNATIVES

ALTERNATIVES OVERVIEW AND NOTES

Alternative 1: Modest pedestrian improvements, lowest parking impacts, but loss of 2 stalls in internal parking area.

Alternative 2: Moderate pedestrian improvements, moderate parking impacts.

Alternative 3: Significant pedestrian improvements, bigger parking impact and most options for green stormwater treatment.

Additional Notes:

If desired, most design elements could be mixed and matched between alternatives.

SW Restroom and concessions area needs to be refined as building size is finalized - space is constrained.

EXISTING SITE ELEMENTS MAINTAINED IN ALL THE ALTERNATIVES

Standard concrete paving

Railing

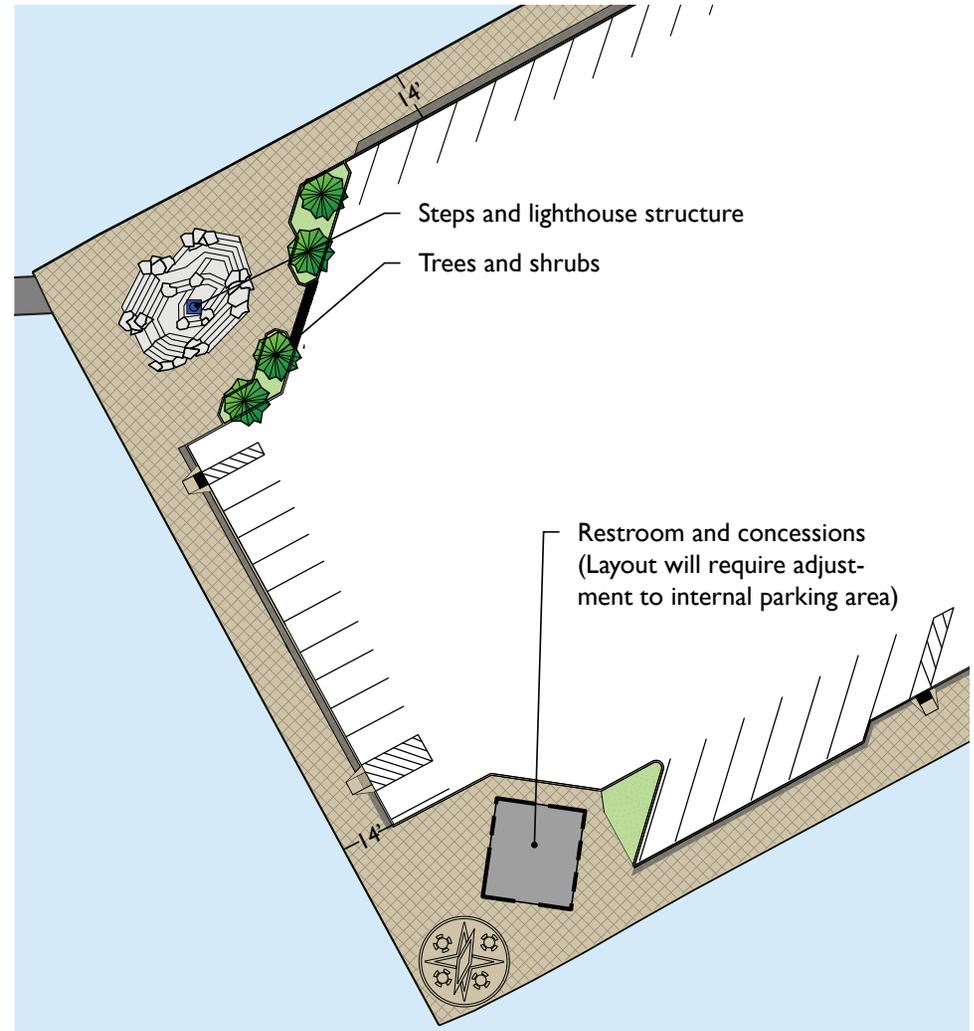
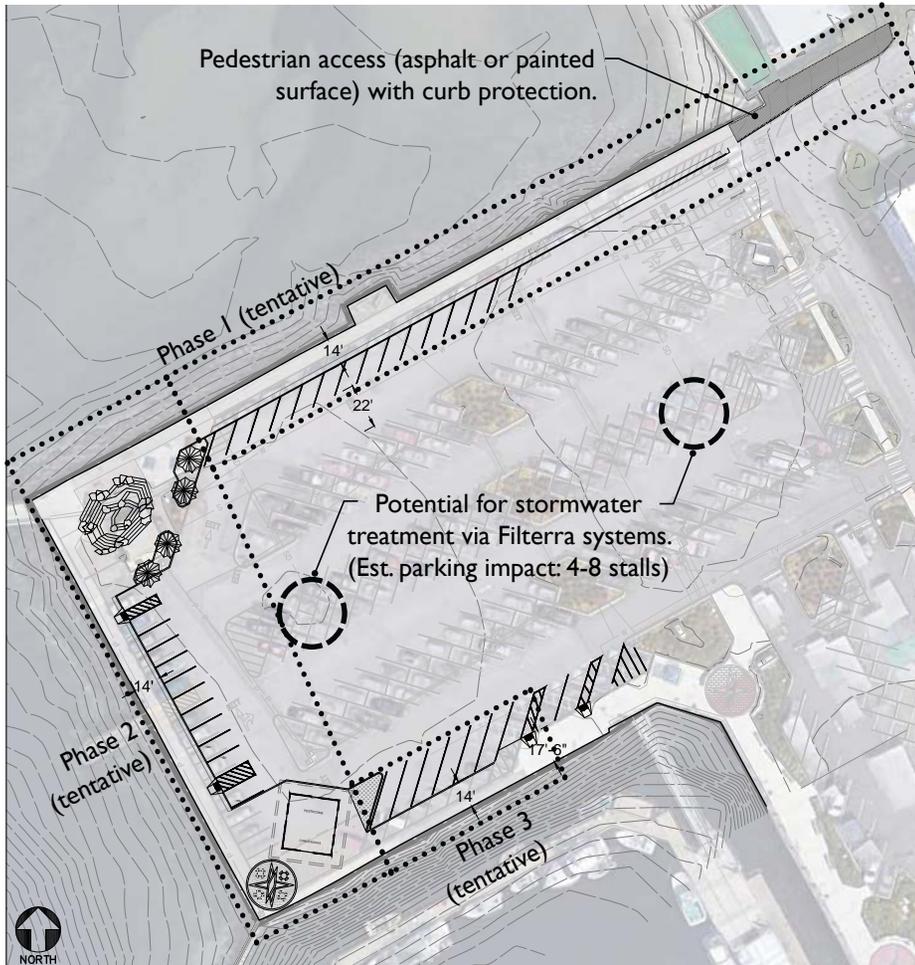
Pedestrian lighting

