



DES MOINES, WA
MARINA STEPS

SEPTEMBER 27, 2022

skylab



TO DES MOINES CREEK
BUSINESS PARK

TO LANDMARK
ON THE SOUND

MARINE VIEW DR

DES MOINES THEATER

WALLY'S CHOWDER HOUSE BROILER

THE ADRIANA

LIMITED PEDESTRIAN CONNECTION
EXISTING HILL CLIMB STAIR

MARINA PARK

PROPOSED MARINA STEPS

OVERLOOK PARK 1

PARCEL B

PARKING FOR SLIP ACCESS

OVERLOOK PARK 2

PARCEL A

FUTURE DEVELOPMENT

EXISTING BOATYARD
(34,000 SF)

ANTHONY'S HOME PORT

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

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/PRIVATE DEVELOPMENT
_DIVERSE PROGRAM
_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

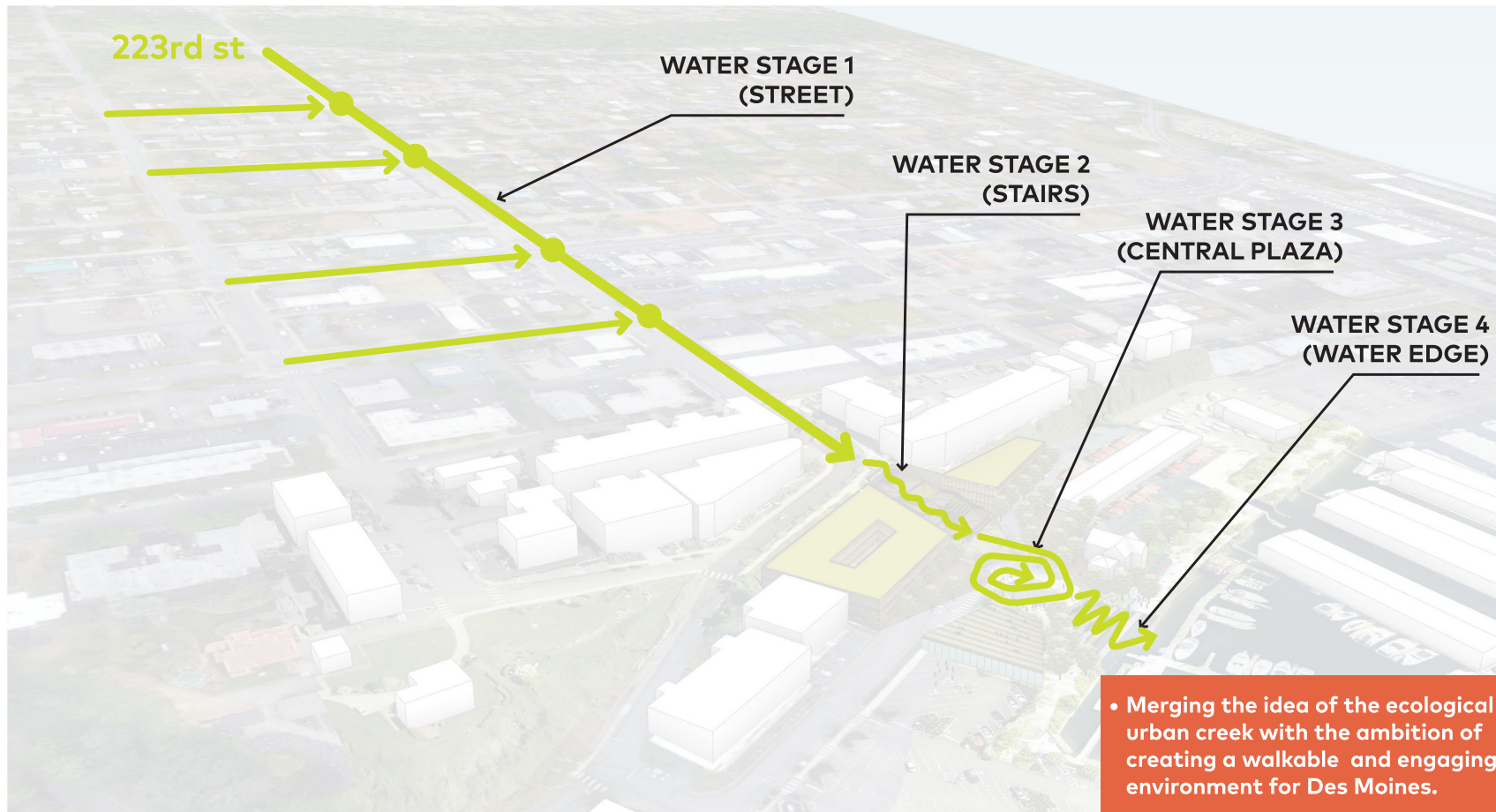


Environmental Opportunity

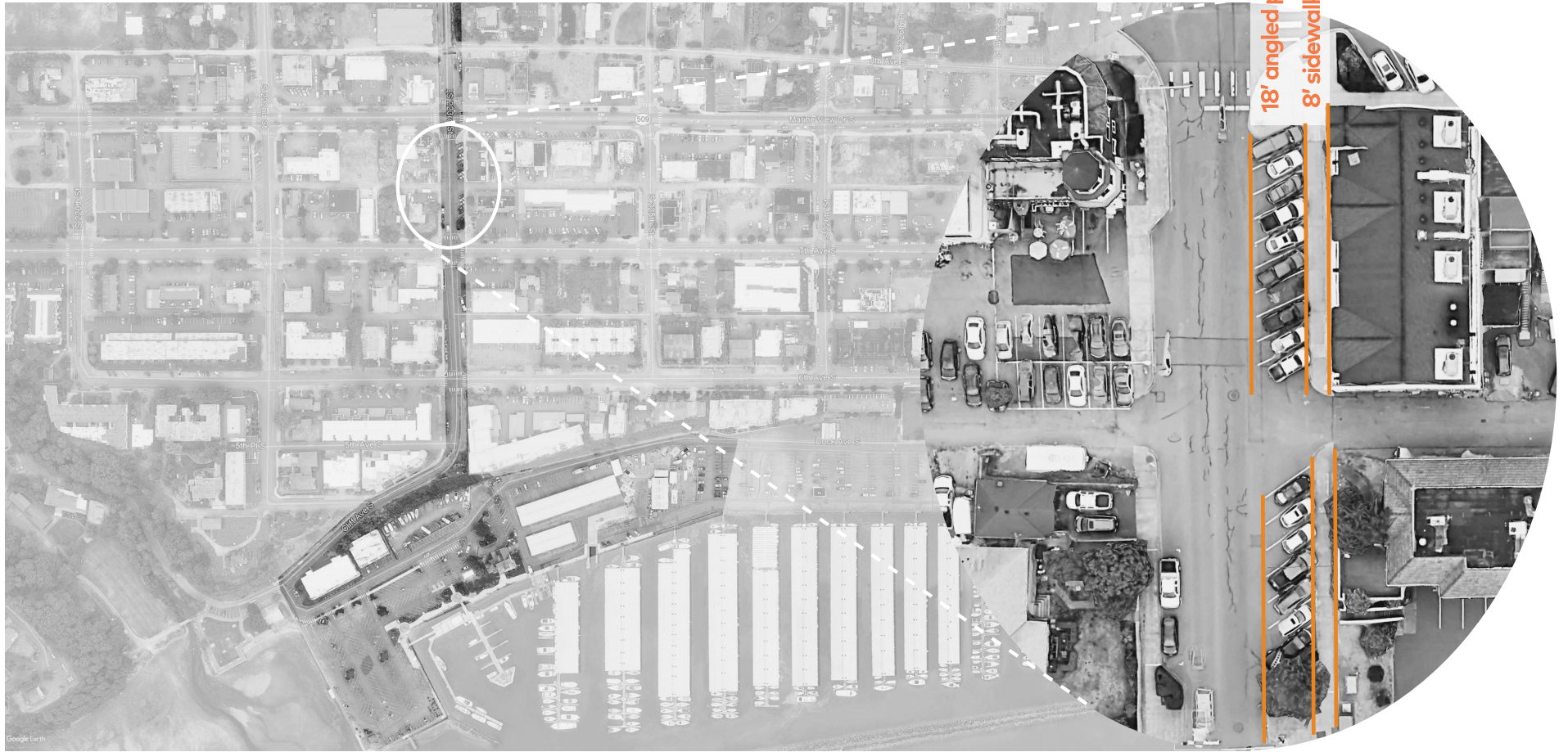


Can we turn 223rd Street into an **URBAN CREEK**?

