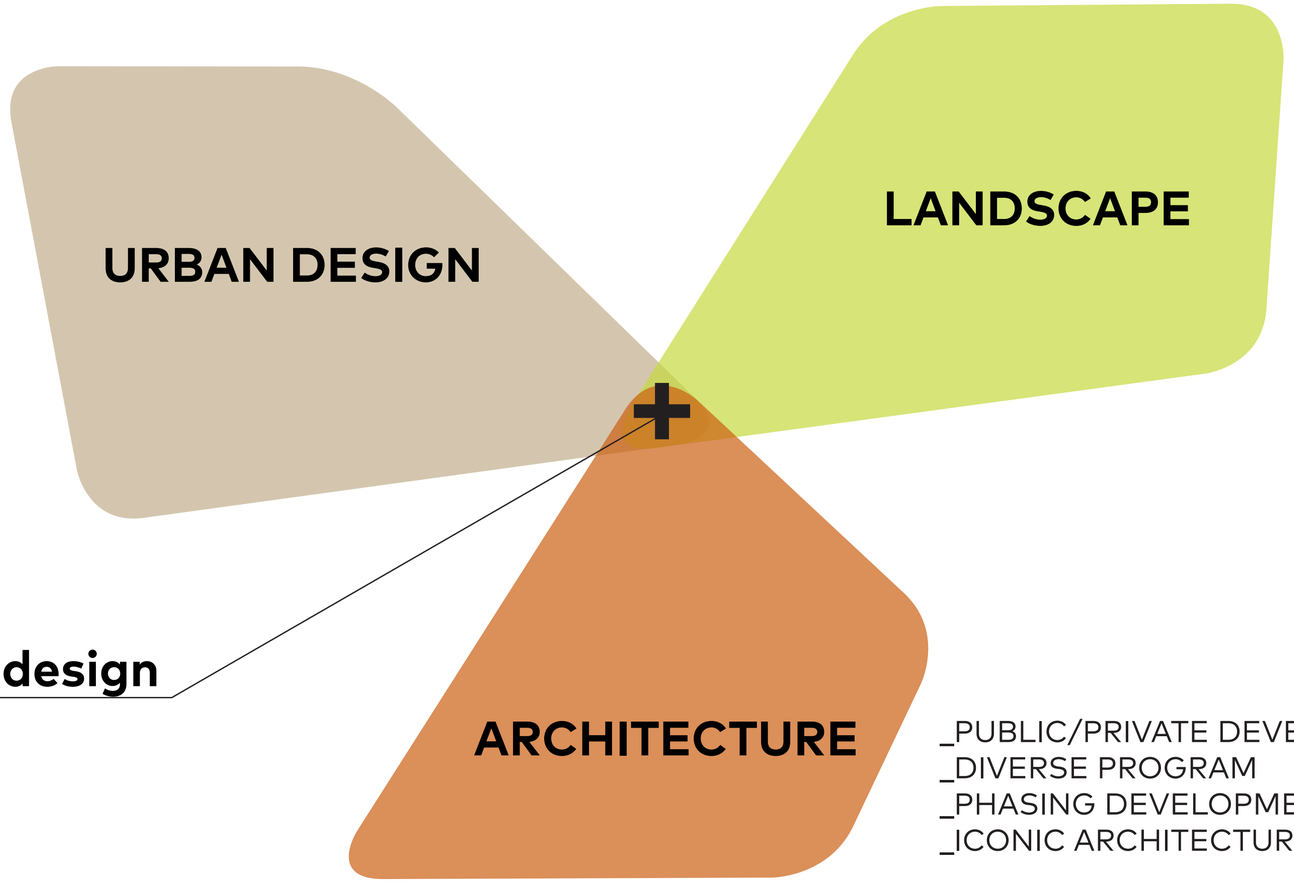

DES MOINES, WA
MARINA STEPS
SEPTEMBER 26, 2019
skylab
PLACE

Project Overview

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)



_BIG PICTURE
_ECOLOGICAL APPROACH
_STORM WATER STRATEGY
_NATIVE ECOSYSTEMS

integrated design

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

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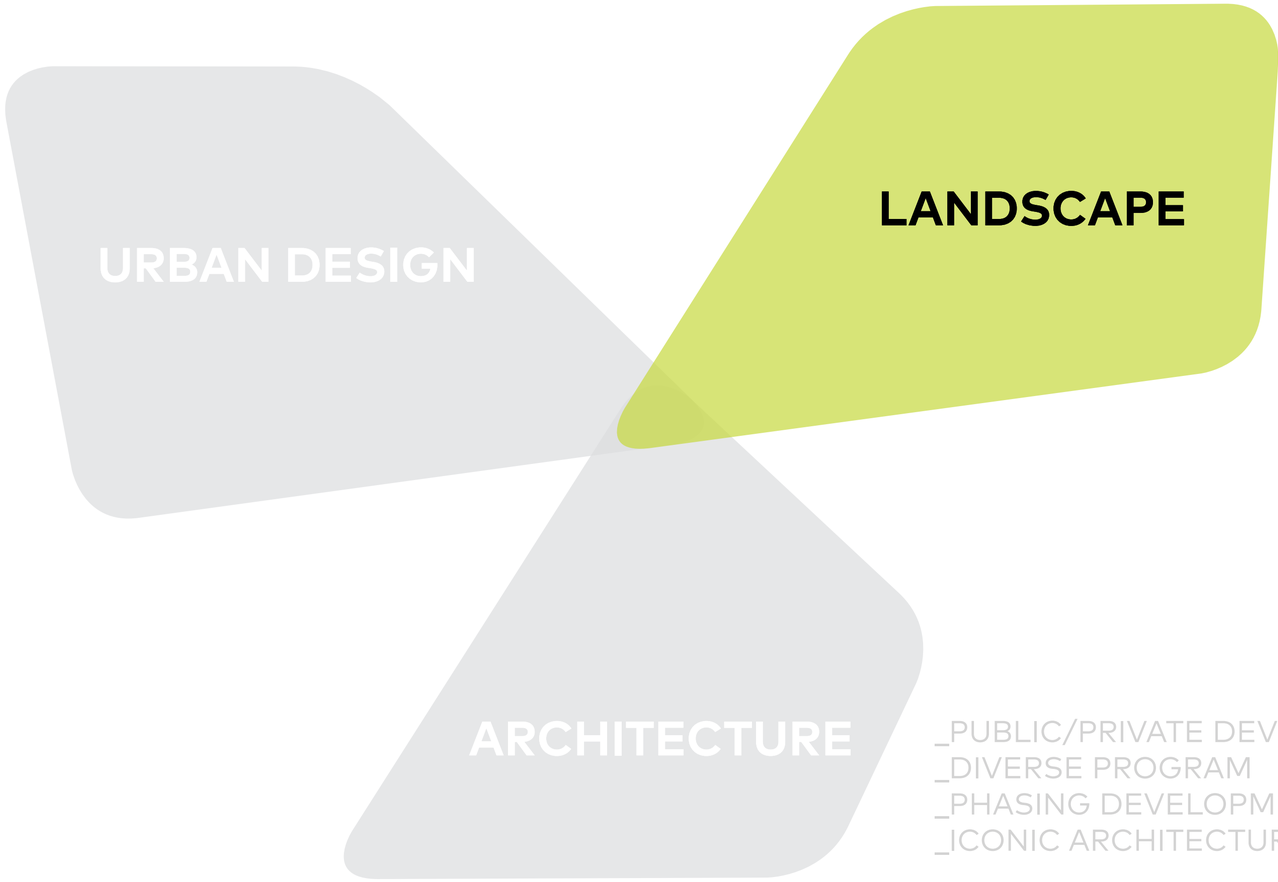

