

MUNICIPAL FACILITIES COMMITTEE AGENDA

June 26, 2014 - North Conference Room

21630 11th Avenue South – Des Moines 98198

5:00P – 6:50P

1. Call to order
2. Approve minutes 4/24/2014 meeting
3. Dining Hall Project Update
(Staff to provide status update – informational only)
4. Park, Recreation and Senior Services Master Plan Process
(Staff to provide process overview – informational only)
5. South Marina Parking Lot Storm Water Project
(Staff to provide status update – informational only)

Draft Minutes Des Moines City Council Municipal Facilities Committee – 4/24/2014

Meeting called to order: 6:00 PM on April 24, 2014, in North Conference Room @ 21630 11th Avenue S, Des Moines WA 98198.

Council Members

Melissa Musser – Chair
Matt Pina
Jeremy Nutting

Other City Staff

Tony Piasecki, City Manager
Lorri Ericson – Asst. City Manager
Tim George, Assistant City Attorney
Joe Dusenbury – Harbormaster

Citizens

Stan Wilkes, Owner - Classic Yachts
Arlene Knight, Owner – Classic Yachts
Jim Quinn

AGENDA:

1. J-Dock Update
2. Boat Brokerages/Commercial Uses in the Marina's Guest Moorage Policy

MEETING:

1. J-Dock Update: Harbormaster Dusenbury explained to the Committee that the project is currently out to bid with the bids being due back to the City on May 22, 2014. He also explained the projected timeline for building and installing the new dock section. The Committee was shown a partial plan set for the layout of the new slips and elevations showing the outline of the structure, and given the Engineers Estimate of Probable Cost which is \$724,000.
2. Boat Brokerages/Commercial Uses in the Marina's Guest Moorage Policy: Harbormaster Dusenbury explained that staff is currently working with four requests to operate businesses based in the Marina's guest moorage area. The first, Ocean Quest Dive Charters is currently operating in the Marina and they have been assigned a slip near the dry shed launcher. The second, Classic Yachts, a boat brokerage business that has an existing lease agreement with the City and is now located on L Dock, but would like to relocated their floating office to the guest moorage area. The other two businesses, another boat broker and a kayak rental business are in discussions with staff about possible leases.

Staff explained that it would be possible to accommodate the current requests without impacting the seasonal guest moorage business but beyond that there would be impacts. The staff asked for the Committee's comments/guidance on several policy issues including:

- Can the City limit the number and types of businesses that are allowed to lease space in the guest moorage area?
- Can/should the City limit the number of businesses of a similar nature?

- Should leases in the guest moorage area be limited to those businesses that are “water dependant” for their success?

After some discussion the consensus of the Committee member was that the “policy” and/or rules regulating the use of guest moorage are for commercial purposes should be formulated by the staff and City Manager. The Committee felt that keeping the policy decisions at that level would give the City more flexibility to deal with future problems.

Adjourned 6:40 PM

Minutes submitted by:
Joe Dusenbury, Harbormaster

2015 Parks, Recreation and Senior Services Master Planning Process

Background:

The Parks, Recreation and Senior Services Master Plan is a policy document that is required to meet the intent of the Growth Management Act. The Master Plan must be updated every six years to qualify for State funding opportunities such as Department of Commerce and Recreation and Conservation Office (RCO) Funding Board grants. The Parks, Recreation and Senior Services Master Plan is adopted by City Council as Chapter 6- Parks, Recreation and Open Space Element of the Des Moines Comprehensive Plan. The Master Plan includes and/or addresses the following elements:

- Existing Conditions- inventories existing city, school, college and community recreation resources and City owned historic and cultural resources, identify existing level of recreation service and summarizes city demographics by Des Moines neighborhood.
- Needs Assessment- Level of Service Standards recommendations established by assessment of needs, survey of citizens, user groups and businesses related to community needs and preferences and park, trail and facilities classification standards.
- Facilities and Operations Objectives- objectives and priorities recommendations for land acquisition, maintenance and capital enhancements to existing facilities and development of new park and recreation facilities including opportunities for interlocal, public/private and non-profit project collaborations. Capital Policy recommendations are made using criteria which includes equitable distribution of facilities and programs based on demographics, built environment and natural resource factors, citizen input and funding capabilities.
- Programming Objectives- programming component that provides for diverse cultural and recreational programs and services opportunities that encourage community engagement to enhance quality experiences for all citizens.
- Costs and Funding- financial component that identifies grant opportunities and recommends funding strategies for capital projects.
- Goals, Strategies and Standards- Greater Des Moines Comprehensive Plan Chapter 6: Parks, Recreation and Open Space Element. New policy sections to be added: Healthy Des Moines (nutrition and activity standards); Arts (cultural, performing and visual arts standards); Landmarks (city owned landmarks standards).