Compass design (Theme incorporated into alternatives in different ways.)

Landscape palette

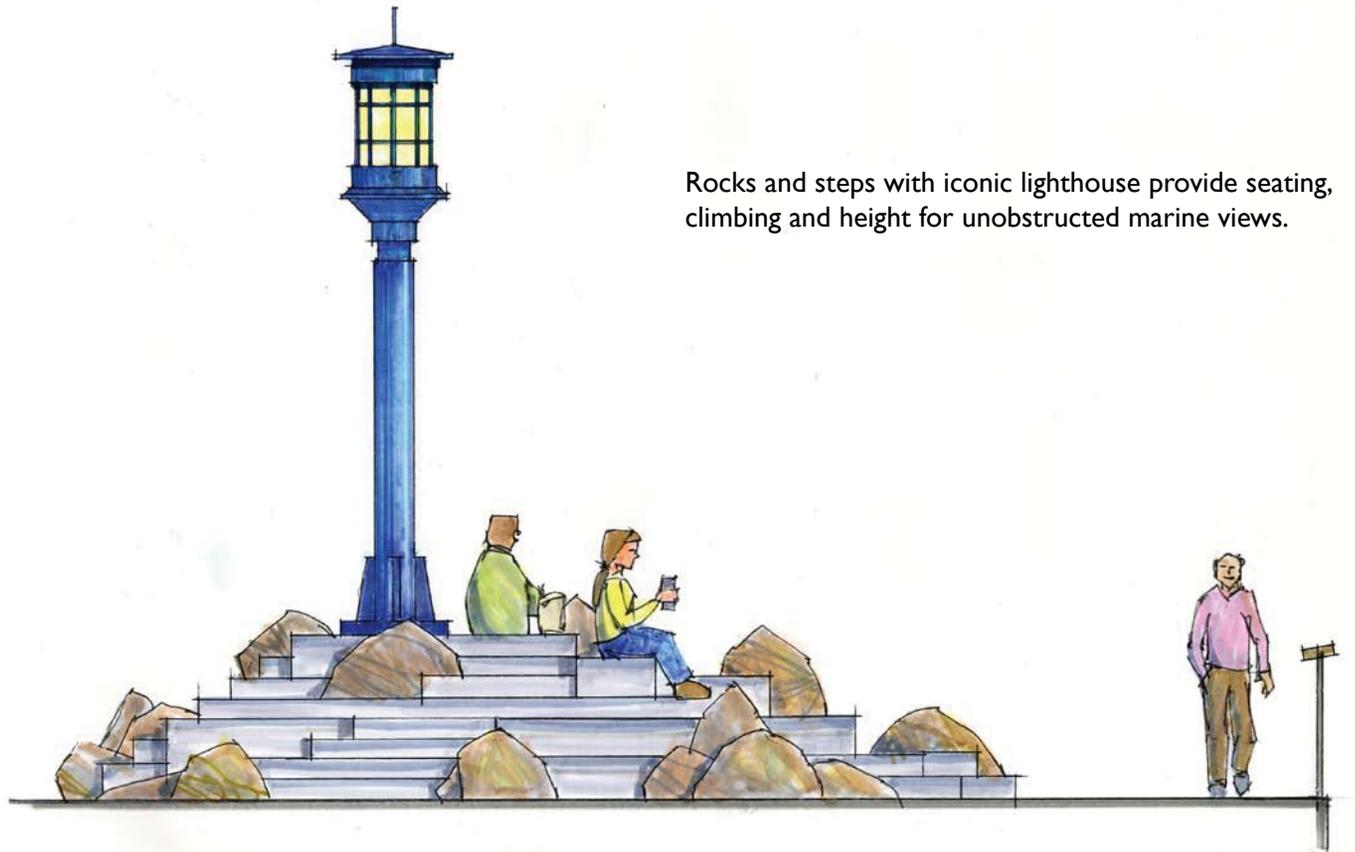


ALTERNATIVE I - PLAZA STEPS AND ROCKS



Parking Areas	Existing Parking	Alternative I Parking
North side parking	12 angle	14 angle
West side parking	13 perpendicular & 2 ADA	8 perpendicular & 4 ADA
South side parking	6 angle & 4 ADA	6 extra-long angle & 4 ADA
Internal parking	Loss of 2 stalls and potential impacts to utility vaults Option: Stormwater management = loss of 4-8 stalls	
Net Parking Stall Loss	3-11	

ALTERNATIVE I - PLAZA STEPS AND ROCKS



Rocks and steps with iconic lighthouse provide seating, climbing and height for unobstructed marine views.