Urban-Natural Sequence to the Marina

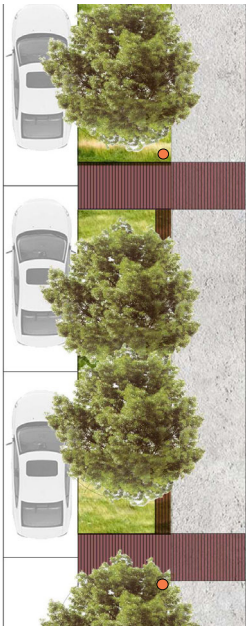


Streetscape_Existing Conditions

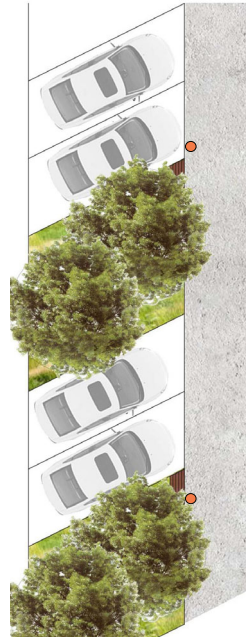


Streetscape_Proposed Conditions

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

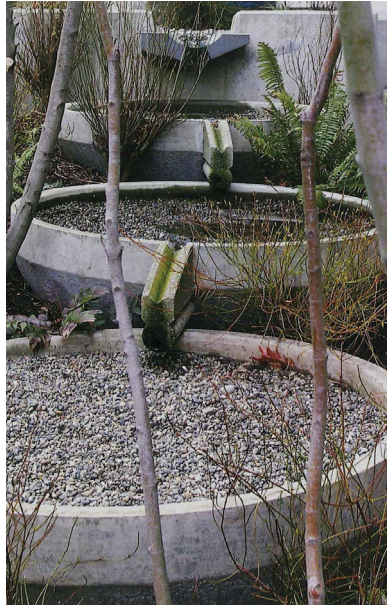


+/-18' angled parking + stormwater
 8' sidewalk

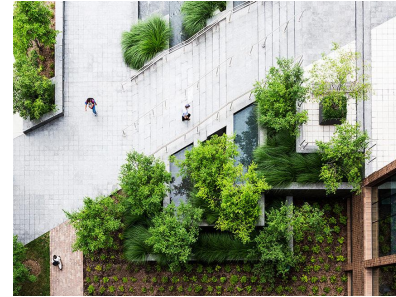
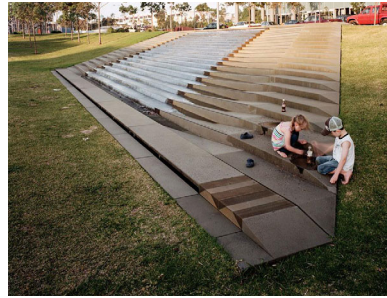


