



DES MOINES, WA
MARINA STEPS

SEPTEMBER 26, 2019

skylab PLACE

Project Overview

TO LANDMARK ON THE SOUND →

← TO DES MOINES CREEK BUSINESS PARK



MARINE VIEW DR

DES MOINES THEATER

ALLEY UTILITIES UNDERGROUNDED

WALLY'S CHOWDER HOUSE BROILER

THE ADRIANA

LIMITED PEDESTRIAN CONNECTION
EXISTING HILL CLIMB STAIR

MARINA PARK

DOCK ST

PARKING FOR SLIP ACCESS

PROPOSED MARINA STEPS

OVERLOOK PARK 1

PARCEL B

FUTURE DEVELOPMENT

EXISTING BOATYARD
(34,000 SF)

ANTHONY'S HOME PORT

OVERLOOK PARK 2

PARCEL A

OVERLOOK HOUSE

EXISTING MARINA BUILDING

POSSIBLE GREEN SPACE

REPURPOSE BUILDING

BEACH PARK

PUBLIC FISHING PIER

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/PRIVATE DEVELOPMENT
- _DIVERSE PROGRAM
- _PHASING DEVELOPMENT
- _ICONIC ARCHITECTURE / IDENTITY

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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

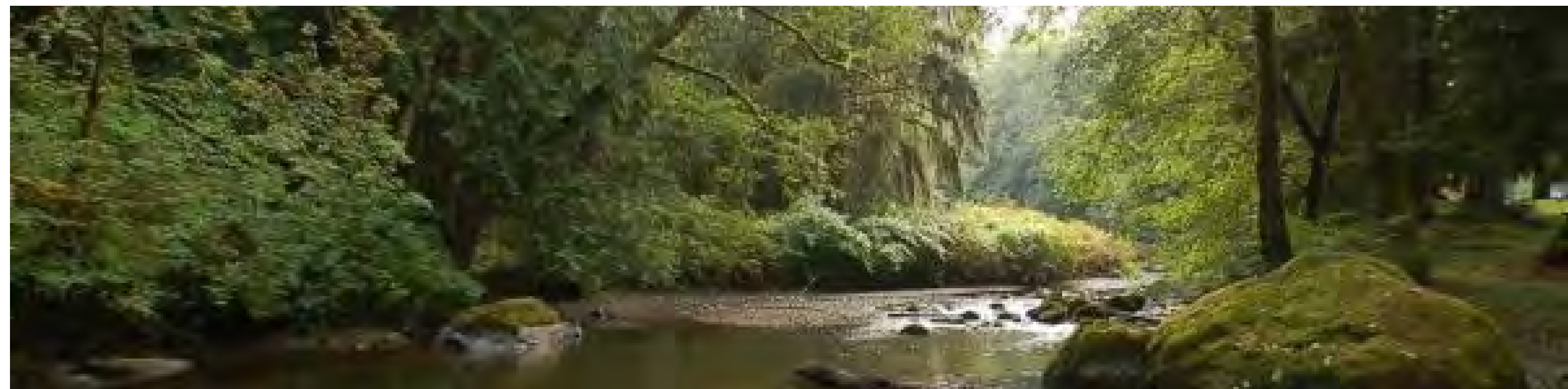
Existing Creek System



Economic and Social Value



Ecological and Environmental Benefits



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

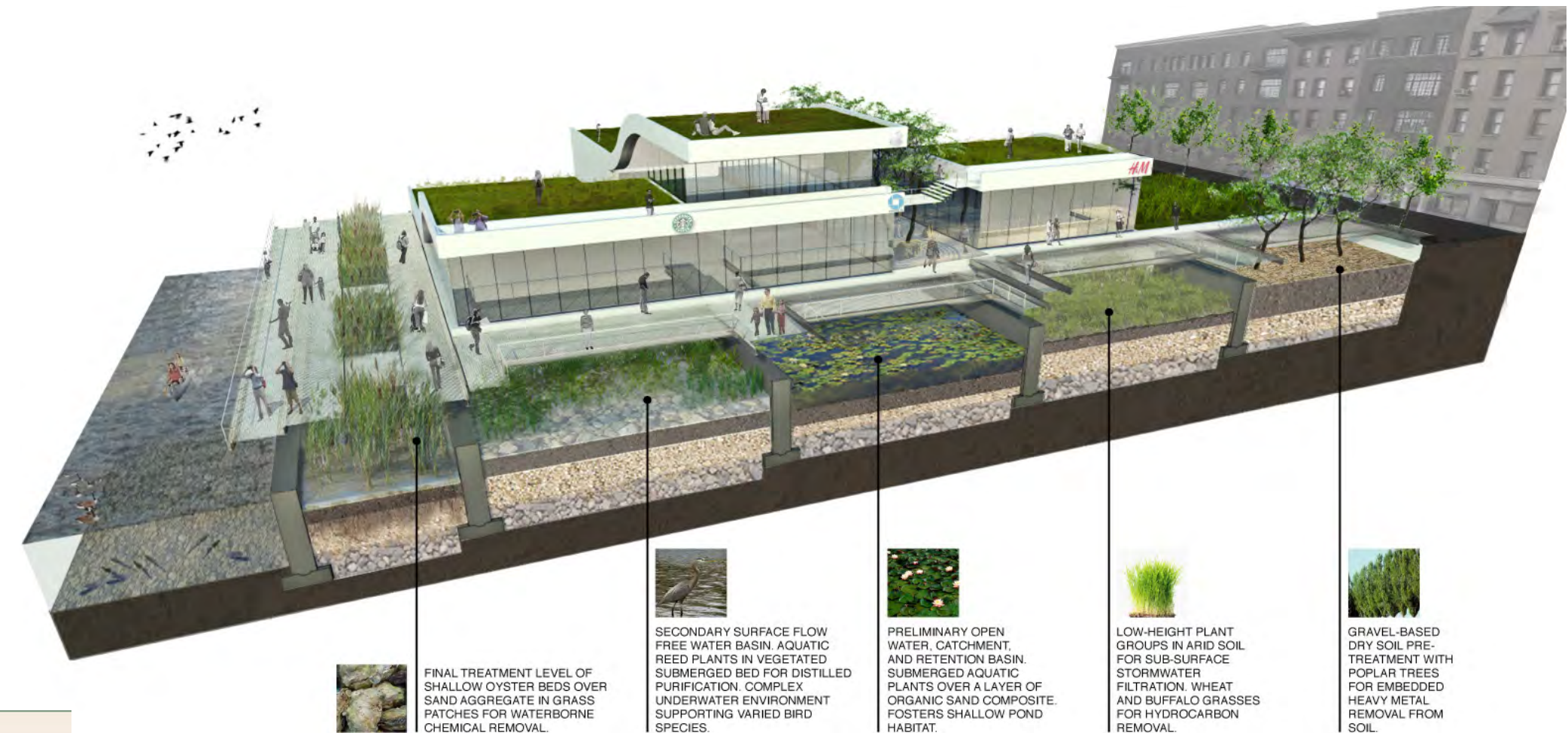
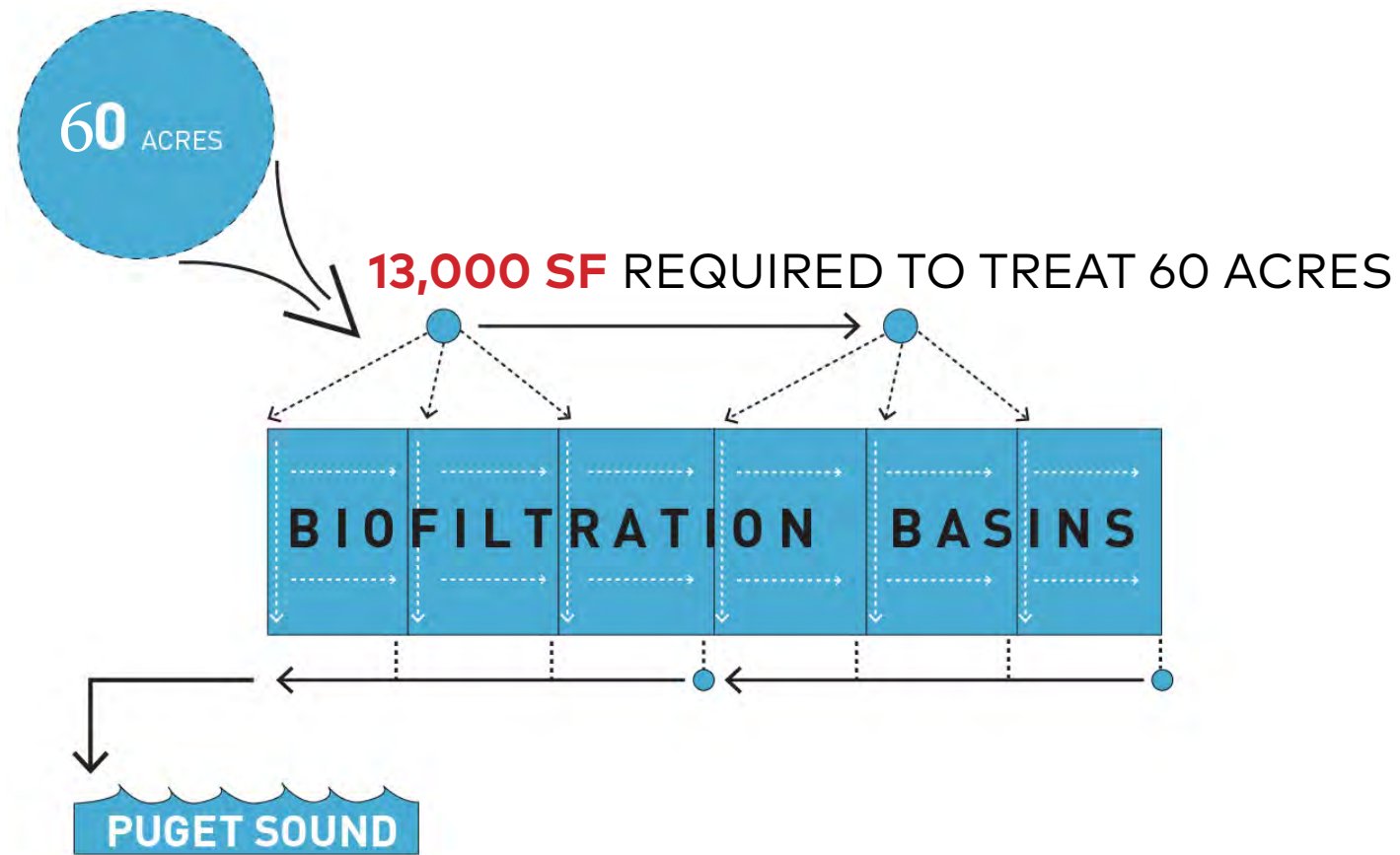
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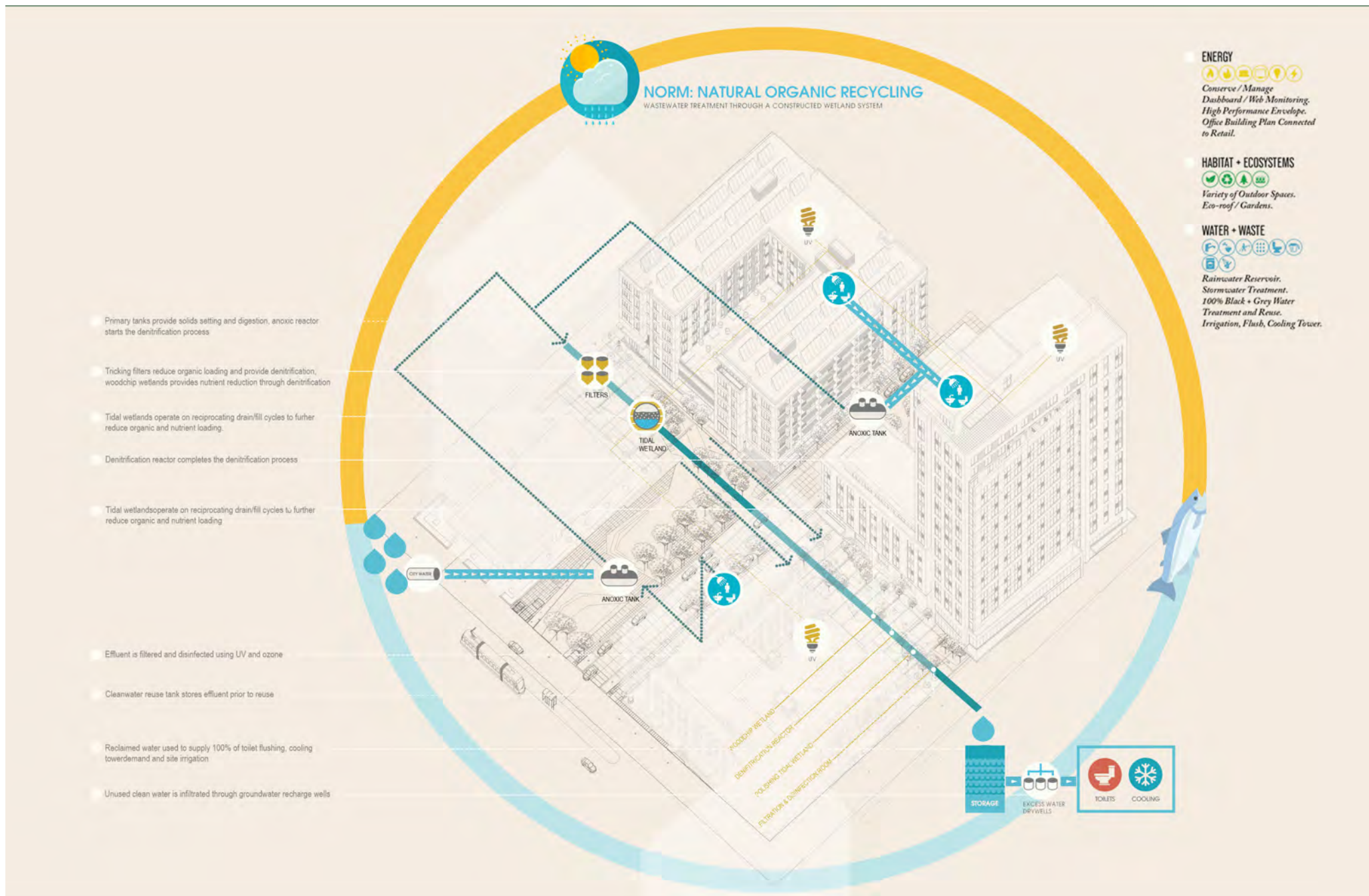
Environmental Opportunity