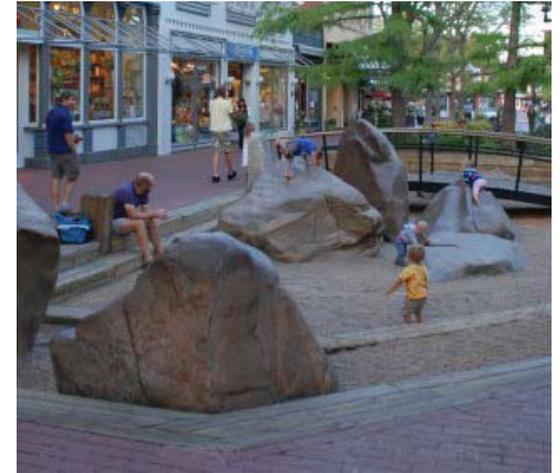
ALTERNATIVE I - PLAZA STEPS AND ROCKS



Design theme/ inspiration: Rocky coast / lighthouse

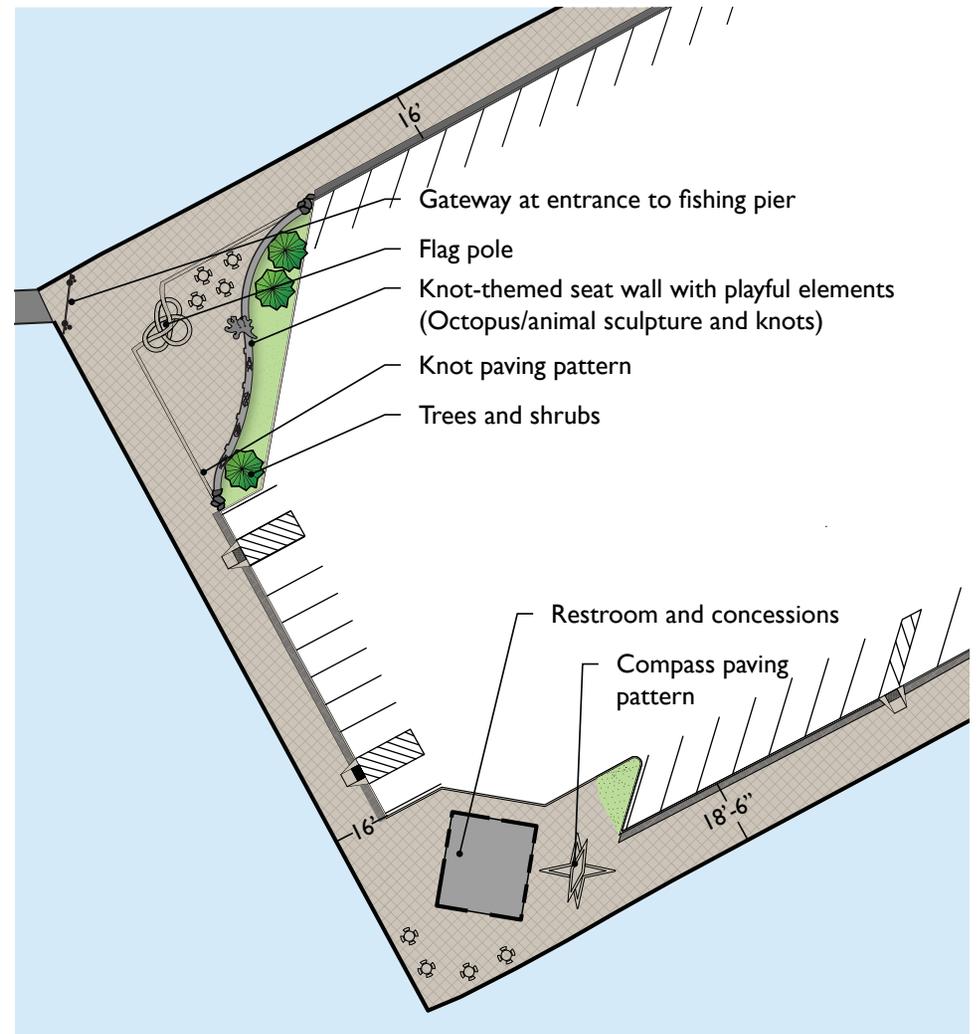
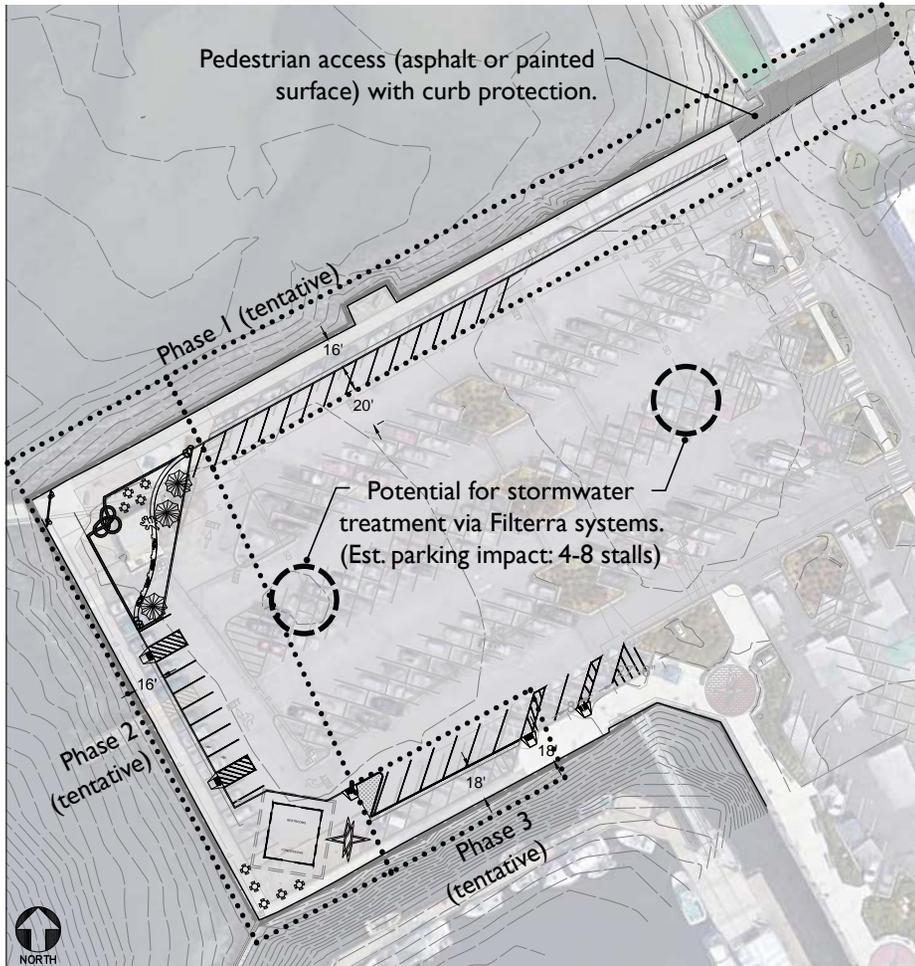