DES MOINES MARINA STEPS

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

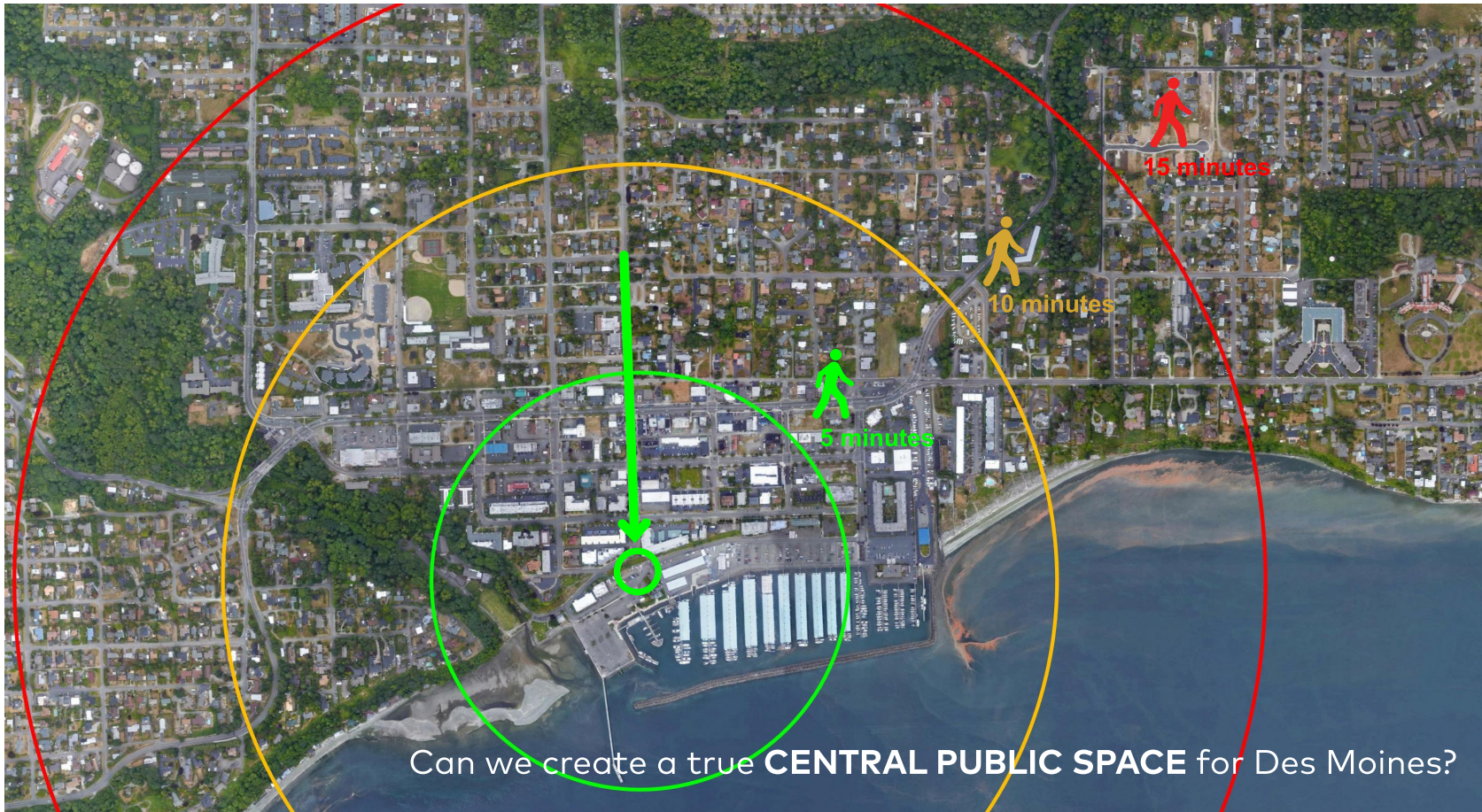
LANDSCAPE

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

ARCHITECTURE

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

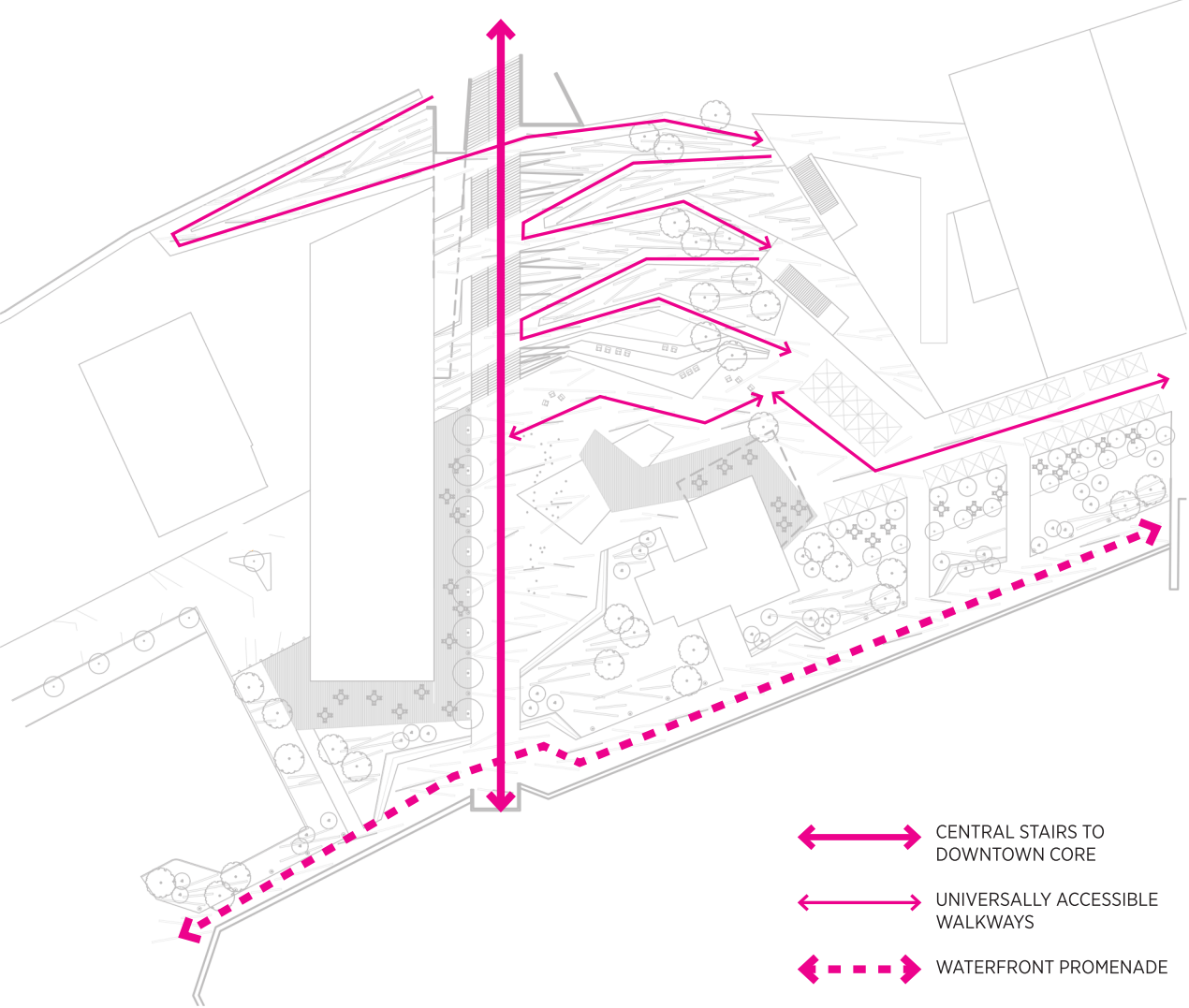
Urban Opportunity



Central Plaza Urban Experience



CIRCULATION



- ↔ CENTRAL STAIRS TO DOWNTOWN CORE
- UNIVERSALLY ACCESSIBLE WALKWAYS
- ⋯ WATERFRONT PROMENADE



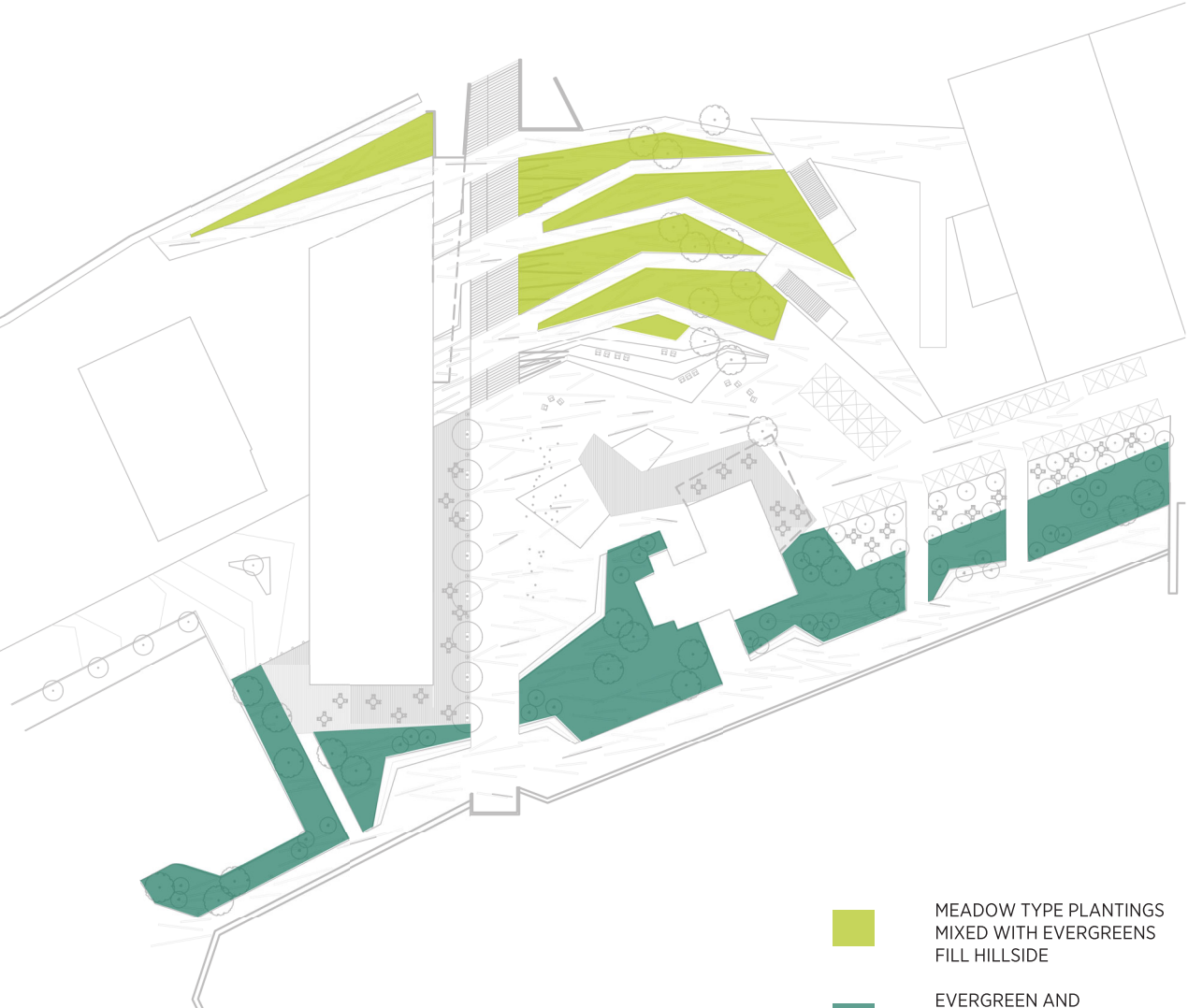
WATER





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

Parking Strategy

Reconsidering road access and parking to make a more successful waterfront development.

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.

Enhanced Development



PARKING IMPACT	
EXISTING	-100
NEW	+156
NET	+56

- New Parking Garage embedded into east end of site can be accessed from 223rd Ave or Dock St.
- Hotel development relocated over existing surface parking at bulkhead.
- Potential for rooftop amenity and public elevators in North Building.