Discussion:

Public involvement is required and is a key element for the success of the Master Planning process. An Ad Hoc Parks, Recreation and Senior Services Master Plan Advisory Committee appointed by the Mayor and City Council with diverse membership from the City's citizen committees and commissions, neighborhoods, recreation special interests and user groups, School Districts and Highline College is advised so that all citizens are represented and help inform the work.

The Committee will work with staff to host a series of community and user group workshops beginning in 2015. The committee will gain knowledge related to the City's demographic data, park and facility site conditions; participate in visioning activities; and review public feedback regarding recreation needs for the purpose of making recommendations for the 2015 Master Plan (encompassing the years 2016-2021). The committee's findings and recommendations will be presented to City Council for review and approval upon completion of the work.

The Master Plan requires SEPA review and public hearing by the City Council. The Planning process will take approximately one year to complete, beginning in October 2014 and to be adopted by City Council no later than December 2015.

Financial Impact:

A \$50,000 General Fund Budget allocation will be needed to complete the process. Funds will pay for public surveys, architectural design and cost estimates, project maps and graphics and printing.

MUNICIPAL FACILITIES COMMITTEE MEETING
JUNE 26, 2014

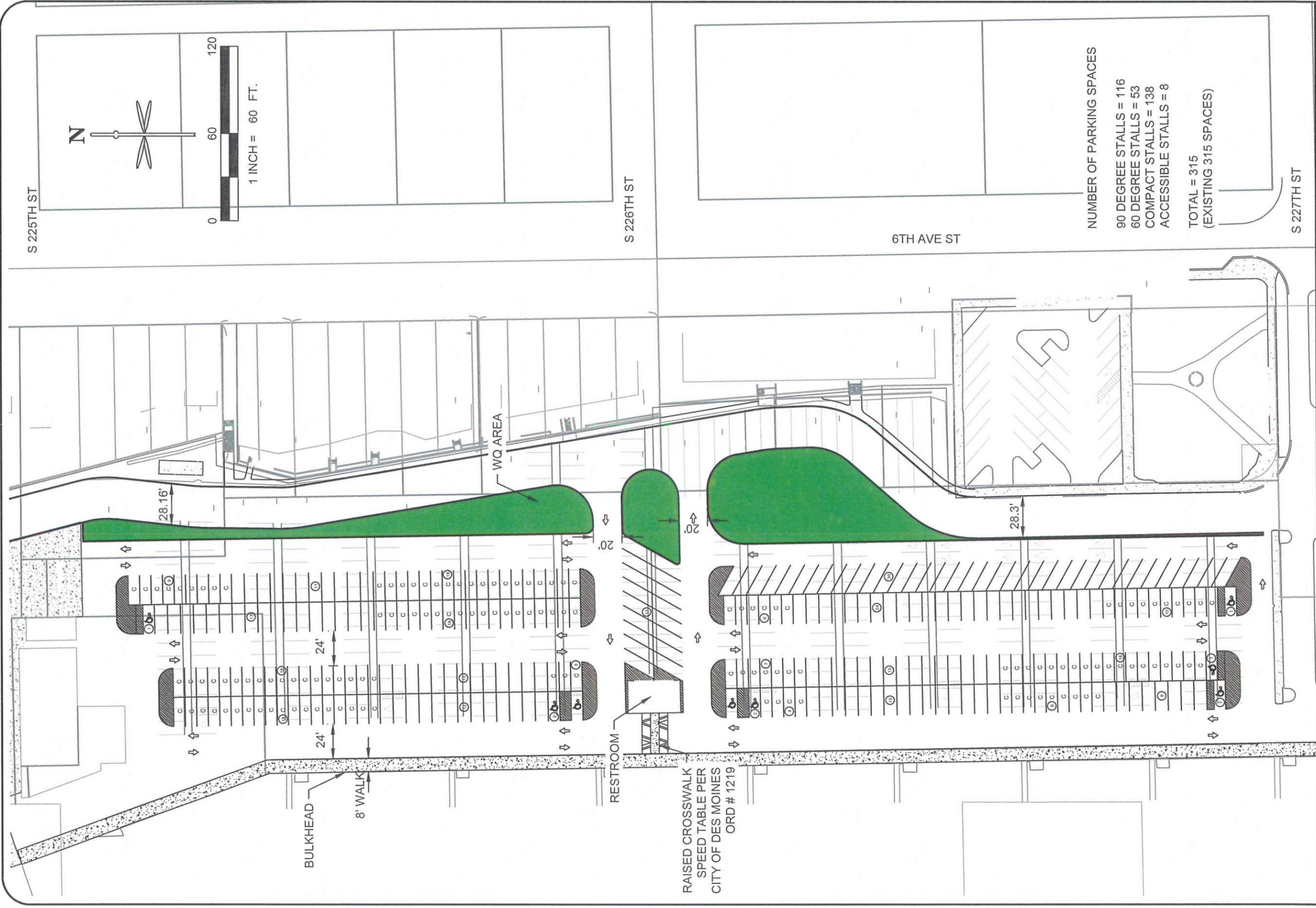
DINING HALL REHABILITATION PROJECT

The following is a brief update of where things stand with this project:

- Volunteer demolition work has been completed.
- Asbestos abatement has been completed.
- Recommended temporary shoring of several beams (by structural engineer) has been installed by our volunteer demolition expert.
- The existing lights within the main area and Kaffe Stugga can be reused with some minor modifications.
- Midway Sewer District has approved of our proposed 1,000 gallon grease interceptor.
- King County Water District #54 has approved our water and hydrant availability forms, and the City has paid the \$11,375.00 connection and review fees.