Rocks and steps



Durable food/picnic tables

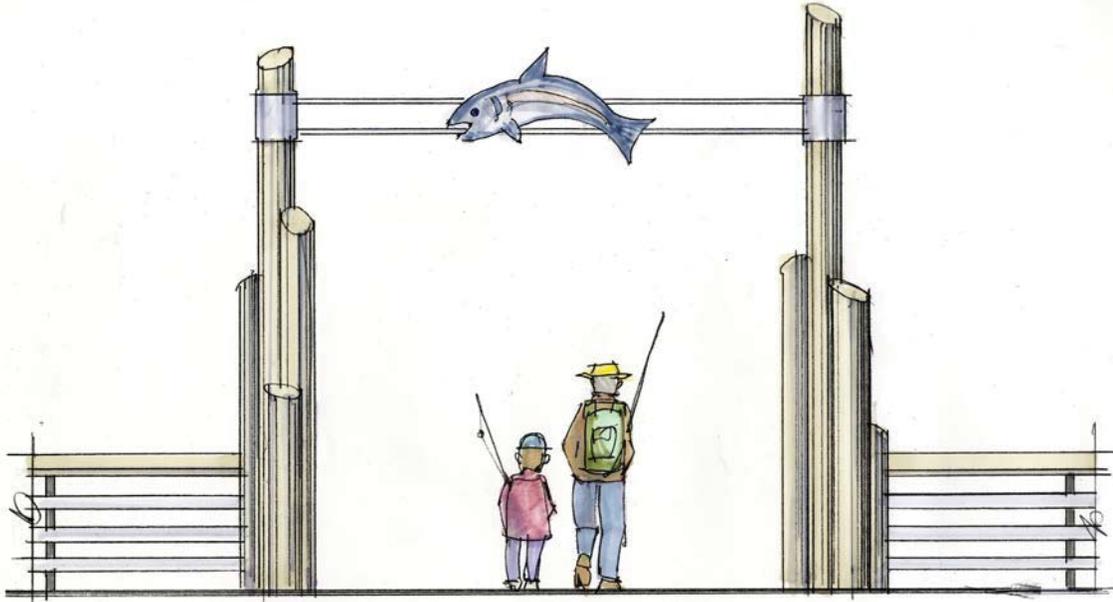
ALTERNATIVE 2 - KNOT PLAZA AND PLAY



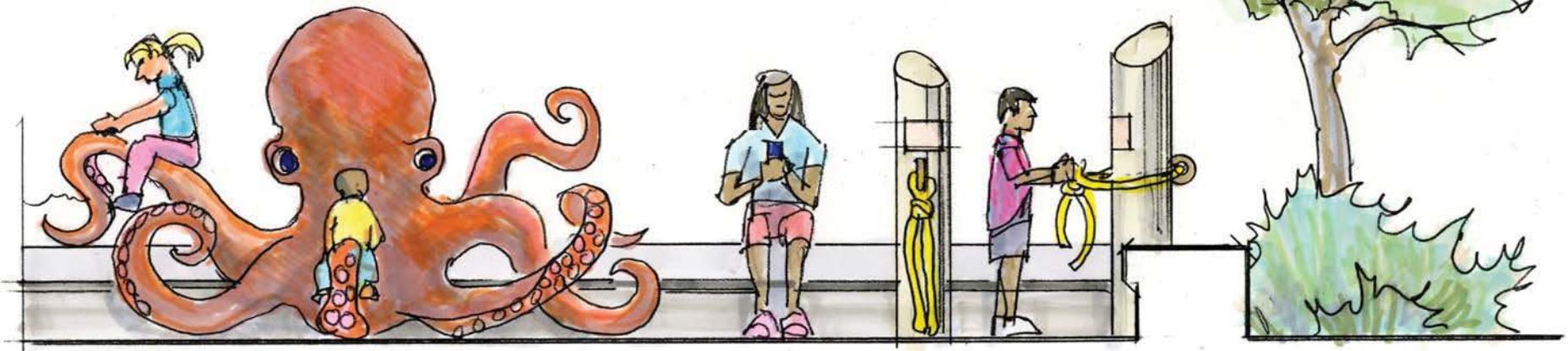
Parking Areas	Existing Parking	Alternative 2 Parking
North side parking	12 angle	14 angle
West side parking	13 perpendicular & 2 ADA	5 perpendicular & 4 ADA
South side parking	6 extra-long angle & 4 ADA	5 std. angle & 4 ADA
Internal parking	Option: Stormwater management = loss of 4-8 stalls	
Net Parking Stall Loss	5 - 13	