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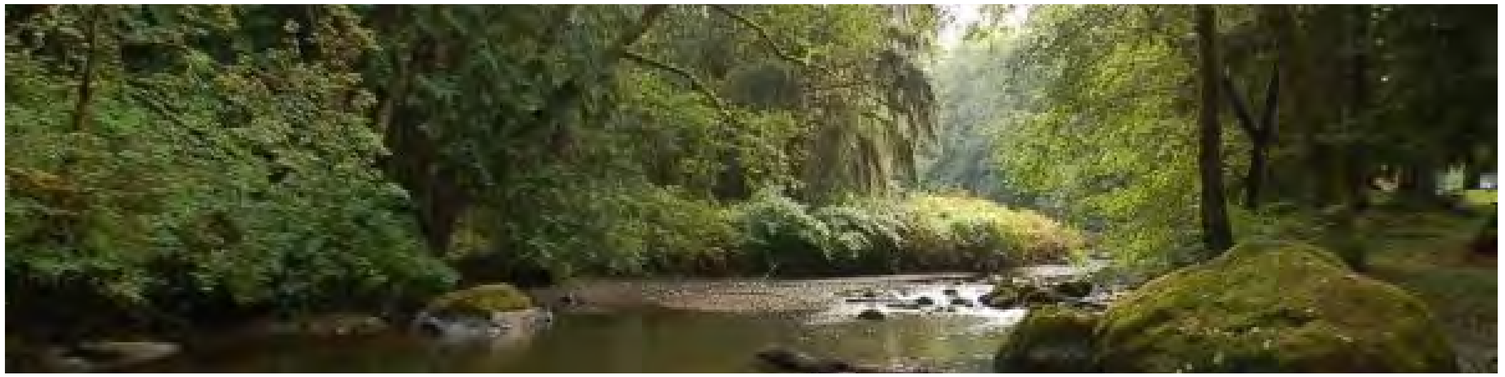
Existing Creek System