- We have consulted with the King County Landmarks Commission and State Department of Archeology and Historic Preservation to get verification that the project meets the Secretary of Interiors Standards and approval for reroofing the building and raising windows within the Kaffe Stugga to facilitate the reroof work. The State has approved the work and King County has recommended approval to its Commission. We should receive the written Certificate of Appropriateness by the end of June.
- We received our Hydraulic Project Approval (HPA) permit from WDFW for the project. We are not hindered by a "fish window" on this project.
- We have submitted for all of the required City building permits with the 90% design plans. Permits should be ready for issuance by the middle of July.
- Advertisement for bids is anticipated to take place on July 10, 2014.

Emergent Issues:

- Now that the asbestos has been abated, we have a clear view of the flooring and internal wall structures. The architect and design team have some concerns about the newly revealed features as follows:
 - a) Flooring is severely deteriorated in the kitchen area – how will this be repaired/replaced? Budget impacts?
 - b) The temporary shoring that was installed will need to be incorporated as part of the permanent rehabilitation work – how will this be done? Budget impacts?
 - c) Several of the wall to floor sill plates are severely deteriorated – how will these be repaired/replaced? Budget impacts?
- Prior to packaging a scope of work for advertisement for bids, staff will need to have a discussion with the design team to evaluate what project elements can be constructed within our approved budget.

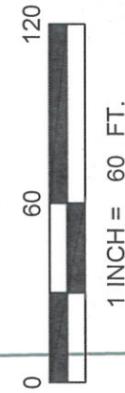
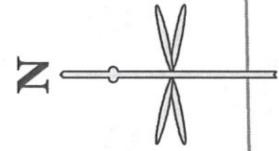


S 225TH ST

S 226TH ST

6TH AVE ST

S 227TH ST



NUMBER OF PARKING SPACES
 90 DEGREE STALLS = 116
 60 DEGREE STALLS = 53
 COMPACT STALLS = 138
 ACCESSIBLE STALLS = 8
 TOTAL = 315
 (EXISTING 315 SPACES)

WQ AREA

RESTROOM

BULKHEAD

8' WALK

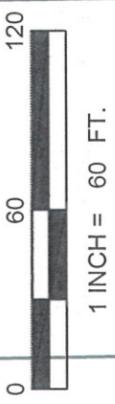
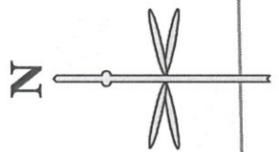
RAISED CROSSWALK
 SPEED TABLE PER
 CITY OF DES MOINES
 ORD # 1219

No.	REVISION	BY	DATE

EES
 & ENGINEERING SOLUTIONS, INC.
 518 17th Street
 Suite 1576, Des Moines
 www.eesinc.com
 303-572-7997