ALTERNATIVE 2 - KNOT PLAZA AND PLAY

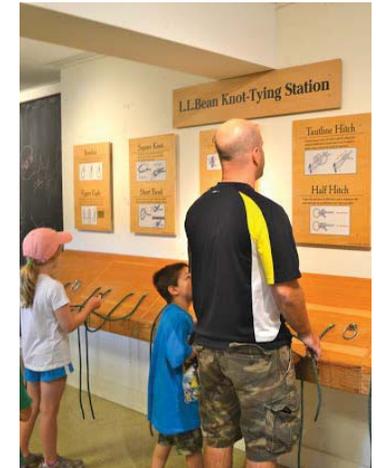
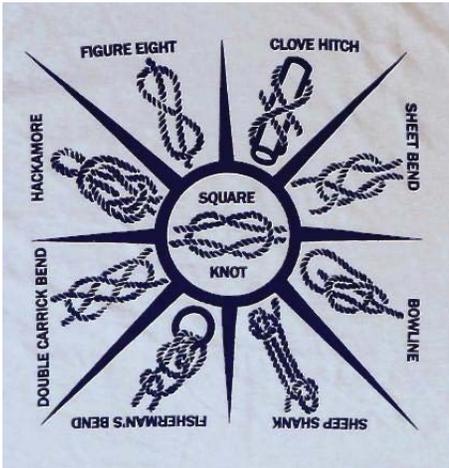
Pier gateway highlights the entrance to the fishing pier, a key attraction along the waterfront.



Seat wall includes playful elements to encourage children to explore and enjoy the space.



ALTERNATIVE 2 - KNOT PLAZA AND PLAY



Design theme/ inspiration: Nautical Knots

Playful site elements: Octopus (or other animal) sculpture and knot-tying stations along seat wall



Seat wall (concrete or concrete with wood details)