- 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

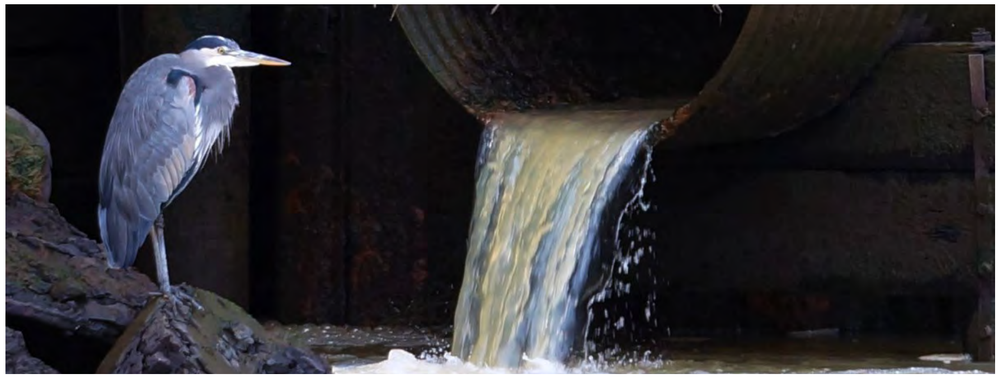
Ecological and Environmental Benefits



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



Soil and Water Pollution

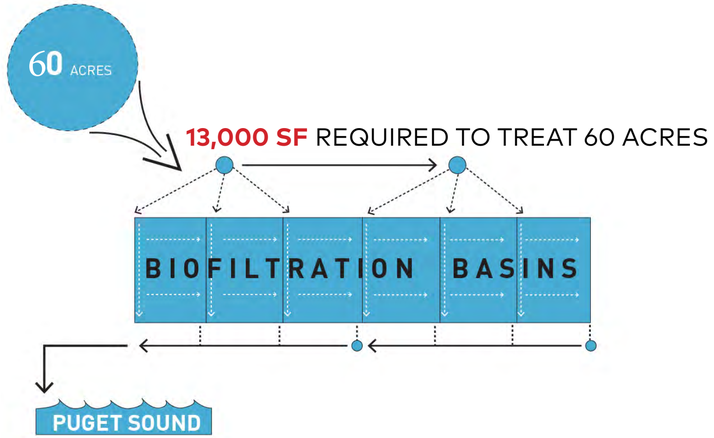
Decline of Marine Ecosystems

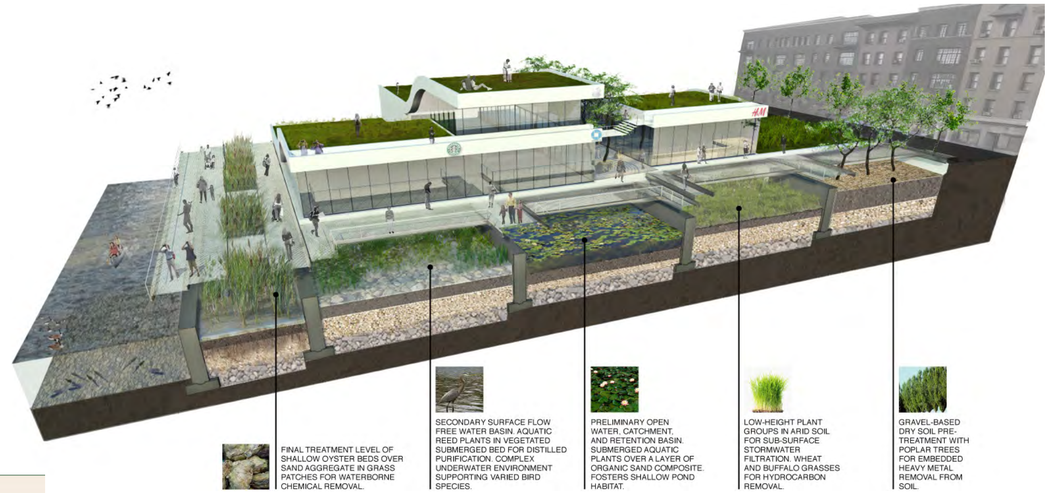
Uncontrolled Algae Blooming

Erosion

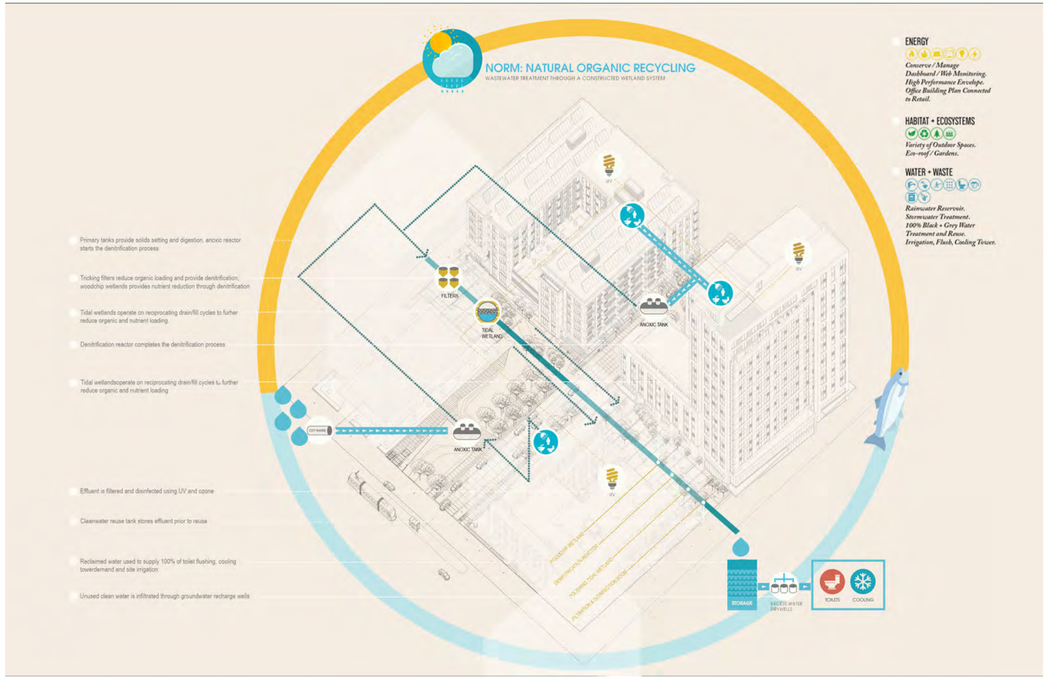
Environmental Opportunity

Technical Water Treatment Precedents



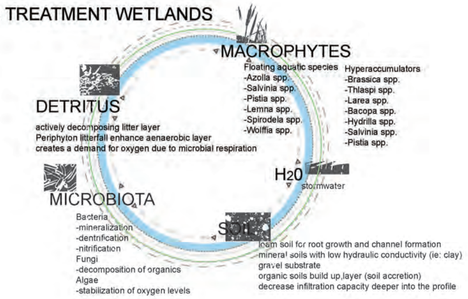


DRAWING CREDIT: DCP ARCHITECTURE



MECHANICAL PROCESS: WASTEWATER TREATMENT PLANT

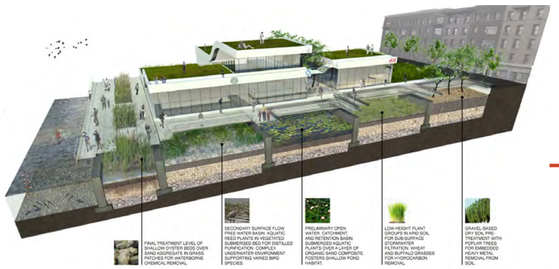
ECOLOGICAL PROCESS: TREATMENT WETLANDS



DRAWING CREDIT: ERIN DIBOS AND JIU LIU

Water Treatment Implementation

PHASE 1 - TERRACED VEGETATION TREATMENT



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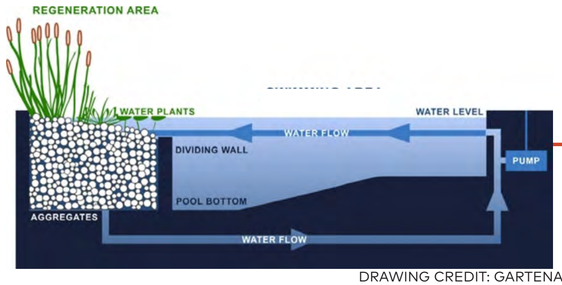
PHASE 2 - RECYCLED WATER REGENERATION WATER FEATURE