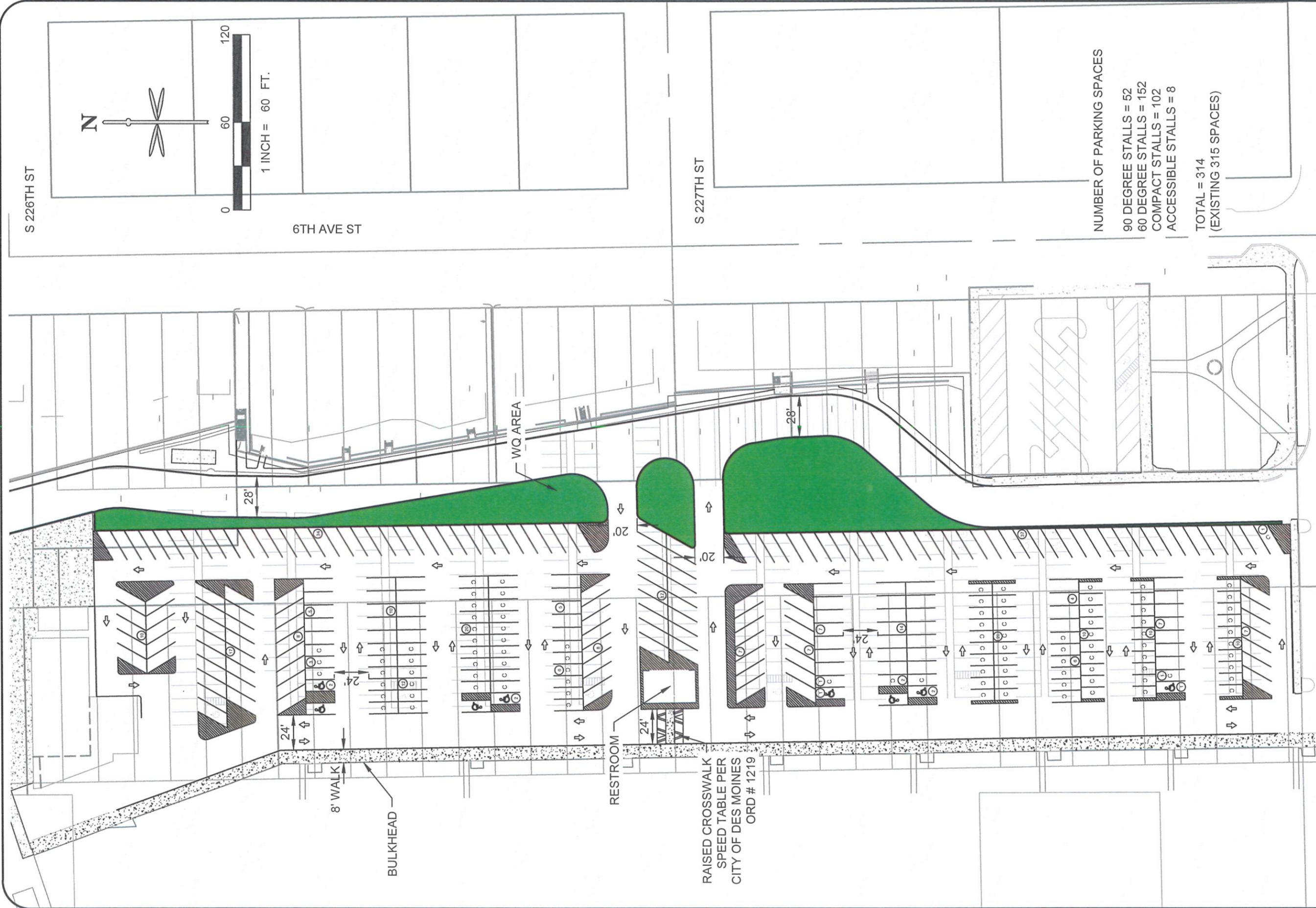
PRELIMINARY LAYOUT #1
DES MOINES MARINA PARKING LOT
DES MOINES, WA

S 226TH ST



6TH AVE ST

S 227TH ST



NUMBER OF PARKING SPACES

90 DEGREE STALLS = 52
 60 DEGREE STALLS = 152
 COMPACT STALLS = 102
 ACCESSIBLE STALLS = 8

TOTAL = 314
 (EXISTING 315 SPACES)

No.	REVISION	BY	DATE

EES
 & ENGINEERING SOLUTIONS, Inc.
 618 17th Street
 Suite 1575, Des Moines, IA 50319
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 319-272-7997

PRELIMINARY LAYOUT #2
DES MOINES MARINA PARKING LOT
DES MOINES, WA