



Figure 1. Proposed Des Moines Marina Long-Range Master Plan

Executive Summary

The Des Moines Marina—owned and operated by the City of Des Moines—has served the community well since its construction in 1970. Now, because of the corrosive saltwater environment, economic conditions, changing public interest, and age, some facilities within the Marina are in need of repair and replacement. The seawall, for example, has been repaired numerous times and will need to be reconstructed entirely. Meanwhile, boating activities and trends have changed since the Marina’s inception. Salmon fishing is severely restricted and pleasure boating has become increasingly popular. Studies have found that boaters are “trading up” to larger boats, and family boating has replaced fishing as the dominant activity on the water. As debt for the original construction of the Marina is retired in 2008, revenue can be earmarked for improvements that will provide another 30 years of community benefit and civic pride.

Over the course of several months, the Des Moines City Council’s Municipal Facilities Committee studied existing conditions at the Marina, future repair needs, boating trends, and numerous options for facility upgrades. Statistical, financial, and policy analysis was provided by City Administration and consultants. This Comprehensive Marina Master Plan summarizes and synthesizes the conclusions and recommendations of the Municipal Facilities Committee.

This Comprehensive Marina Master Plan provides guidance regarding the services to be offered by the Marina in the future. Proposed changes in service may require the construction of new improvements, the removal of existing facilities, or only a minor change in daily operations. In general terms, in-water projects are intended to help the Marina maintain a competitive advantage in attracting moorage tenants and guests. Upland improvements will support in-water activities and make the Marina more attractive and pedestrian friendly. The Comprehensive Marina Master Plan responds to the Marina's primary purpose and function as a boating facility while simultaneously promoting the Marina as a premier destination for those arriving by automobile, bicycle, or on foot.

Some projects called for by the Comprehensive Marina Master Plan would be implemented in the "near term" (in 1 to 5 years) while others are for the "long term" (5 to 15 years). Environmental analysis, engineering, and permitting for the near-term projects would begin in early 2007.

Master Plan recommendations include:

Near-Term Capital Improvements

1. Continued upgrades to the Marina infrastructure, specifically power and water systems.
2. Replacing approximately 800 feet of the bulkhead, including construction of pedestrian amenities, raised concrete sidewalks, and new landscaped areas.
3. Reconfiguration of vehicular circulation areas to improve safety and efficiency.
4. Construction of a new travel-lift pier.
5. Upgrade of electrical services on the docks.
6. Preparation of a site for a commercial building immediately north of the Harbormaster's office.
7. Replacing the existing office/shop building at the boat repair yard and reconfiguring the outdoor work area.
8. Dredge the entrance channel to the boat basin
9. Relocation of Marina Maintenance operations to a new facility and remodel the Harbormaster Building
10. Reconstruction of the south public restroom building.

Long-Term Capital Improvements

11. Replacement of the remaining parts of the original seawall.
12. Along the seawall, construction of pedestrian amenities, such as benches and raised concrete sidewalks.
13. Reconfiguration of moorage slips and covered moorage.
14. Improved pedestrian connections/pathways between Beach Park, Des Moines Creek Trail, and the Marina.

The projects listed in Table 1 below were identified for inclusion as part of this master planning effort. The projects are divided into phases but specific years are not specified since implementation will likely not occur on a strict timeline. The same table appears in Chapter 6 with additional information on each project.

Table 1. Updated Master Plan Project List

Element	Cost (2006\$)	Total Phase Cost (2006\$)
Phase 1		\$ 3,296,342
Relocate Water Main	216,000	
Relocate 12.5 kV Power Lines	330,729	
Dredging Project	180,000	
Demo Public Launch / Parking Lot Restripe	304,848	
Replace Bulkhead	1,847,165	
Sidewalk and Railing I	201,600	
Reconfigure Parking Lot	216,000	
Phase 2		\$ 1,486,992
Provide New Harbor Maintenance Bldg	281,232	
Remodel Marina Office / Relocate Maintenance Div to New Bldg	423,360	
6,000 SF Commercial Bldg	-	
Deck for New Commercial Bldg / Promenade over Water	32,400	
Dredging Project	750,000	
Phase 3		\$ 5,630,544
Replace Bulkhead Phase II	3,732,984	
Sidewalk and Railing II	332,424	
Travel Lift Pier for Boatyard	871,200	
Upland Boat Storage	225,936	
New Tenant Restroom	468,000	
Phase 4		\$ 1,283,306
J Dock Transformer	387,606	
Reconfigure Boat Yard / Build New 50' x 80' Bldg	250,200	
4,000 SF Commercial Bldg	69,500	
L Dock – Utilities and Floatation	288,000	
K Dock – Utilities and Floatation	288,000	
Phase 5	w/o Gst Moor w/ Gst Moor	\$ 2,594,088 \$ 7,654,248
Replace Bulkhead III	1,973,664	
Sidewalk and Railing III	332,424	

Element	Cost (2006\$)	Total Phase Cost (2006\$)
J Dock – Utilities and Floatation	288,000	
Guest Moorage Improvements <i>Note: Expansion of the Guest Moorage is being considered.</i>	5,060,160	
Phase 6		\$ 3,735,400
Replace Bulkhead IV / Replace Inner Breakwater	3,082,608	
Sidewalk and Railing IV	364,792	
I Dock – Utilities and Floatation	288,000	
Phase 7		\$ 2,539,584
Replace Bulkhead V	1,971,648	
Sidewalk and Railing V	279,936	
H Dock – Utilities and Floatation	288,000	
Phase 8		\$ 2,435,213
Replace Bulkhead VI	1,888,272	
Sidewalk and Railing VI	258,941	
G Dock – Utilities and Floatation	288,000	
Phase 9		\$ 4,863,096
Reconfigure Docks D thru I	2,097,706	
Replace Bulkhead VII	1,976,472	
Sidewalk and Railing VII	356,918	
Reconfigure South Parking Lot	432,000	
Phase 10		\$ 225,936
Upland Boat Storage	225,936	
Phase 11		\$ 2,199,600
Convert Open to Covered Docks K thru N	2,199,600	

Grand Total without Guest Moorage Expansion \$ 30,290,101

Grand Total with Guest Moorage Expansion \$ 35,350,261