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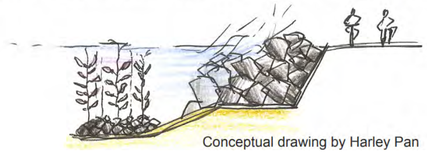
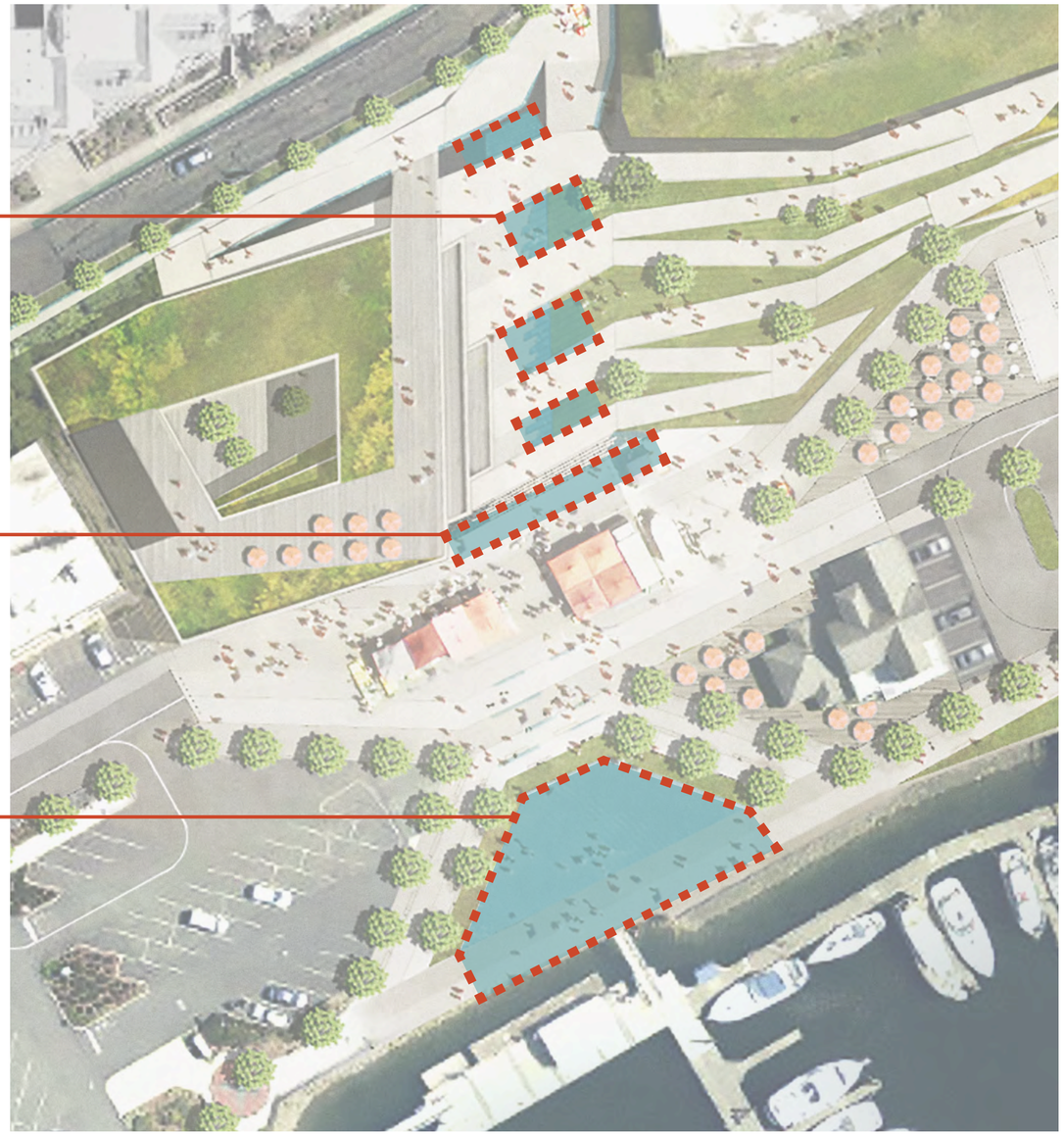
PHASE 3 - HYBRID SHORELINE RESTORATION

Restoring the Shoreline

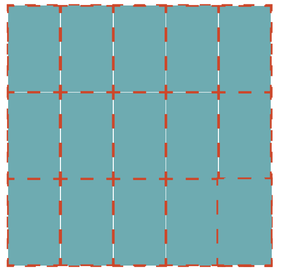
Salmon habitat restoration – sloped seawall (3-level underwater slope)
- 1st level- large rocks to break waves
- 2nd level- flat “bench” to recreate an intertidal zone
- Lower level covered with small rocks to attract sea life and large kelp.



Conceptual drawing by Harley Pan



12,000 SF | 90-100% TREATED



- **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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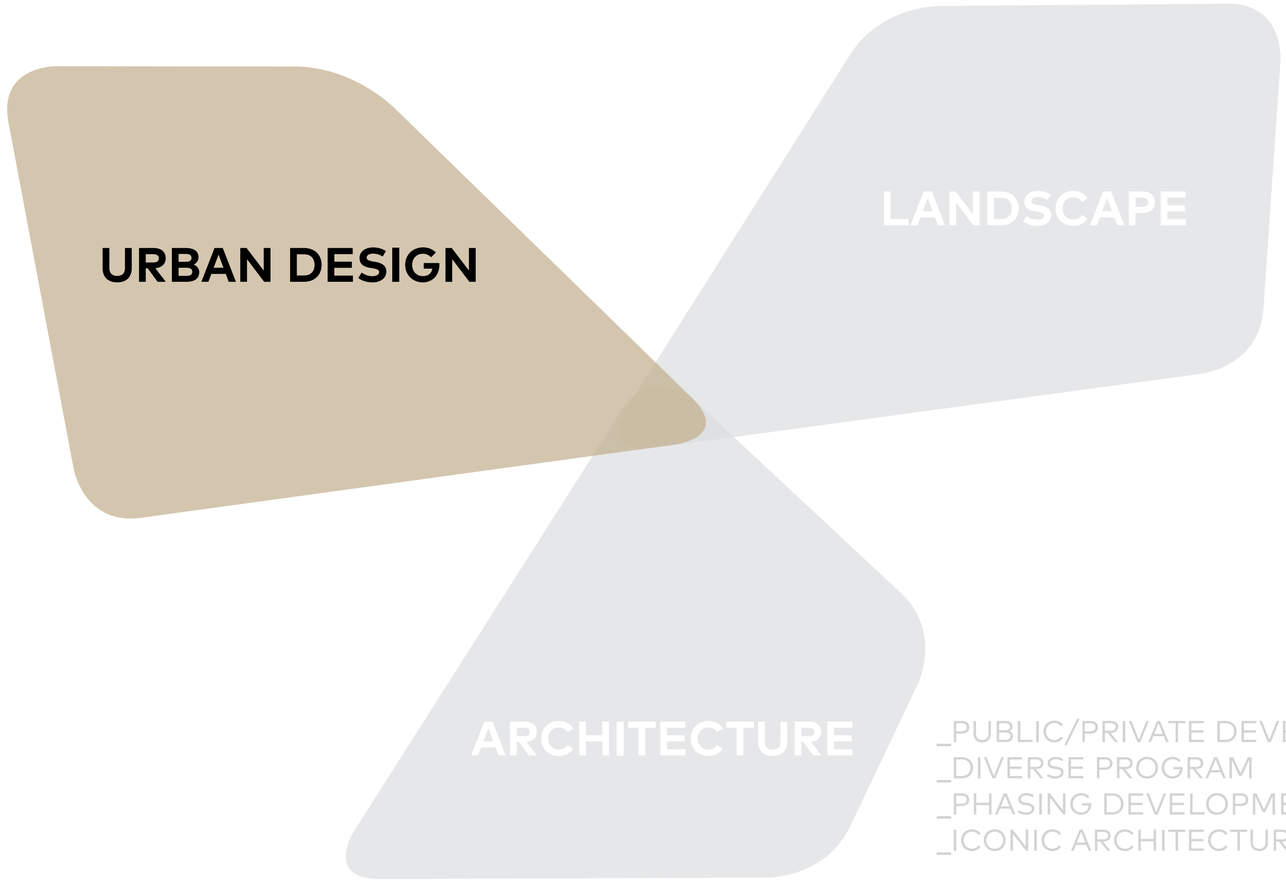