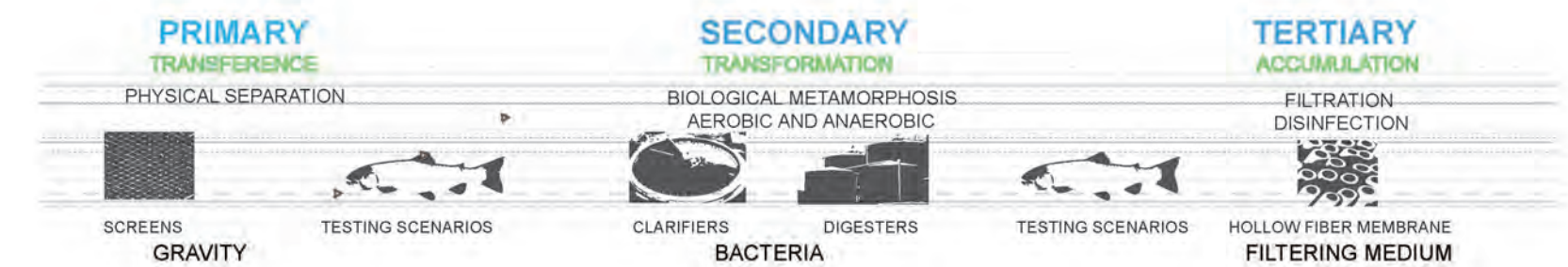
Technical Water Treatment Precedents



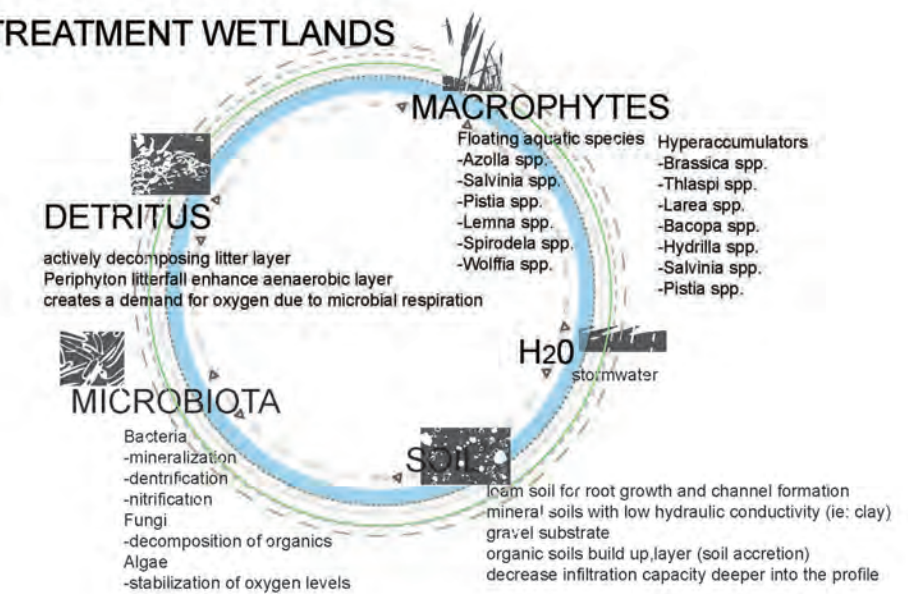
DRAWING CREDIT: DCP ARCHITECTURE



MECHANICAL PROCESS: WASTEWATER TREATMENT PLANT



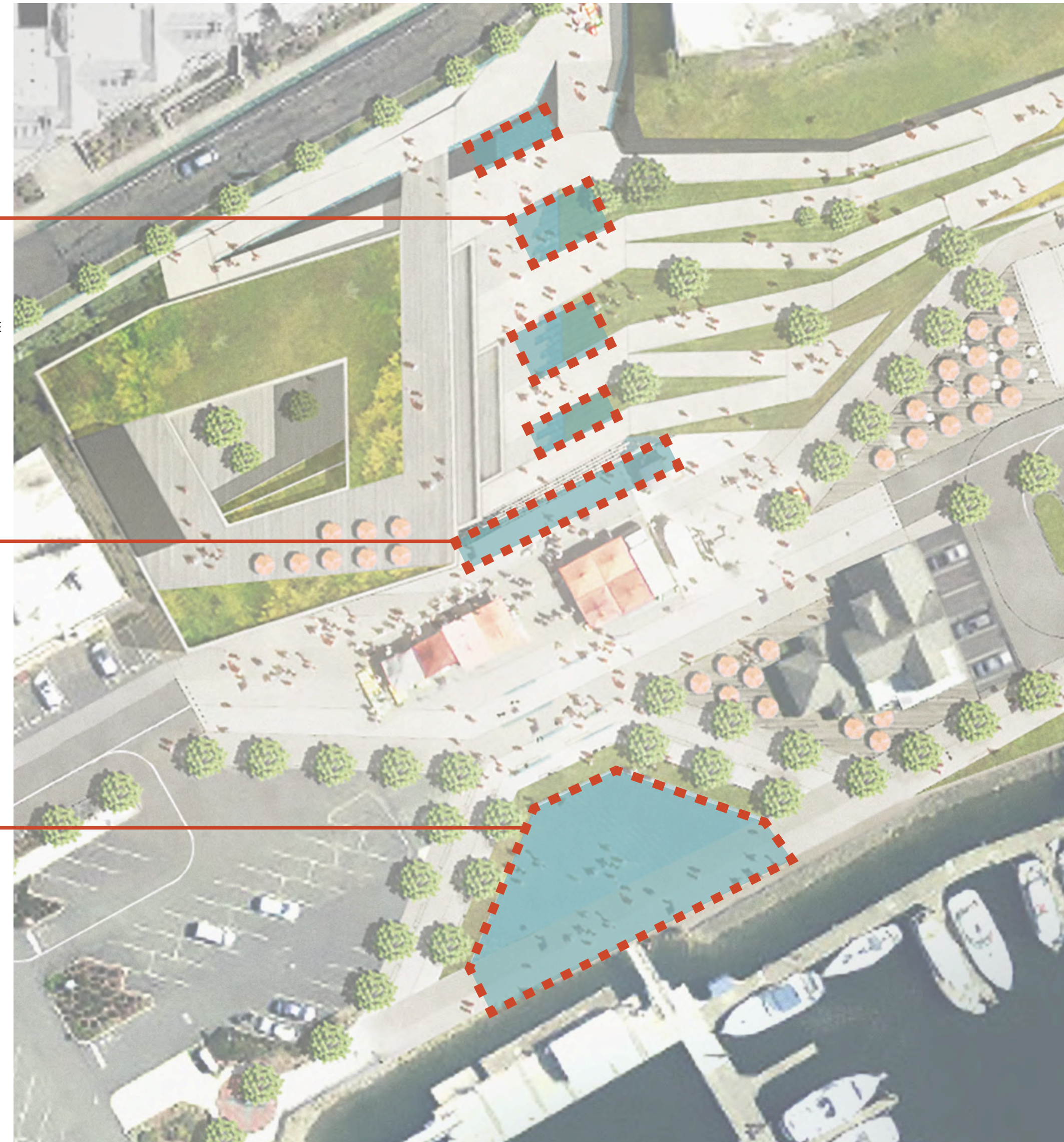
ECOLOGICAL PROCESS: TREATMENT WETLANDS



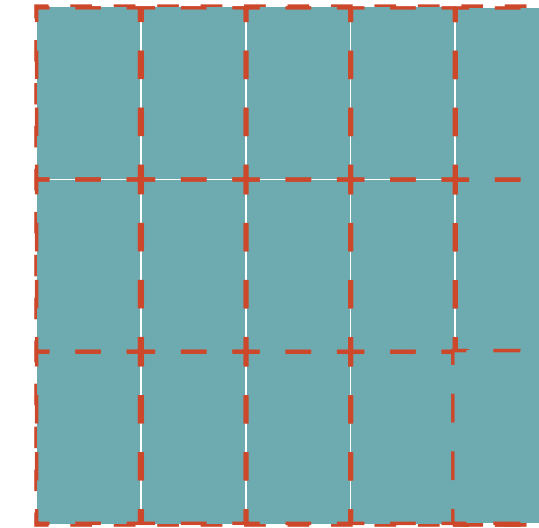
DRAWING CREDIT: ERIN DIBOS AND JIU LIU

Water Treatment Implementation

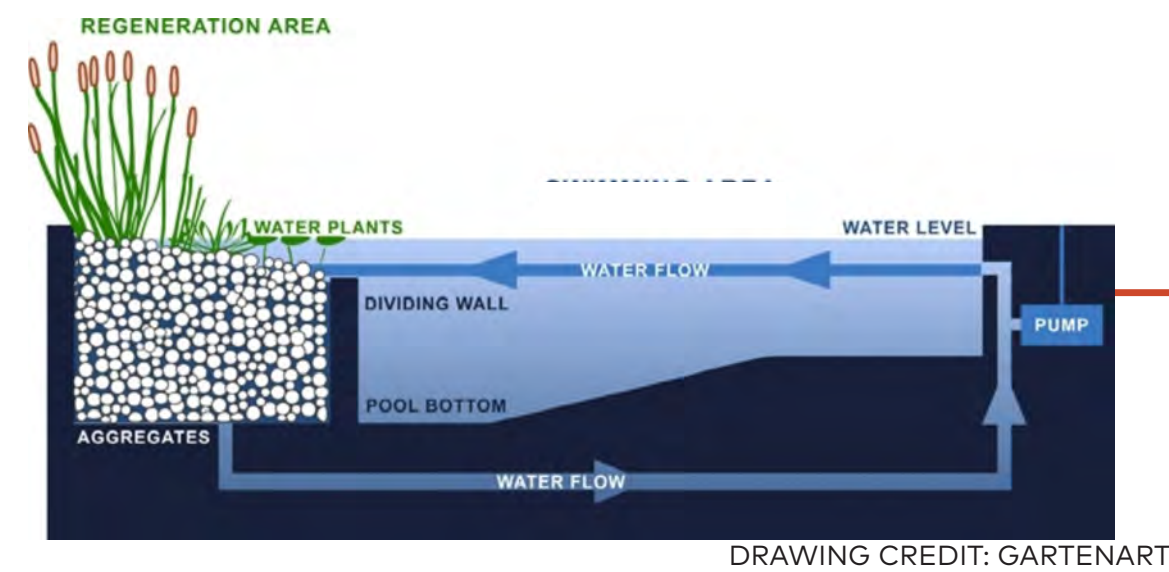
PHASE 1 - TERRACED VEGETATION TREATMENT



12,000 SF | 90-100% TREATED



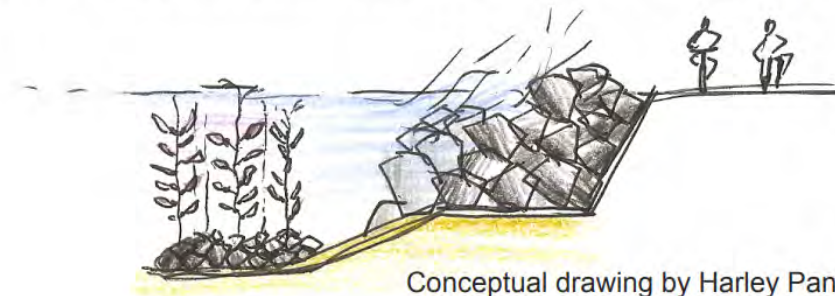
PHASE 2 - RECYCLED WATER REGENERATION WATER FEATURE



PHASE 3 - HYBRID SHORELINE RESTORATION

Restoring the Shoreline

- Salmon habitat restoration – sloped seawall (3-level underwater slope)
- 1st level- large rocks to break waves
- 2nd level- flat “bench” to recreate an intertidal zone
- Lower level covered with small rocks to attract sea life and large kelp.



