

MINUTES

MUNICIPAL FACILITIES COMMITTEE MEETING

Friday, November 2, 2007

10:30 a.m. – South Wing Conference Room

DISTRIBUTED BUT NOT APPROVED!!

(Approval Expected at next MFC Meeting)

Purpose: The committee met to discuss progress on the Des Moines Creek Trail Project, the Police Department's proposal for an impound/storage building and the Marina's Bulkhead Replacement A – Phase 1 Project. The Committee also held an executive session to discuss a draft lease proposal for Anthony's Restaurant.

Committee Members Present:

Dan Sherman, Council Member, Committee Chair
Scott Thomasson, Mayor Pro Tem
Carmen Scott, Council Member

Staff Present:

Tony Piasecki, City Manager
Grant Fredricks, Director, Planning, Building & Public Works
Joe Dusenbury, Harbormaster
Patrice Thorell, Directors, Parks, Recreation and Senior Services
Roger Baker, Chief of Police
John O'Leary, Commander, Police Dept.
Tim George, Intern in Legal Dept.

Others Present:

Steve and Lynda Henderson, Marina Condo Residents.

Guest Speakers/Consultants Present:

None

Minutes From Previous Meetings:

No minutes from previous meetings were presented for approval.

Minutes of Meeting:

Committee Chair Dan Sherman started the meeting at approximately 10:30 a.m.

New Business:

Des Moines Creek Trail

The Parks, Recreation and Senior Services Director presented information on the Des Moines Creek Trail alignment from the Sewer District Plant through the Beach Park. Committee members discussed the alignment and their preferences.

The committee made the following recommendations:

- Agreed to the Marina Connection concept which takes the trail along the water and provide a sidewalk connecting the Beach Park to the existing Marina sidewalk/promenade in the north parking lot and direct bicycles to use Dock Street using appropriate signage. Provide space in the Marina north parking lot for the Des Moines Creek Trail trailhead.
- Disagreed to the Cliff and 5th Avenue Connection and directed staff to curtail further design development along Cliff Avenue at this time. Other options discussed were the possibility of pursuing a west side sidewalk depending on Marina construction and Anthony's proposal of a stairway to 223rd & Cliff to Overlook I Park. Anthony's proposal may have a concrete retaining wall along the east bank of the Marina for parking/stairs area.
- Recommended that the Wasson Agreement be reviewed with emphasis on the possibility of building a sidewalk in the parking area instead of building an entry wall. This issue will require additional research.

Impound Storage Building for Police Department

Grant Fredricks, PBPW Director, lead a discussion of the options for building a secure storage area for impounded vehicles and other evidence. After discussing the options, the Committee recommended that the staff bring forward a project as part of the regular CIP process.

Old Business:

Marina Bulkhead Replacement – A, Phase 1

The Harbormaster presented the Draft Redevelopment Concept for the North End of the Marina. The goal for this meeting was to get the Committee's comments on the draft concept in order to prepare for a presentation to the full Council. That presentation has been tentatively scheduled for December 6th.

At this point, the concept includes the following design elements.

1. North Parking Lot
 - A sidewalk/promenade around the perimeter of the lot. The sidewalk/promenade will be 15 ft wide north edge; 12 feet wide on west

and south sides and the sidewalk will extend to Cliff Ave. on the north side of the lot.

- There will also be a Sidewalk on east Side of marina access roadway, but it will be five feet wide.
- The reconfigured parking lot will have just over 200 single-vehicle parking spots, with the permitted distribution of compact vs. full-sized as well as handicapped spaces.
- The amount of landscape area in the proposed reconfiguration meets the code requirements

2. Storm Water Drainage

- According to initial review of the plan done by the Marina's consultants, (See attached e-mail), the proposed North parking lot improvements alone do not trigger the requirements for a higher level of treatment/retention than are there now. The consultant's do say that if the restaurant project is included, the combined project is border-line and may require a higher level of storm water treatment, possibly including a vault.

3. Area Lights

- The reconfiguration of the North lot from vehicle/trailer parking spaces to single vehicle parking spaces will require moving the area lights.

4. Bulkhead alignment

The Harbormaster told the Committee that in this redevelopment concept, the top of the north seawall would move out about 3 feet, and that the parking lot's south bulkhead would move in about three feet. In other words, the parking lot would move to the north about 3 feet. Also, in this plan, the parking lot's west bulkhead would move in three feet, the guest moorage east bulkhead would stay in the previously approved alignment and the bulkhead in front of the office would be rebuilt three feet behind the existing bulkhead. The remainder of the new bulkhead would be placed in front of the existing bulkhead.

5. Office – Guest Moorage

The Harbormaster also told the Committee that the proposed plan still included the additional floats in the guest moorage area that earlier drafts showed, but that the entrance/plaza in front of the Marina office had been enlarged for this draft.

6. Unresolved Issues.

The staff told the Committee that there were still two unresolved issues concerning the proposed restaurant development, First, how trucks would access the underground fuel tanks and the service entrance for the proposed restaurant was still not clear, and second how pedestrians would enter and exit the patio on the west side of the proposed restaurant was still to be determined.

The Committee discussed several aspects of the proposed redevelopment plan, including the pros and cons of building an armored slope on the north side of the parking lot and some of the parking issues near the proposed restaurant site. The Committee also discussed what types of landscaping would be appropriate for the north parking lot.

Committee Recommendation

The committee recommended that the landscaping around the perimeter of the parking lot utilized lower plants, (less than 36 inches). The committee also directed the staff to make the necessary changes to the redevelopment plan and present it to the full Council on the 6th of December.

Action Item

Incorporate Committee comments/ideas and prepared agenda bill for Council meeting.

Steel Sheet Piling

In a related item, the Harbormaster told the Committee that the heavy steel sheet pile purchase that was authorized by the Council had been completed and the material delivered to the City. The pilings are stored at the Public Works Yard. The Harbormaster told the Committee that more of the sheet piling was available at significant savings and that the staff would like to spend about \$2000 to have the Marina's consulting engineers, (Moffatt & Nichol), do some more analysis on the bulkhead to see if some of the remaining sections would work.

Committee Recommendation:

The committee concurred with the staff's recommendation.

Action Item:

The staff will ask Moffatt Nichol to do the necessary analysis.

Next Meeting: (Not scheduled)

Adjourn: Approximately 12:30 p.m.

Respectfully Submitted By:

Joe Dusenbury, Harbormaster

Patrice Thorell, Parks, Recreation and Senior Services Director

Grant Fredricks, Director, PB&PW