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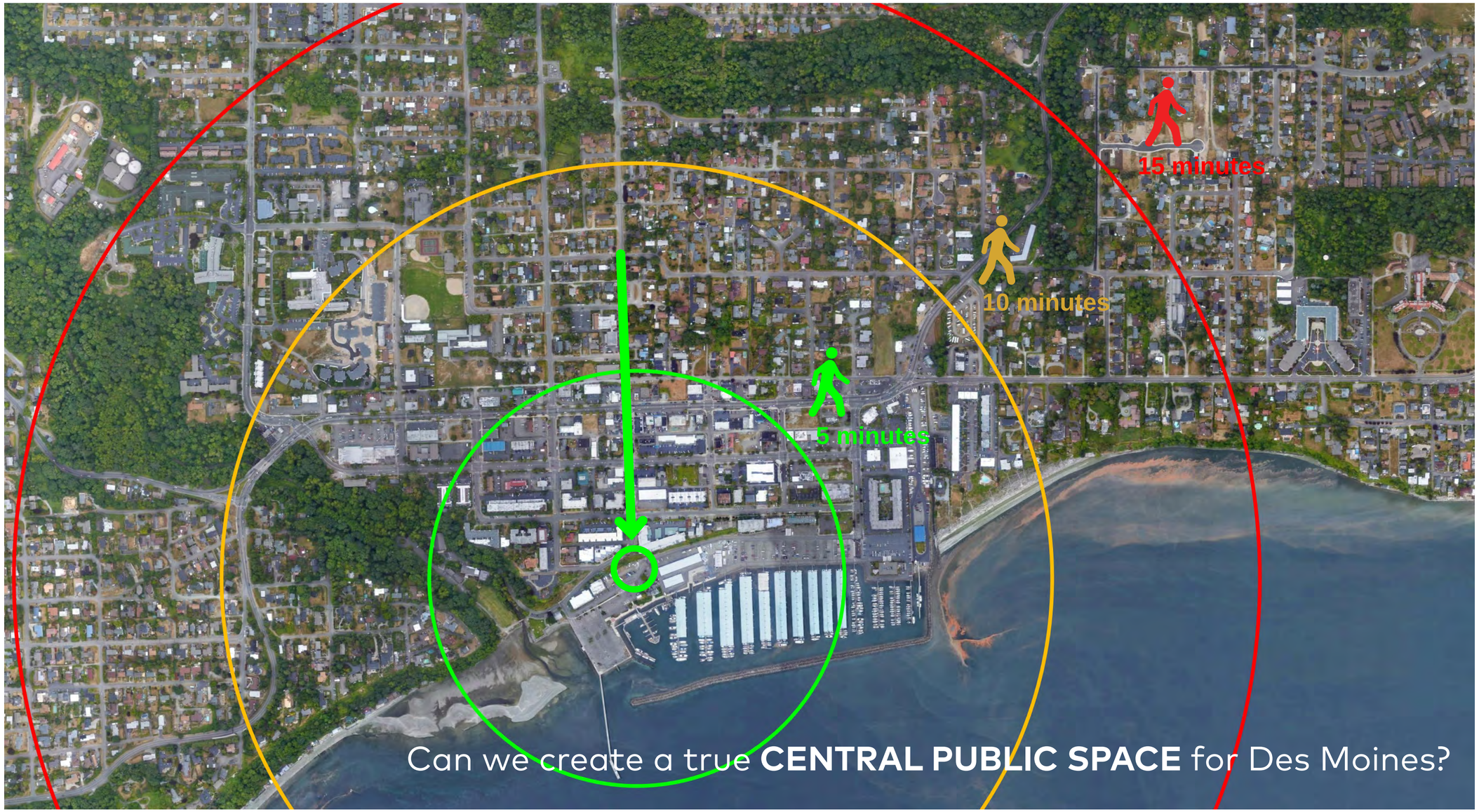
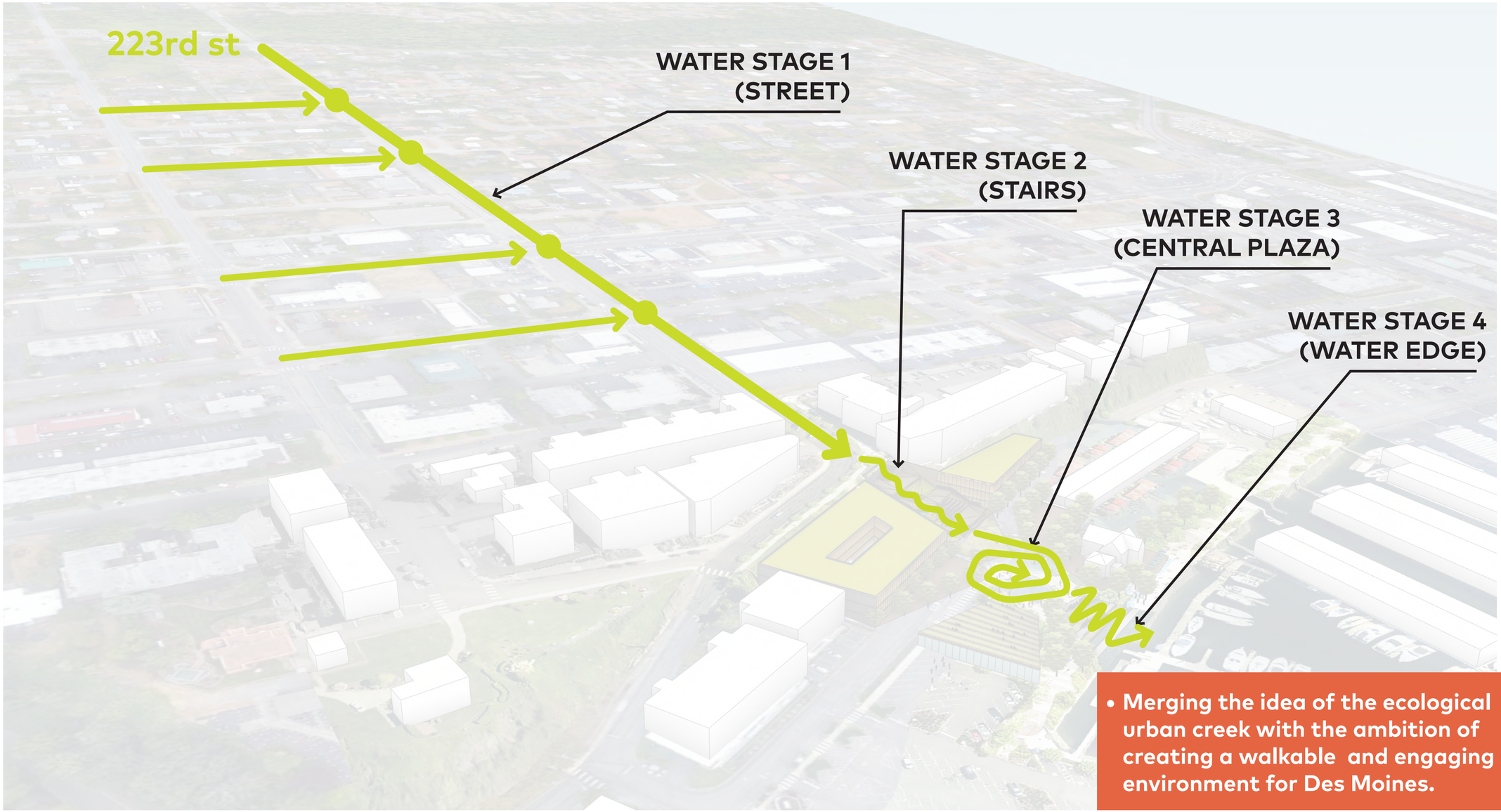
Urban Opportunity