- This type of approach is known as SUDS (Sustainable Urban Drainage System).
- It has been successfully implemented in the past.
- It can be fine tuned to adapt to several scenarios and budgets.
- Space-wise, this approach can even work on just the project site, but it would work better and more effectively if extended to 223rd street.

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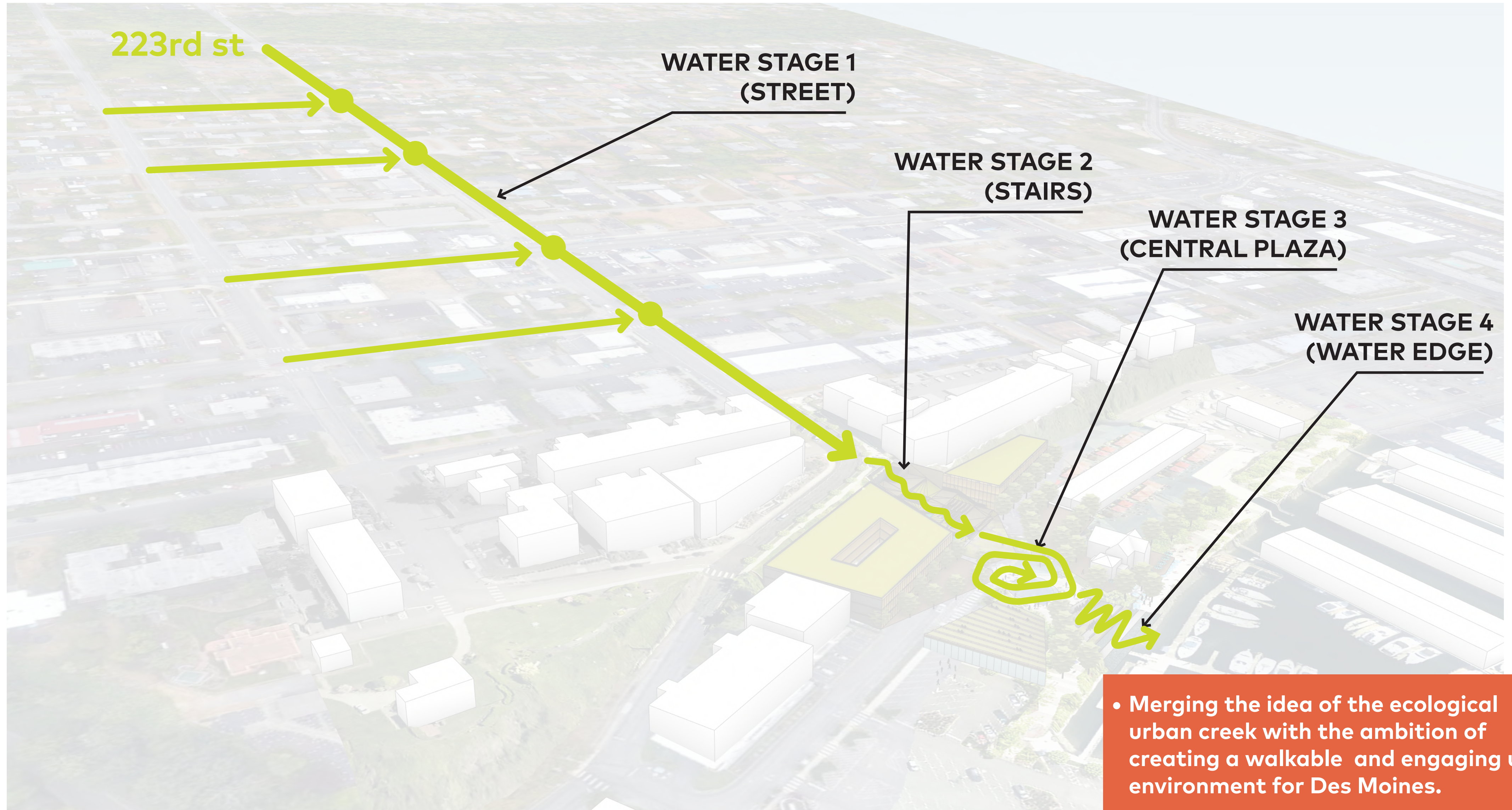
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Urban Opportunity

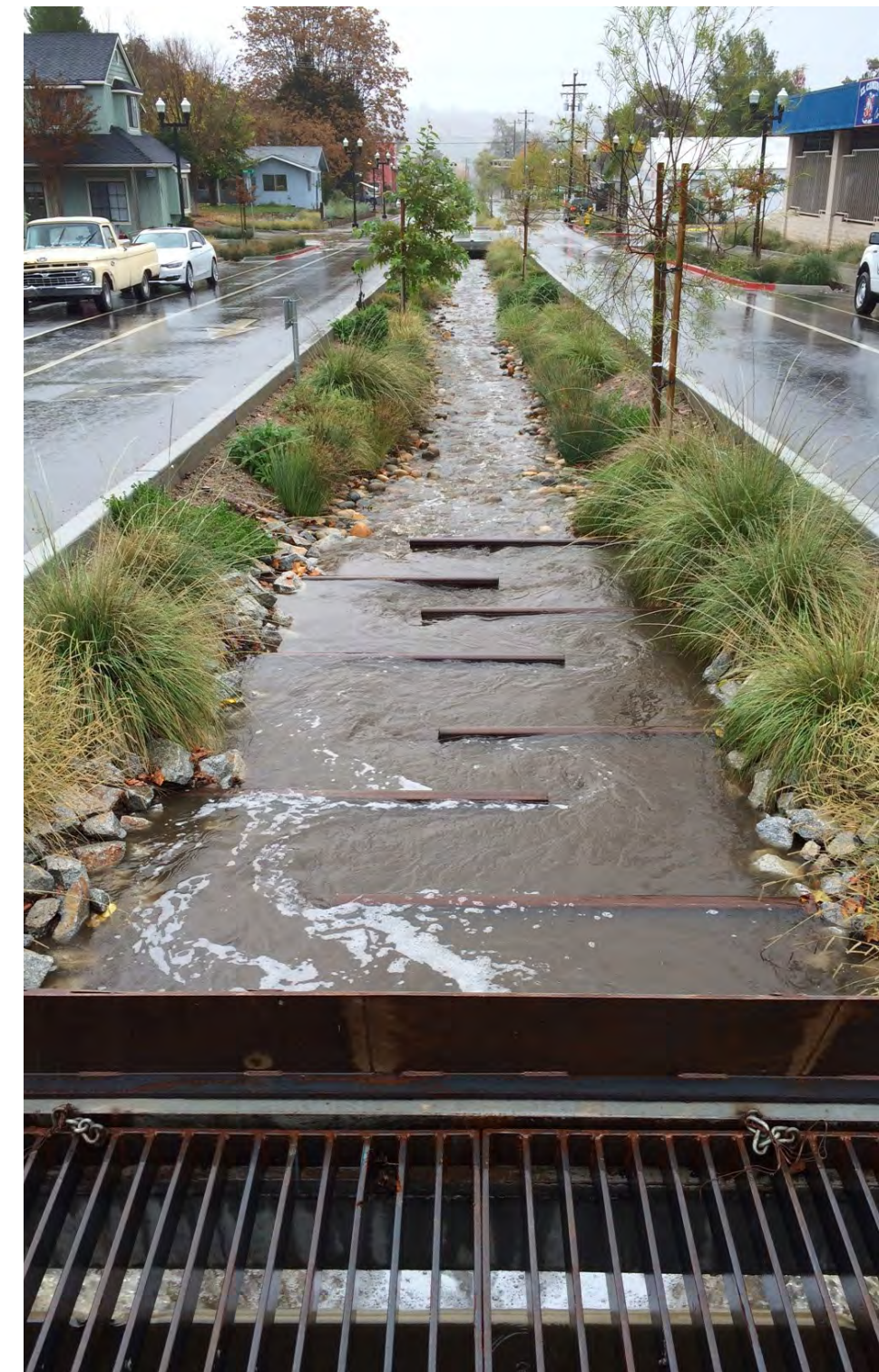
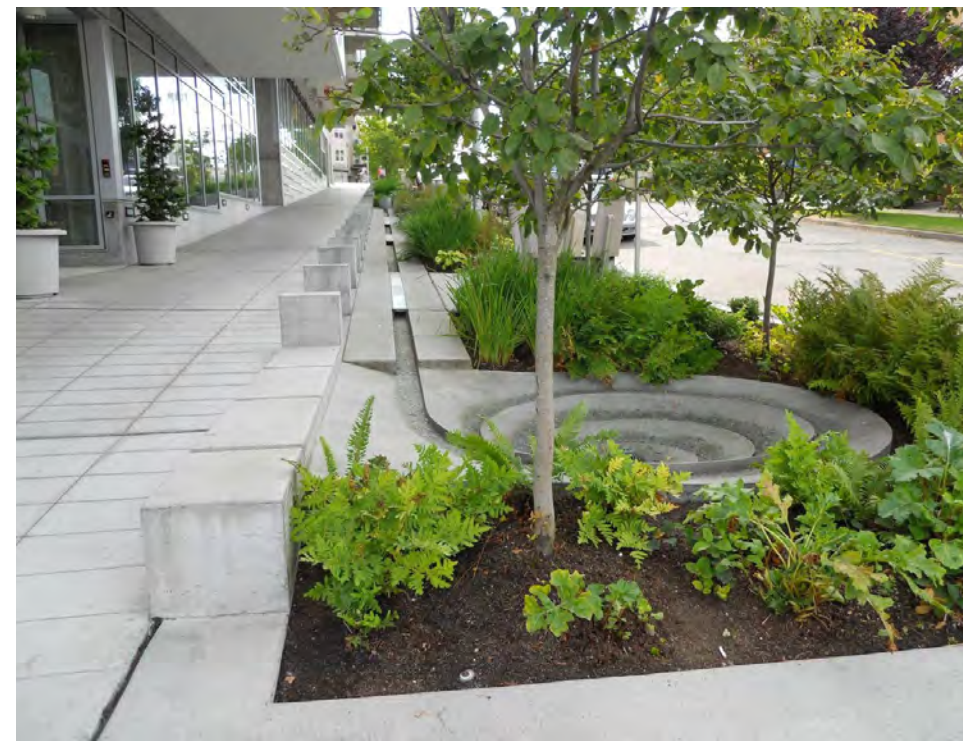