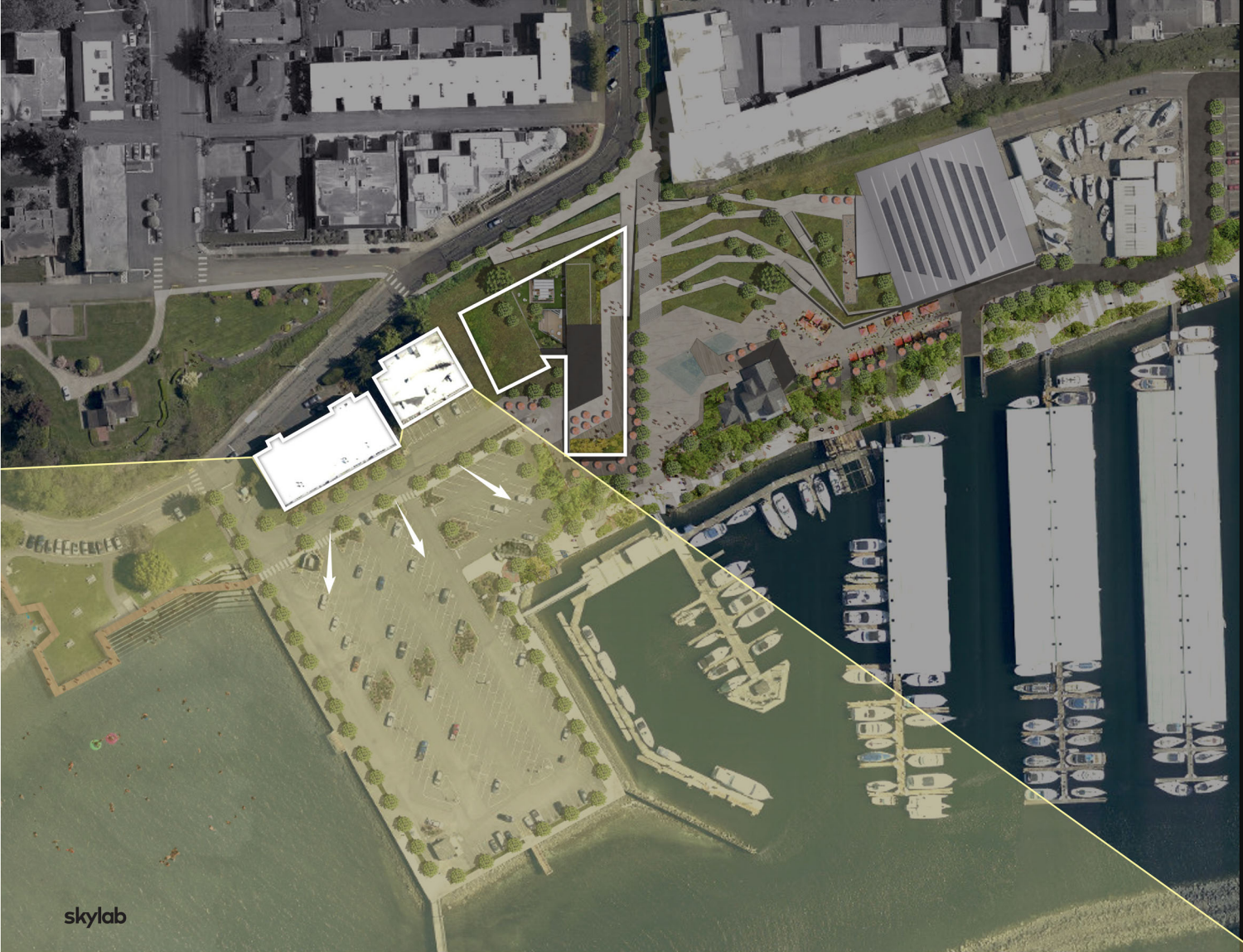
Design Updates_Enhanced Development



Des Moines Waterfront

- 01_PARKING GARAGE
- 02_OFFICE / RETAIL TERRACES
- 03_MARINA STEPS
- 04_223RD ST
- 05_BOAT STORAGE
- 06_MARINA PLAZA
- 07_REPURPOSED HARBORMASTER BUILDING
- 08_FARMER'S MARKET
- 09_RESTROOM AND FUEL STORAGE
- 10_PIER HOTEL
- 11_BOAT LAUNCH
- 12_PARKING AND ROAD ACCESS