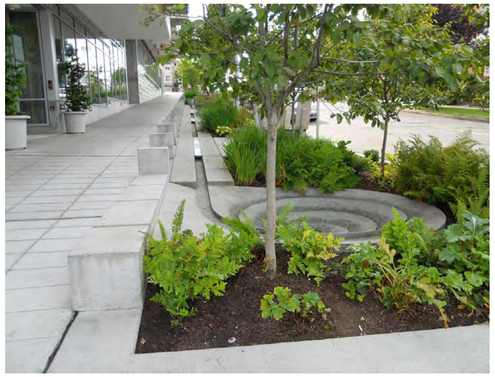


Urban-Natural Sequence to the Marina

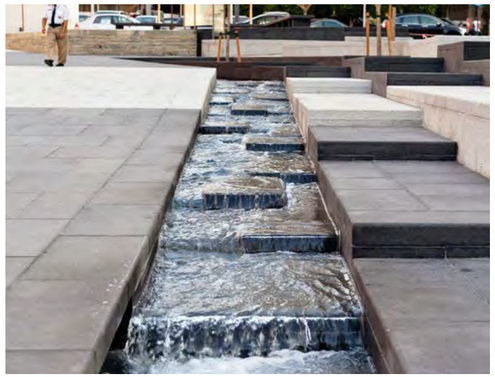


- Merging the idea of the ecological urban creek with the ambition of creating a walkable and engaging urban environment for Des Moines.