Urban-Natural Sequence to the Marina

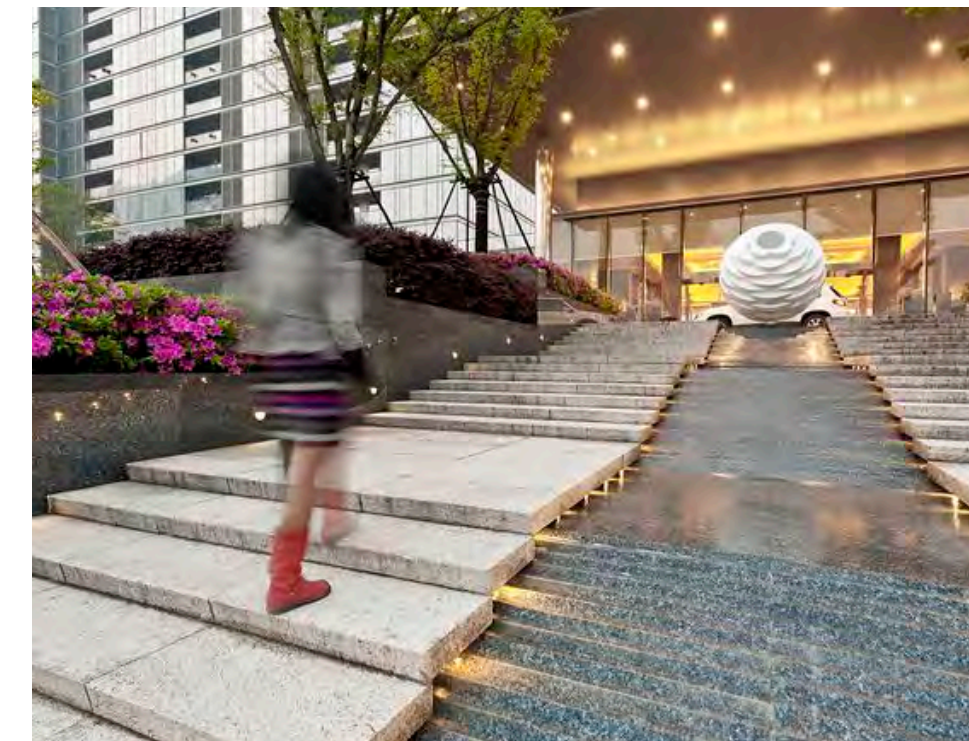
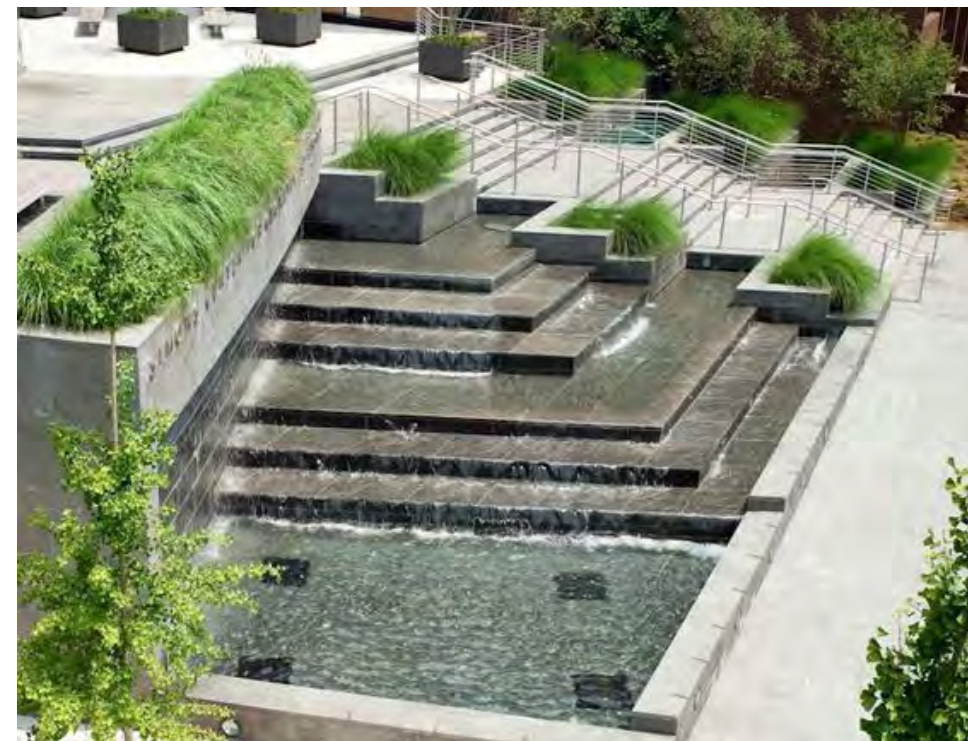


• Merging the idea of the ecological urban creek with the ambition of creating a walkable and engaging urban environment for Des Moines.