- 13_NEIGHBORING CONDOMINIUMS

Previous Scheme



Des Moines Waterfront Neighbor View Corridors

- UNINTERRUPTED SIGHTLINES TO THE NORTH AND WEST ACROSS THE SOUND
- HOTEL ADJACENT TO STEPS AND RESIDENTIAL BUILDINGS PRECLUDES VIEWS OF SOUND TO THE SOUTH

Previous Scheme



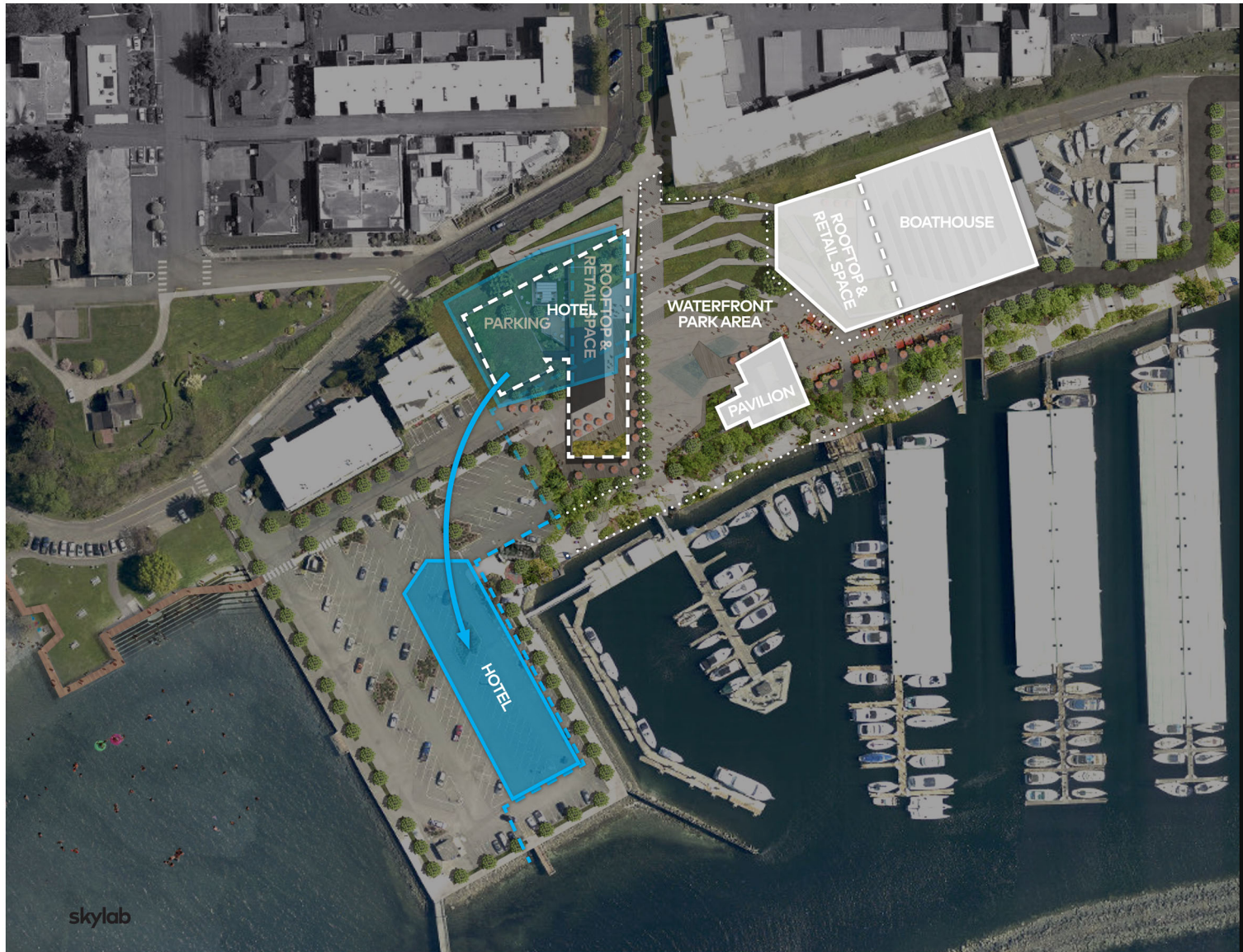
Des Moines Marina Modifications to Scheme