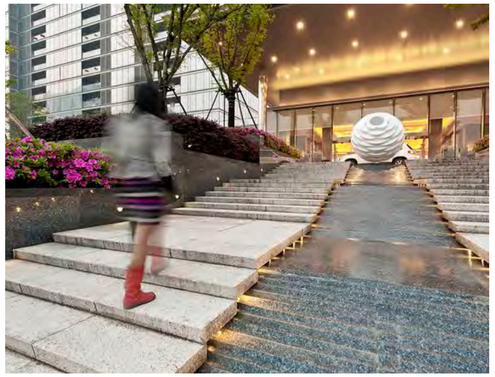
Street Urban Experience



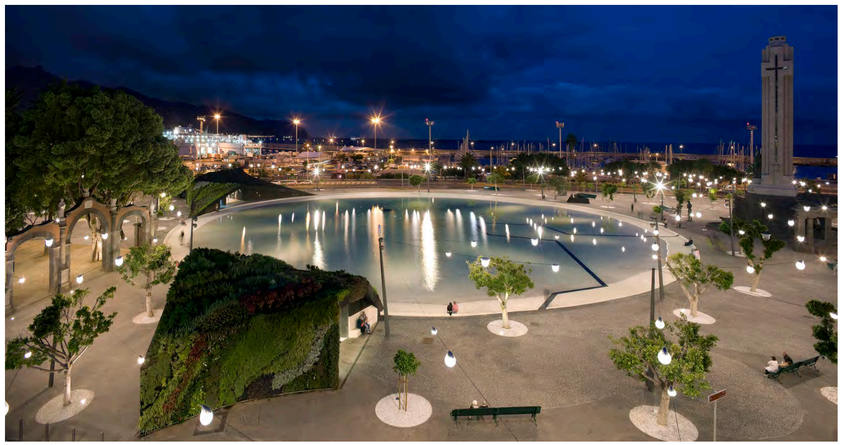
Stairs Urban Experience

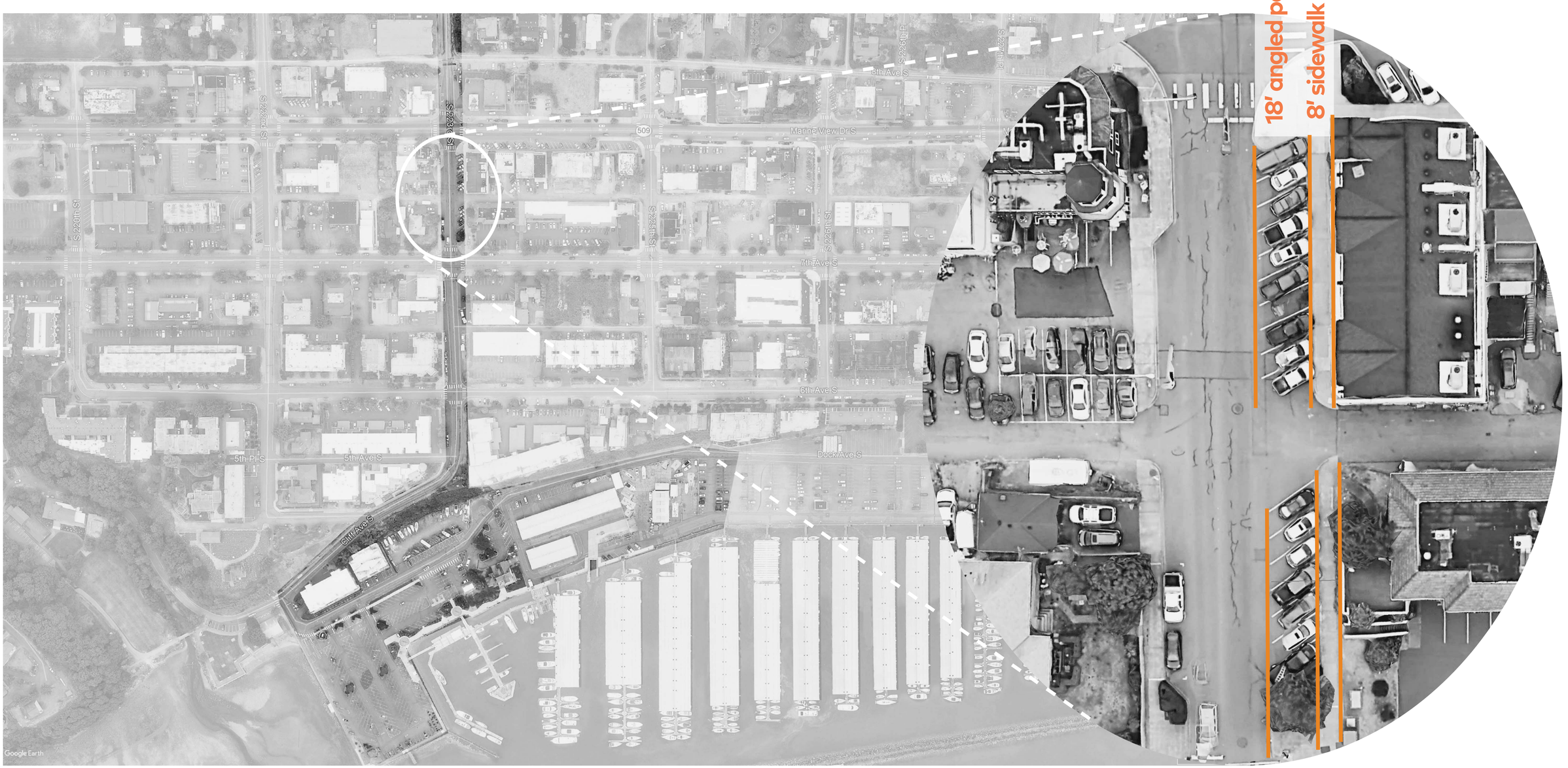



Central Plaza Urban Experience



Streetscape_Existing Conditions



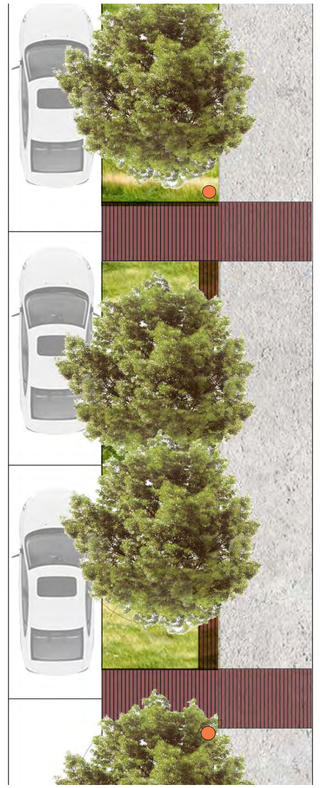
Streetscape_Proposed Conditions

option 1

8' parallel parking

+/-10' amenities + stormwater

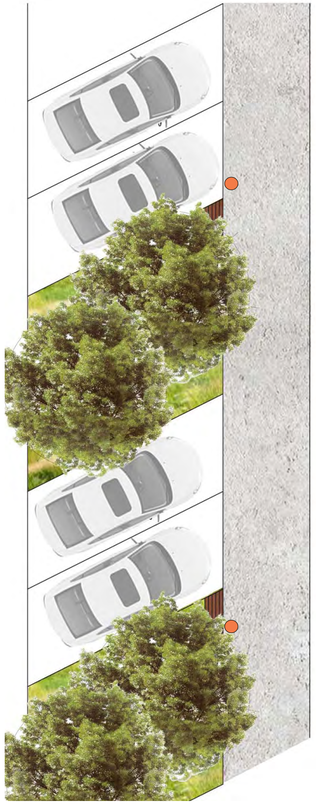
8' sidewalk

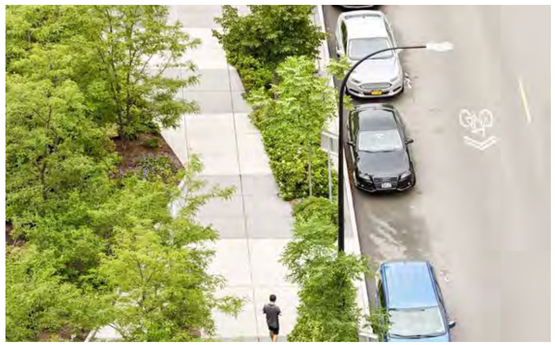


option 2

+/-18' angled parking + stormwater

8' sidewalk





Streetscape_Proposed Conditions

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

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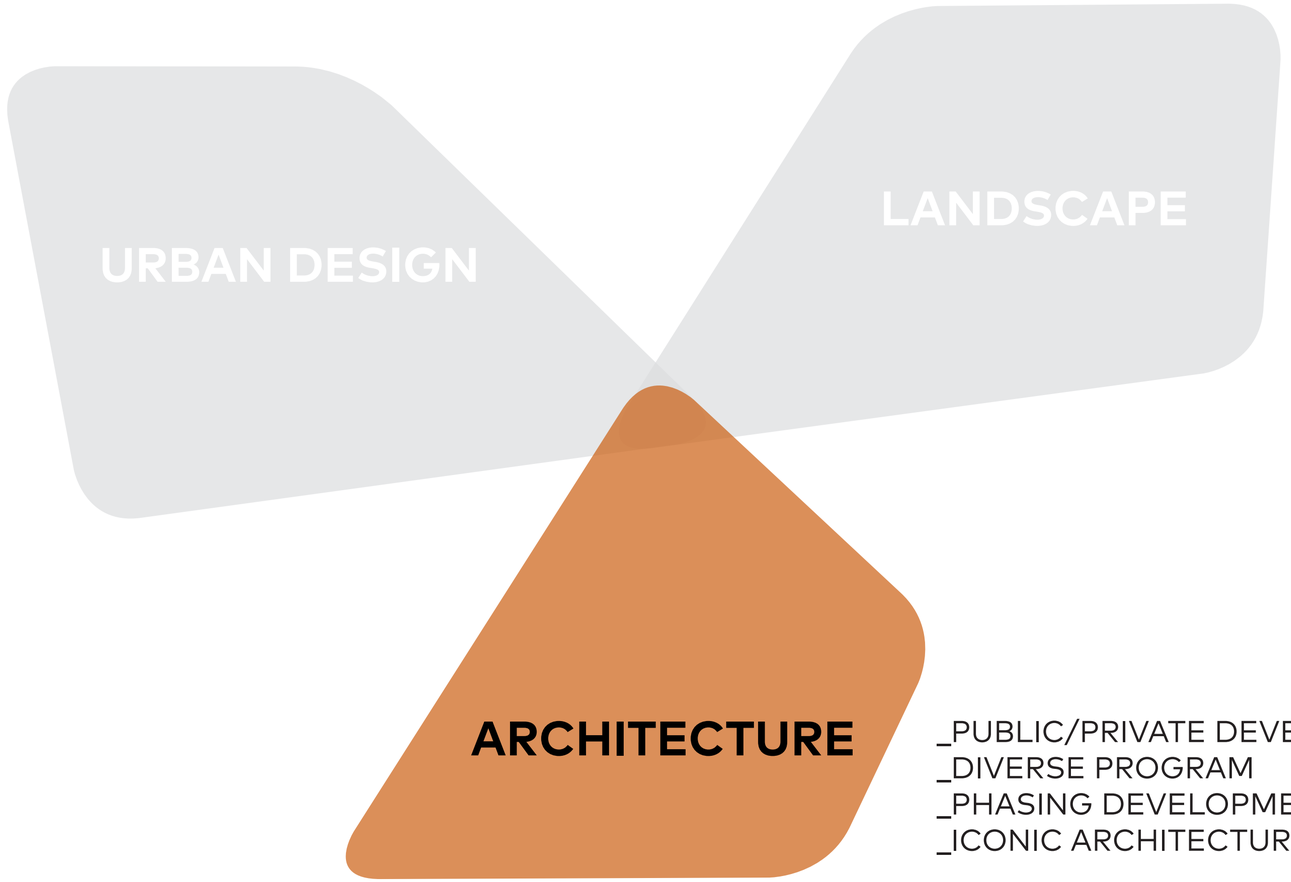

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Phasing Development

How can we phase development so that it serves the poeple 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