Street Urban Experience



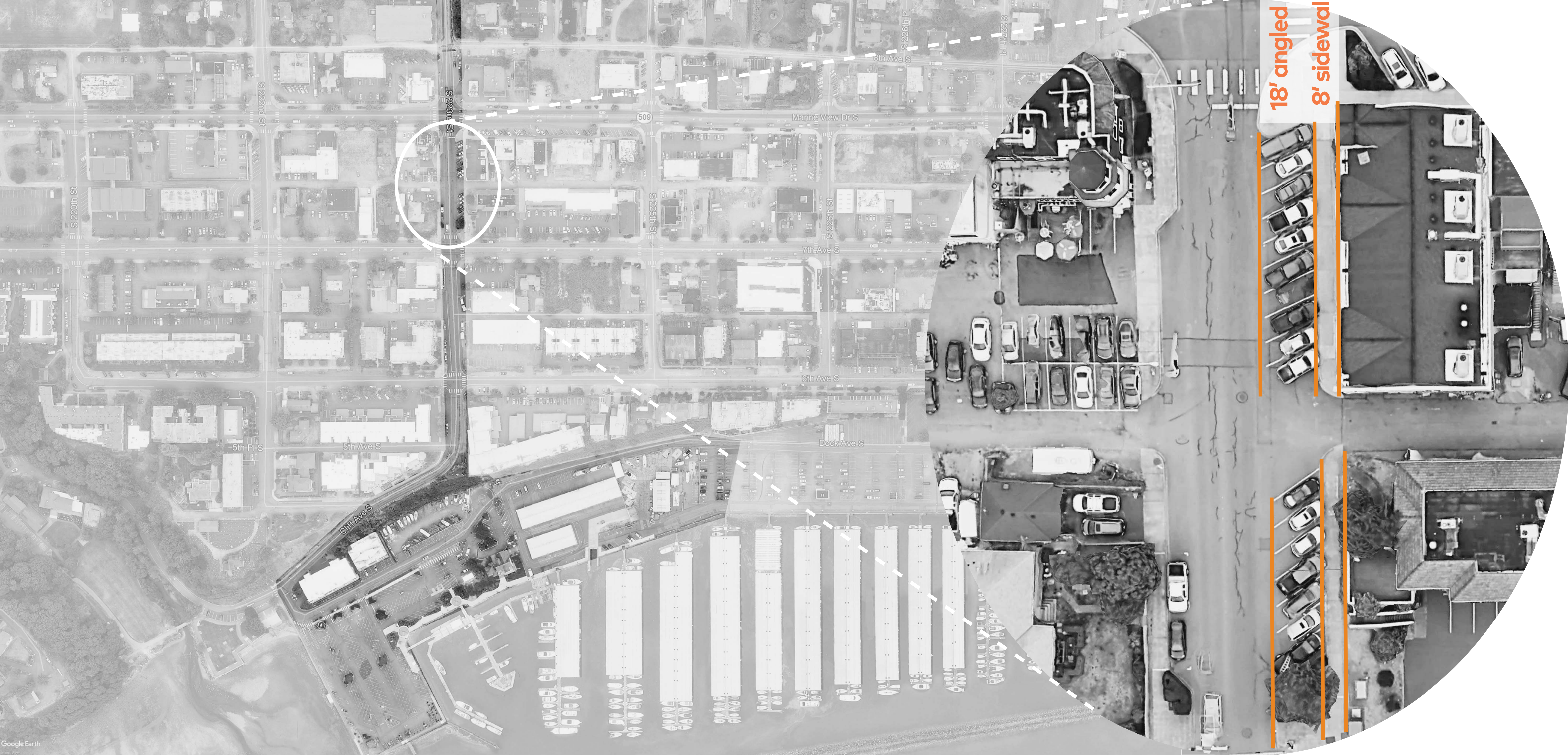
Stairs Urban Experience



Central Plaza Urban Experience



Streetscape_Existing Conditions



Streetscape_Proposed Conditions

8' parallel parking
 +/-10' amenities + stormwater
 8' sidewalk



option 1



+/-18' angled parking + stormwater
 8' sidewalk



option 2



Streetscape_Proposed Conditions

- Implement the Urban Creek without compromising the functionality of the streets and the need for parking.



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Phasing Development

How can we phase development so that it serves the people of Des Moines throughout the life of the project?

Phase 0_Existing



- Opportunity to enhance the connection between Marine View Dr. and the Marina.
- 223rd st. is the main connector to the Marina for pedestrians and cars.

Phase 1_223rd as Urban Creek



PARKING IMPACT

EXISTING	-0
NEW	+0
NET	-0

- Turning 223rd St. into and Urban Creek from Marine View Dr. to Overlook Park.
- Reimagine Overlook Park.

Phase 2_Stair Connector



- The Urban Creek continues down an ADA accessible stair/ramp with meandering plazas. For all to enjoy.
- Wide ramps and landings allow for mixed outdoor use like a sculpture park or food/beverage stands.
- Re-route roundabouts and fire access road to accommodate stair and future development parcels.

PARKING IMPACT	
EXISTING	-32
NEW	+41
NET	+9

Phase 3_Plaza Destination



PARKING IMPACT	
EXISTING	-79
NEW	+91
NET	+12

- Add the Plaza—create a destination at the end of the stairs.
- Create a spot to gather. It could be a water feature, amphitheater, or maybe even both!
- This is the new heart of the Marina.

Phase 4_North and South Development



- Potential for public program in South Building (i.e. all-weather market, marine animal hospital, new harbor master facility, etc.)
- Potential for private development in North Building (i.e. hotel, office, ground floor retail, etc.)
- Potential for rooftop amenity and public elevators in North Building.

PARKING IMPACT	
EXISTING	-97
NEW	+98
NET	+1

What About More Parking?

POTENTIAL
BELOW GRADE PARKING
(+150 ADDITIONAL SPACES)

ACCESS

PARKING IMPACT

SURFACE NET	+1
BELOW GRADE	+150
TOTAL NET	+151

- Potential to add parking under the stair and adjacent developments.

Inspiration



LONG OCCUPIABLE RAMPS (SEATTLE SCULPTURE PARK)



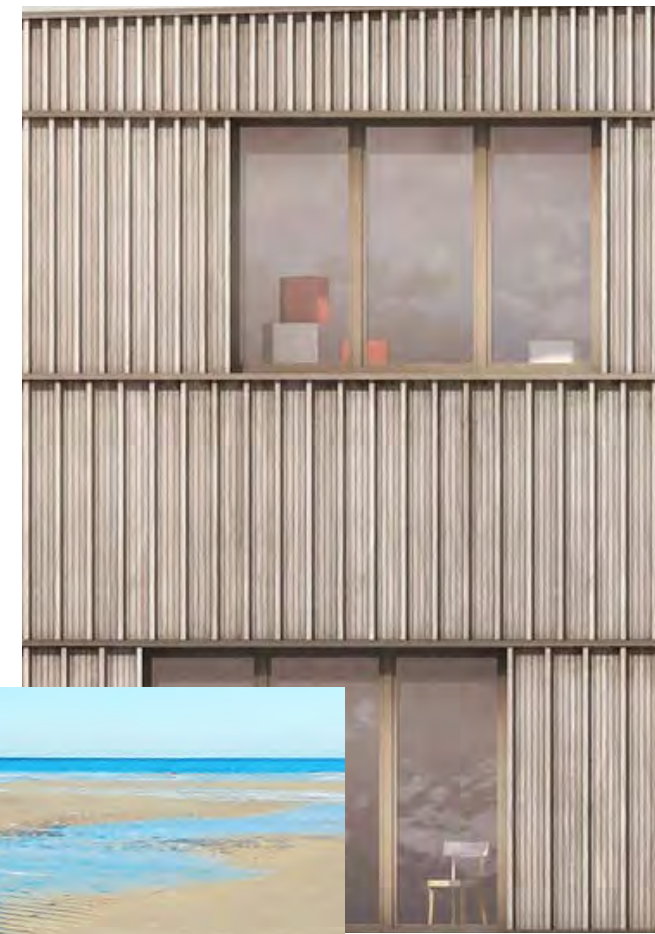
INTEGRATED DEVELOPMENT (PIKE PLACE EXPANSION)