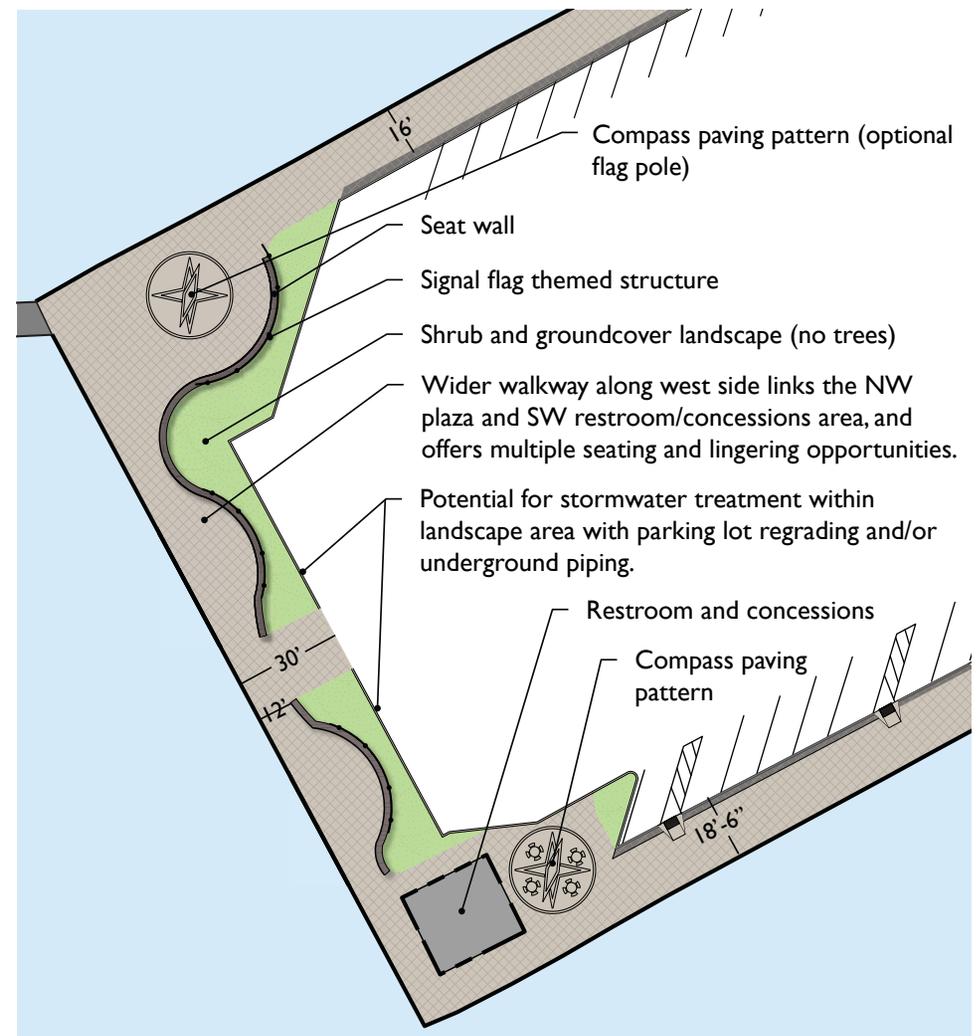
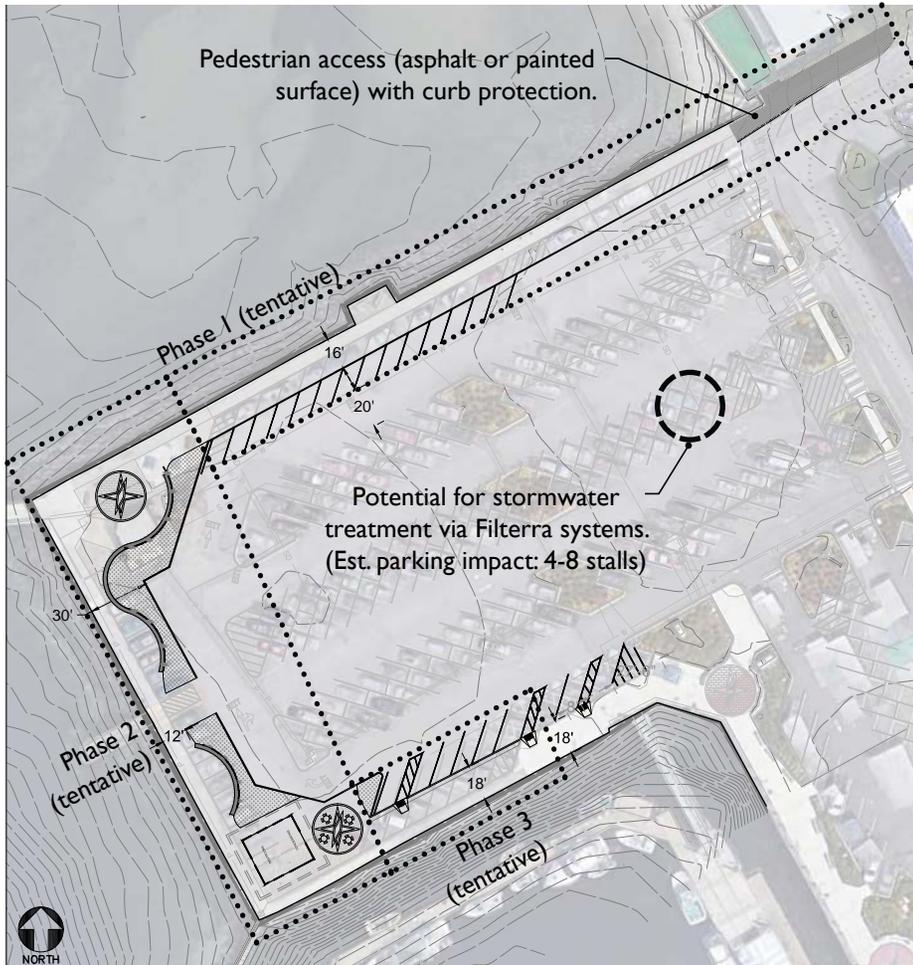


