

Table of Contents

Executive Summary	i
1. Introduction	1-1
Background	1-1
Goals	1-2
Planning and Analysis Process	1-2
2. Existing Conditions	2-1
In-Water Facilities	2-2
General Infrastructure.....	2-2
Breakwater.....	2-4
Timber Pile Bulkhead	2-4
Permanent Moorage.....	2-5
Guest Moorage.....	2-7
Fuel Dock.....	2-8
Fishing Pier.....	2-9
Upland Facilities	2-10
Harbormaster Building.....	2-10
Restrooms	2-10
Dry Sheds	2-11
Boat Yard.....	2-12
Public Boat Launch.....	2-12
Travel-Lift Pier	2-14
Dry Shed Launcher.....	2-14
Redondo Boat Ramp	2-14
Parking.....	2-15
3. Future Considerations	3-1
Trends in Recreational Boating	3-1
Boat Size	3-1
Boater Use Characteristics.....	3-2
Demographics of Boat Owners.....	3-2
Marina Facilities – What the Future Boater Wants.....	3-3
Trends in Marina Facilities.....	3-3
Impacts on the Community.....	3-3
Demand Forecasts	3-4
In-Water Facilities.....	3-4
Upland Facilities	3-6

4. Master Plan	4-1
In-Water Recommendations	4-2
Bulkhead.....	4-2
Permanent Moorage	4-3
Guest Moorage Facility.....	4-6
Passenger Only Ferries.....	4-8
Upland Recommendations.....	4-9
Launching Facilities	4-9
Harbormaster Building.....	4-9
Boat Yard.....	4-10
Commercial Building.....	4-10
Marine Retail.....	4-12
Marina Maintenance Shops.....	4-12
Large Boat Storage Yard.....	4-12
Public Restrooms.....	4-13
South Marina Park.....	4-13
Upland Circulation and Parking	4-14
Vehicular Circulation.....	4-14
Pedestrian Circulation	4-14
Parking.....	4-16
5. Design Guidelines	5-1
Landscaping.....	5-1
6. Schedule and Financing	6-1
Financial Summary	6-2
Gross Revenue.....	6-2
Expenses	6-3
Net Profit.....	6-3
Master Plan Project List.....	6-4
Financial Plan	6-8

Appendices

- a. City of Des Moines Marina Electrical Upgrade Study
- b. Des Moines Marina Master Plan Update Demand Assessment
- c. Marina Plant List
- d. Technical Memorandum – Public and Dry Shed Launch Evaluation