MARKET BY THE MARINA

Option 1_Tides

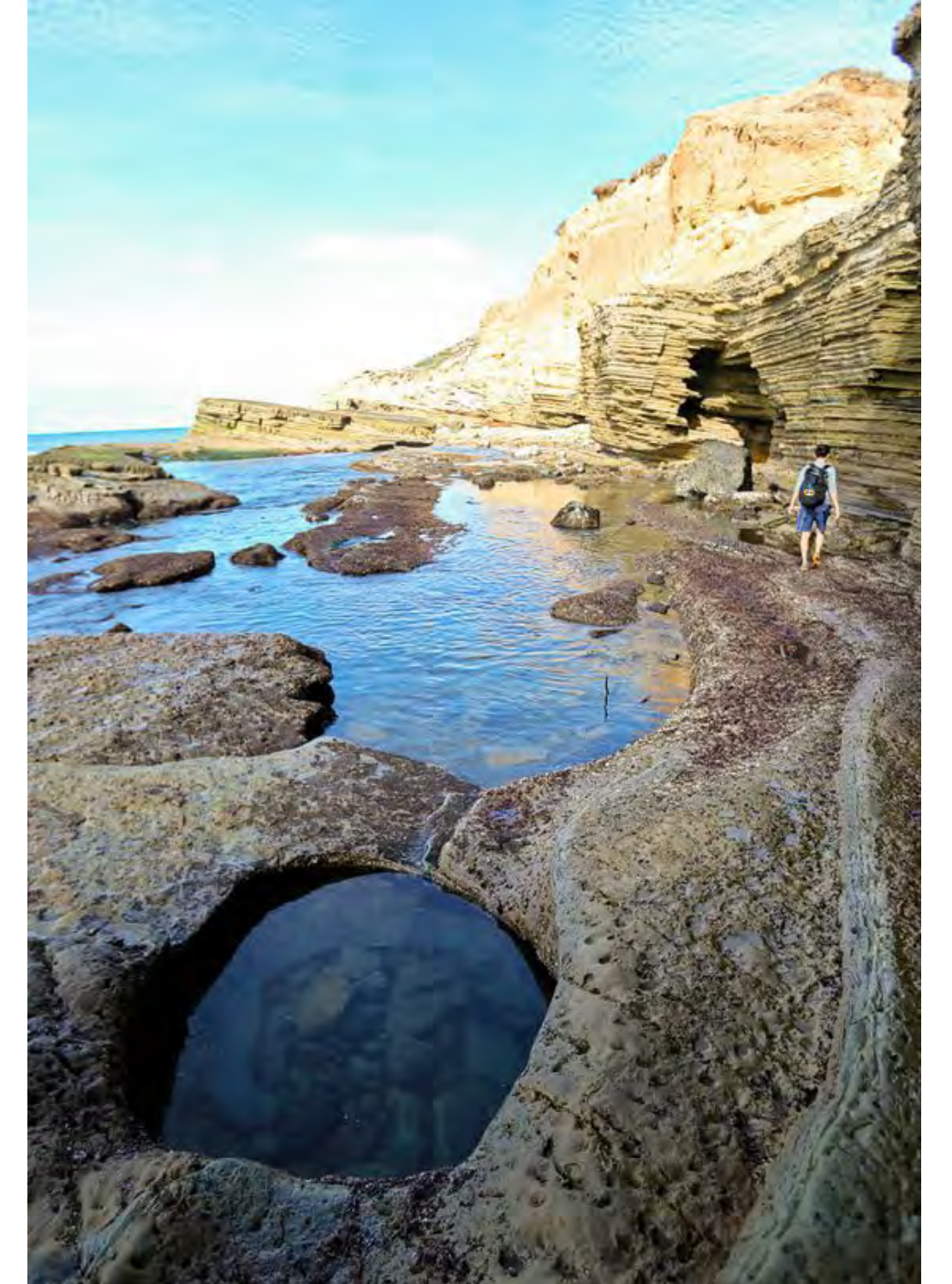
Option 1_Tides Concept



LAYERED TEXTURE



TIDES



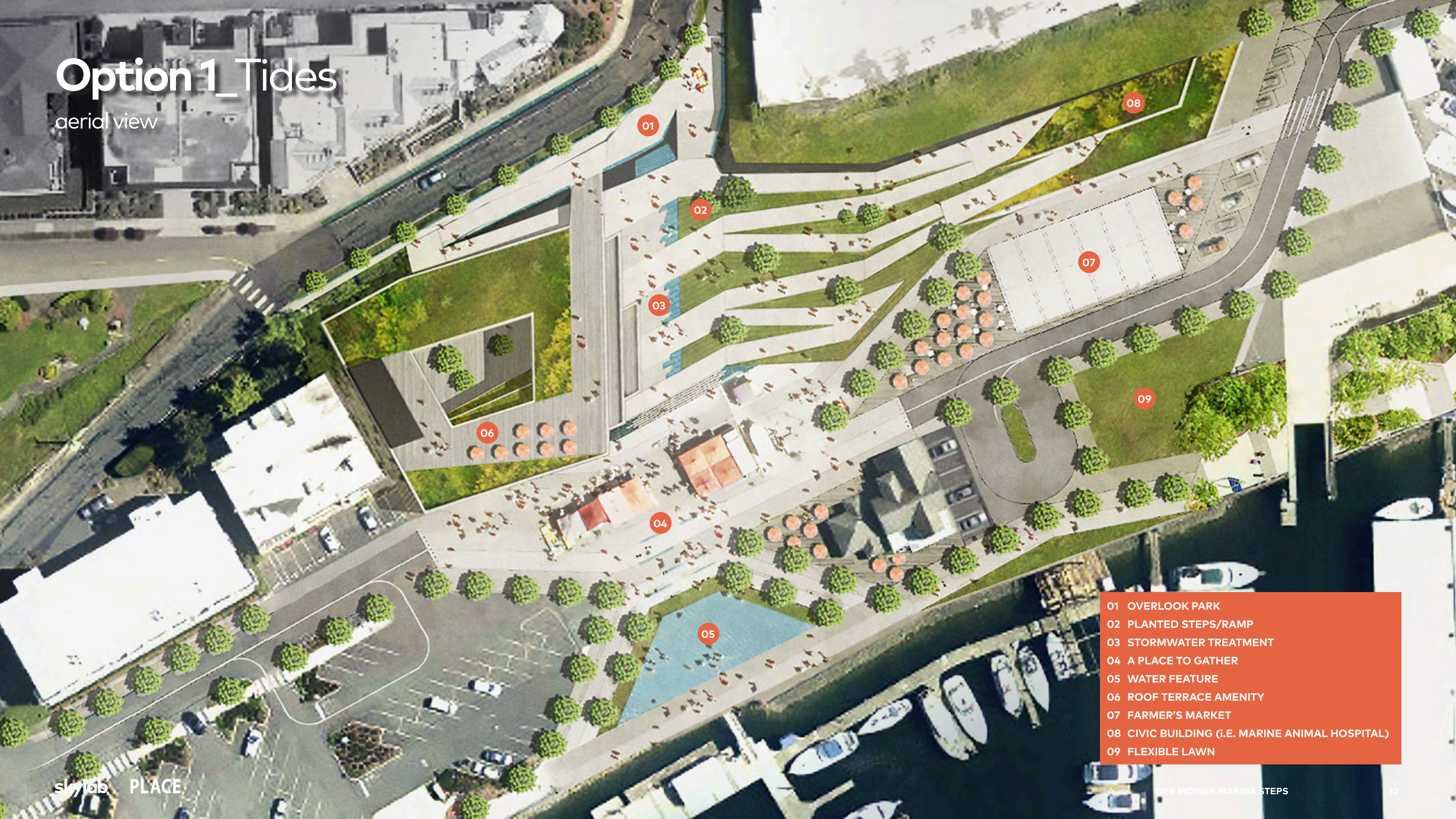
TIDE POOLS



SHIFTING LAYERS

Option 1_Tides

aerial view



- 01 OVERLOOK PARK
- 02 PLANTED STEPS/RAMP
- 03 STORMWATER TREATMENT
- 04 A PLACE TO GATHER
- 05 WATER FEATURE
- 06 ROOF TERRACE AMENITY
- 07 FARMER'S MARKET
- 08 CIVIC BUILDING (i.e. MARINE ANIMAL HOSPITAL)
- 09 FLEXIBLE LAWN