Durable food/picnic tables



Mast-arm flag pole

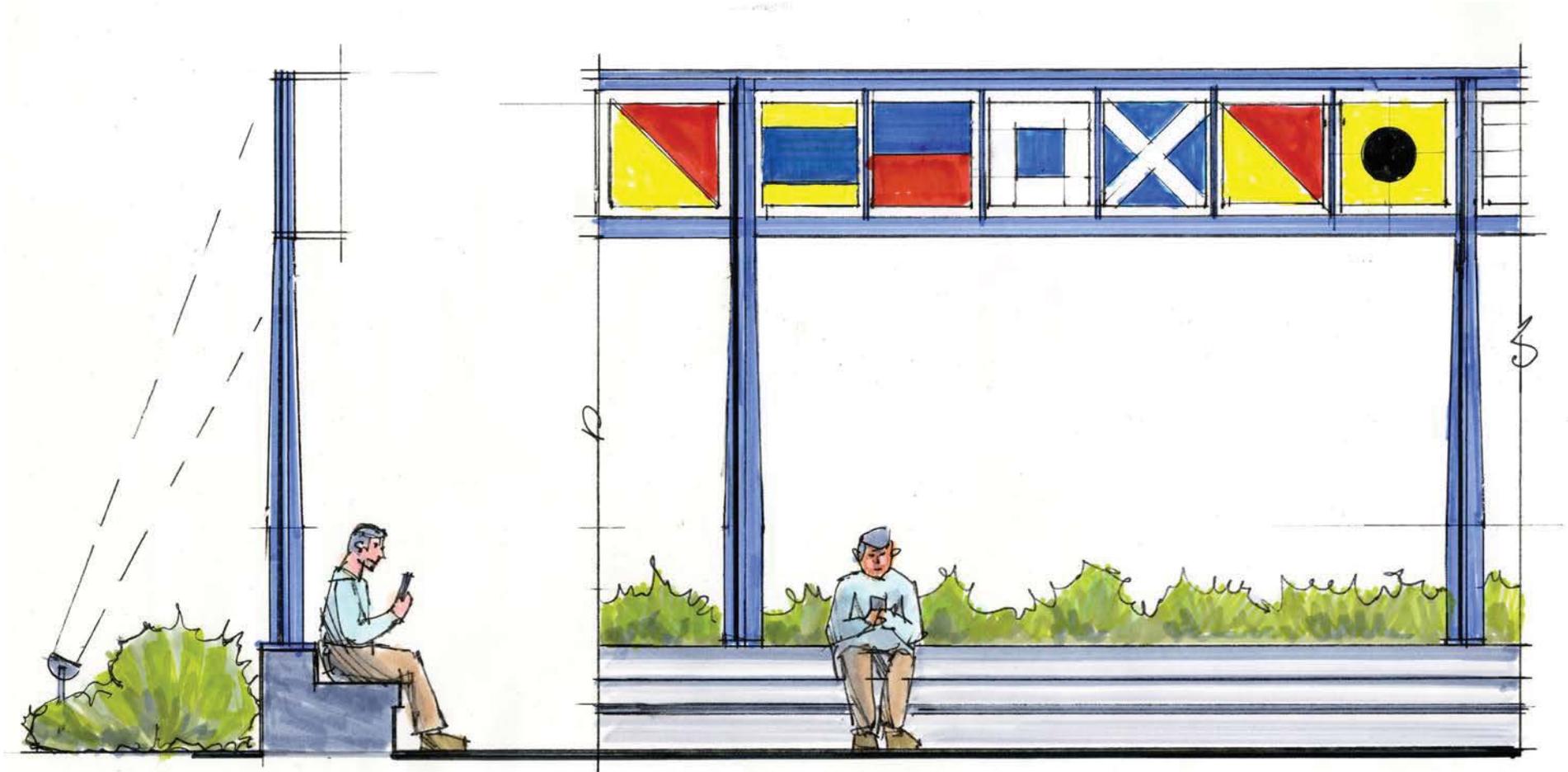
ALTERNATIVE 3 - SIGNAL FLAG STRUCTURE AND LANDSCAPE



Parking Areas	Existing Parking	Alternative 3 Parking
North side parking	12 angle	14 angle
West side parking	13 perpendicular & 2 ADA	0
South side parking	6 extra-long angle & 4 ADA	3 std. angle & 6 ADA
Internal parking	Option: Stormwater management = loss of 4 stalls	
Net Parking Stall Loss	14-18	

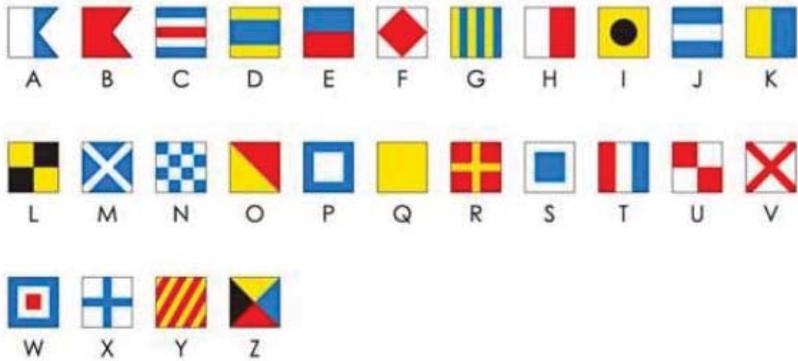
ALTERNATIVE 3 - SIGNAL FLAG STRUCTURE AND LANDSCAPE

Signal flag structure provides a vertical screening element, with integrated seating, and celebrates the marine context with vibrant color. The design continues from the NW plaza through the expanded walkway along the western side.



ALTERNATIVE 3 - SIGNAL FLAG STRUCTURE AND LANDSCAPE

NAUTICAL FLAG ALPHABET



Seat wall (concrete or concrete with wood details)

Design theme/ inspiration: Nautical Flags



Durable food/picnic tables



Mast-arm flag pole