- 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



Des Moines Marina Modifications to Scheme

- ADD STRUCTURED PARKING AND COMMERCIAL/ RETAIL TERRACES ADJACENT TO MARINA STEPS
- PARKING ACCESSED FROM CLIFF AVENUE AND DOCK STREET, REDUCING VEHICLE CONGESTION
- DEVELOPMENT PERIMETER IS HELD BACK FROM DOCK STREET, PREVENTING VIEW OBSTRUCTIONS TO THE SOUTH FOR NEIGHBORS
- ROOFTOP AND RETAIL SPACES BOOKEND THE STEPS, ACTIVATING THE WATERFRONT PARK AREA
- PRESERVE ACCESS TO EXISTING FUEL STORAGE ON SITE



Des Moines Marina Modifications to Scheme

- MOVE HOTEL COMPONENT OF DEVELOPMENT ON THE BULKHEAD TO THE WEST
- PREVENTS UNDESIRABLE ADJACENCIES WITH EXISTING RESIDENTIAL NEIGHBORS
- LOCATES HOTEL PARCEL CLOSER TO THE MARINA AND FERRY STOP
- ALLOWS EASIER ROAD ACCESS FOR GUESTS AND SERVICE



Des Moines Marina Modifications to Scheme

- REMOVE HARBORMASTER BUILDING AND DEVELOP (2) NEW PARK AMENITIES
- PARK RESTROOM, STORAGE, AND PARK SEATING
- PAVILION WITH COVERED OUTDOOR SPACE TO COMPLEMENT FARMER'S MARKET
- OPENS CENTRAL PARK PLAZA TOWARD SOUND



Des Moines Marina Modifications to Scheme

- WATERFRONT DEVELOPMENT AREA EXPANDED TO CAPTURE BULKHEAD AND CONNECT SEQUENCE TO THE NORTH
- ROAD ACCESS, SERVICE, AND PARKING TO DEVELOPMENT IMPROVED: 56 NET PARKING STALLS ADDED TO DEVELOPMENT FROM PREVIOUS SCHEME
- MARINA STEPS SEQUENCE ENHANCED WITH MORE OPPORTUNITIES FOR RETAIL AND COMMERCIAL ADJACENCY.
- REMOVAL OF HARBORMASTER BUILDING ADD INCREASED FLEXIBILITY AND OPPORTUNITIES FOR PARK PLAZA ACTIVITIES

Updated Scheme



Des Moines Marina Neighbor View Corridors

- _HOTEL PARCEL ORIENTED EAST/
WEST TO MINIMIZE IMPACT ON EXISTING
BUILDINGS' VIEWS
- _PARKING STRUCTURE HELD BACK TO
STREET TO ALLOW FOR INCREASED VIEWS
TO THE SOUTHWEST

Updated Scheme



Des Moines Waterfront

- 01_PARKING GARAGE
- 02_ROOF DECK
- 03_MARINA STEPS
- 04_223RD ST
- 05_BOAT STORAGE
- 06_MARINA PLAZA
- 07_REPURPOSED HARBORMASTER BUILDING
- 08_FARMER'S MARKET
- 09_RESTROOM
- 10_PIER HOTEL
- 11_BOAT LAUNCH
- 12_PARKING AND ROAD ACCESS
- 13_NEIGHBORING CONDOMINIUMS

Updated Scheme



Des Moines Waterfront

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



Des Moines Marina District Projects

- 01_WASSON HOUSE REMOVAL
 - 02_SOUND VIEW PARK & 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_PLAZA 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_T&D COFFEE HOUSE
 - 22_GREEN ROOF ADAPTIVE PURPOSE BUILDING
 - 23_DOCK REPLACEMENTS
 - 24_7-227 MIXED USE DEVELOPMENT
- BEAUTIFICATION PLANTERS DOWNTOWN/MARINA

09 • 27 • 2022

skylab

CITY OF DES MOINES

skylab

DES MOINES WATERFRONT