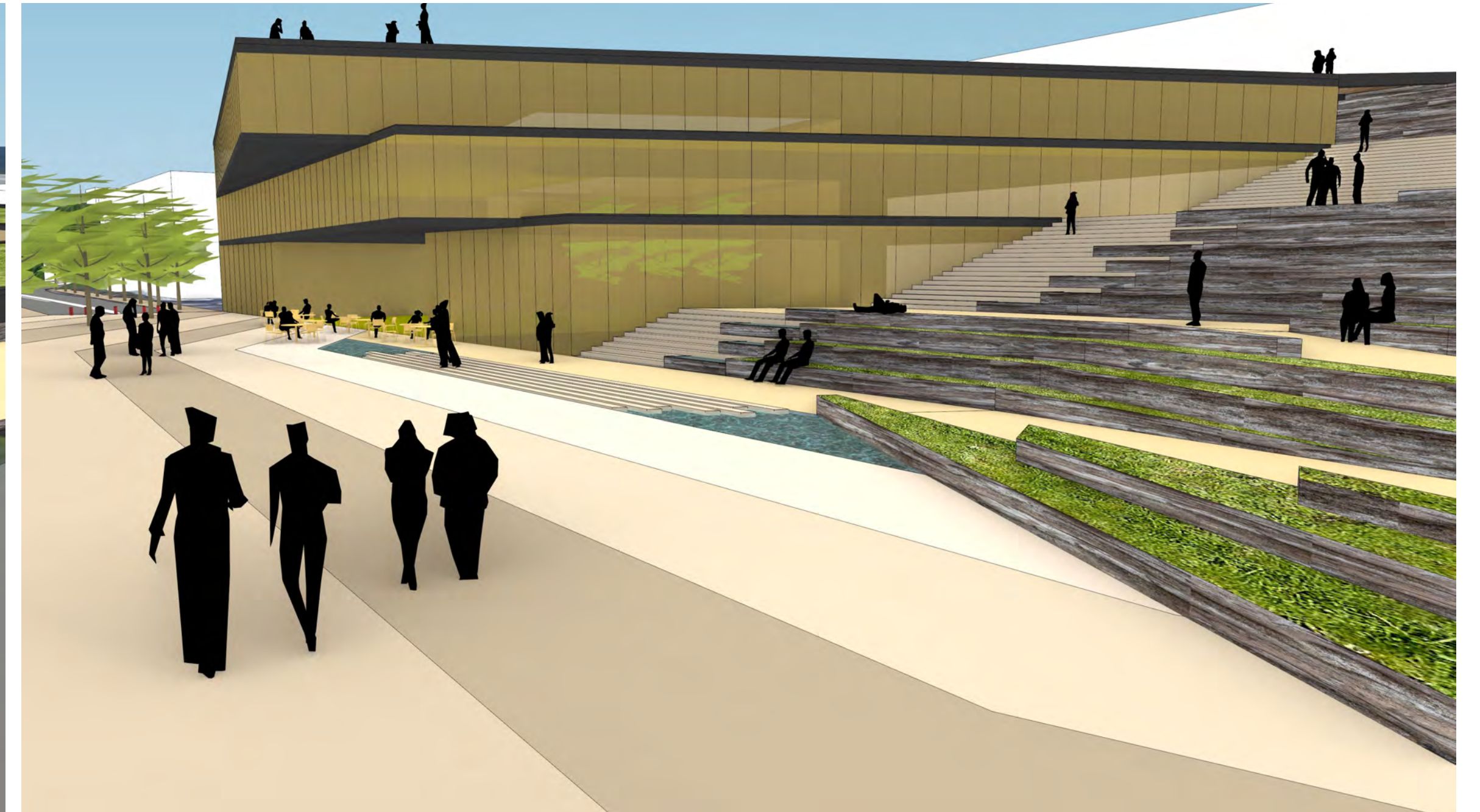
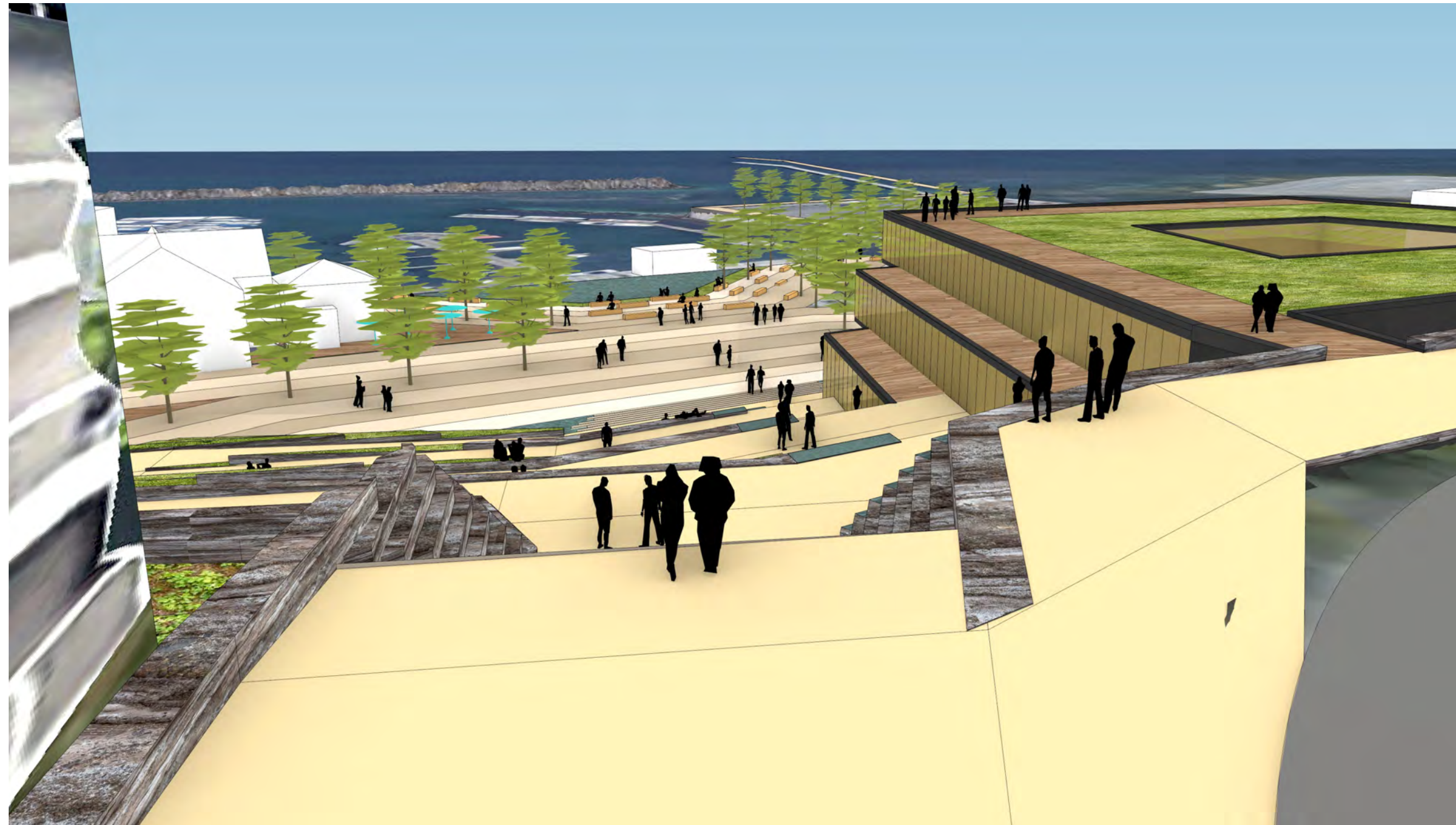
Option 1_Tides

view from the steps



Option 1_Tides

experiential views



Option 2_Pier

Option 2_Pier Concept



LOOK OUT



PIER LANGUAGE



WEATHERED WOOD



ROOF TOP AMENITY

Option 2_Pier

aerial view



01

02

03

06

04

05

09

08

07

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Option 2_Pier

view at the top of the steps

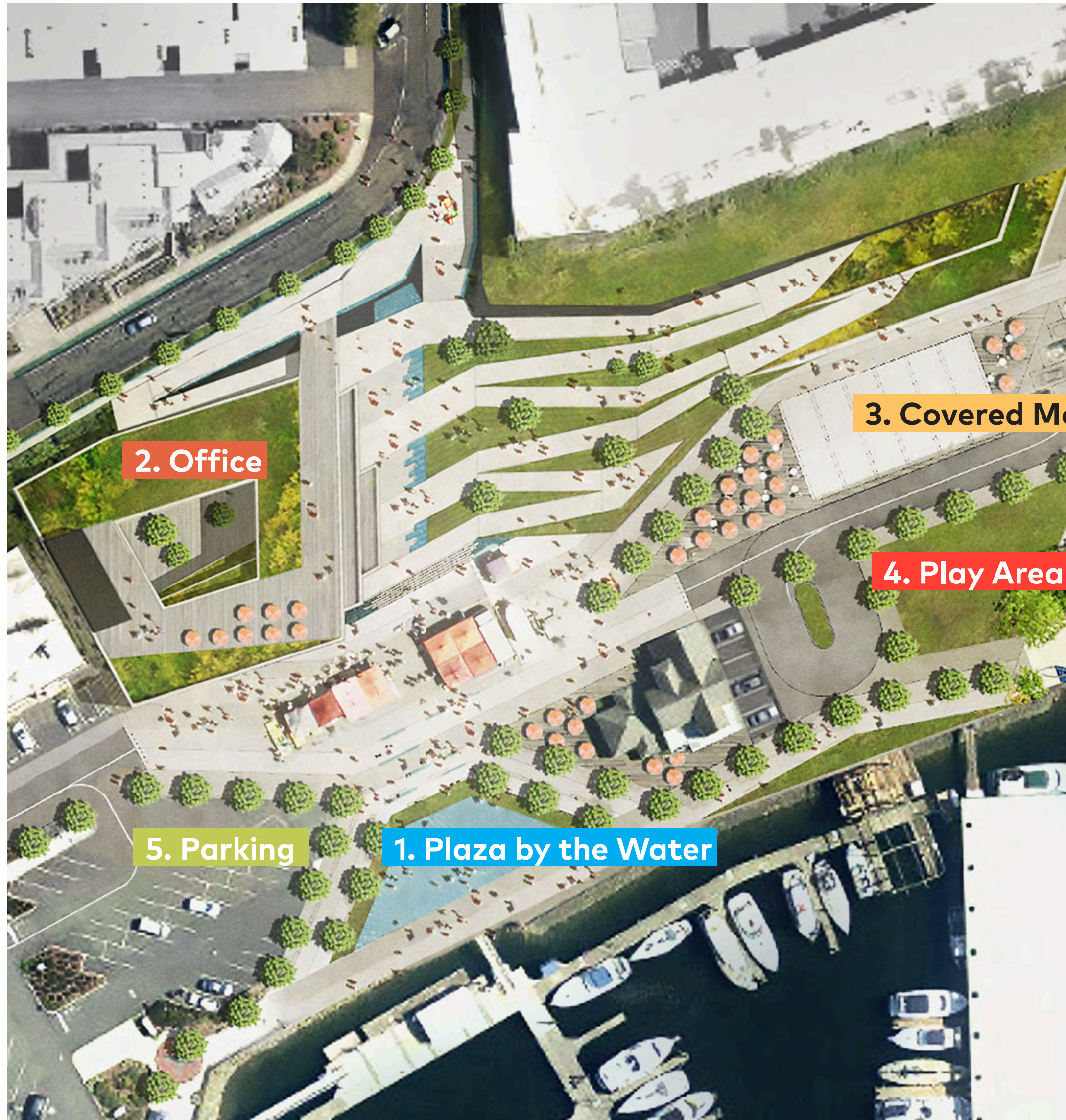


Option 2_Pier

experiential views



Option 1_Tides



2. Office

3. Covered Market

4. Play Area

5. Parking

1. Plaza by the Water

Option 2_Pier



2. Hotel

3. Uncovered Market

4. Market Overflow

1. Plaza in the Center

5. Play Area