PARKING IMPACT	
EXISTING	-32
NEW	+41
NET	+9

- The Urban Creek continues down an ADA accessible stair/ramp with meandering plazas. For all to enoy.
- 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.

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

PARKING IMPACT	
EXISTING	-97
NEW	+98
NET	+1

- 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.

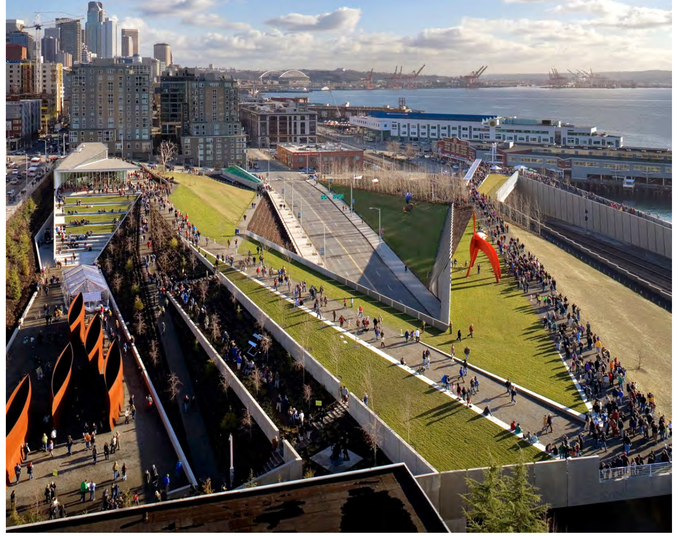
What About More Parking?

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

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

Inspiration

INTEGRATED DEVELOPMENT　(PIKE PLACE EXPANSION)

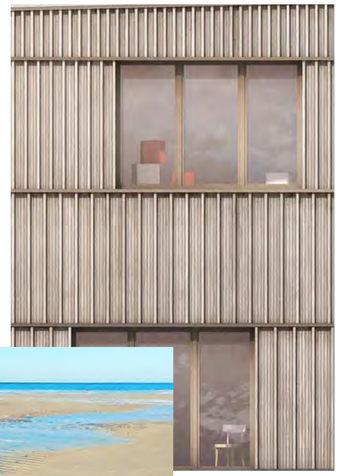


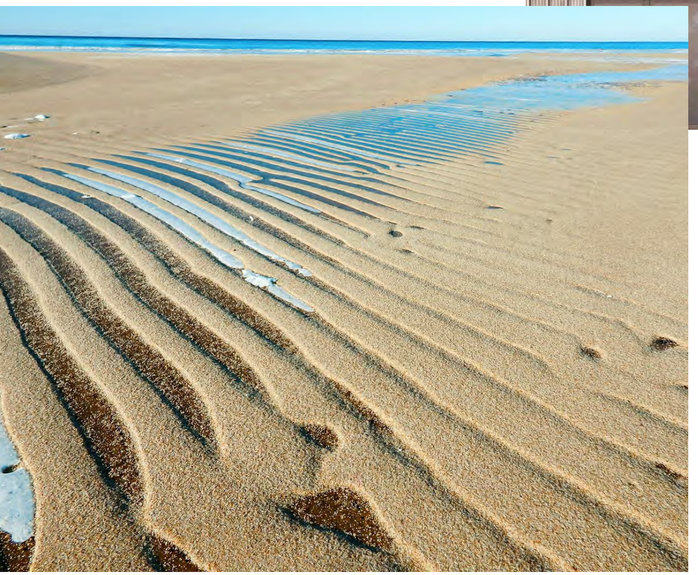
LONG OCCUPIABLE RAMPS　(SEATTLE SCULPTURE PARK)

MARKET BY THE MARINA

Option 1_Tides

Option 1_Tides Concept





LAYERED TEXTURE

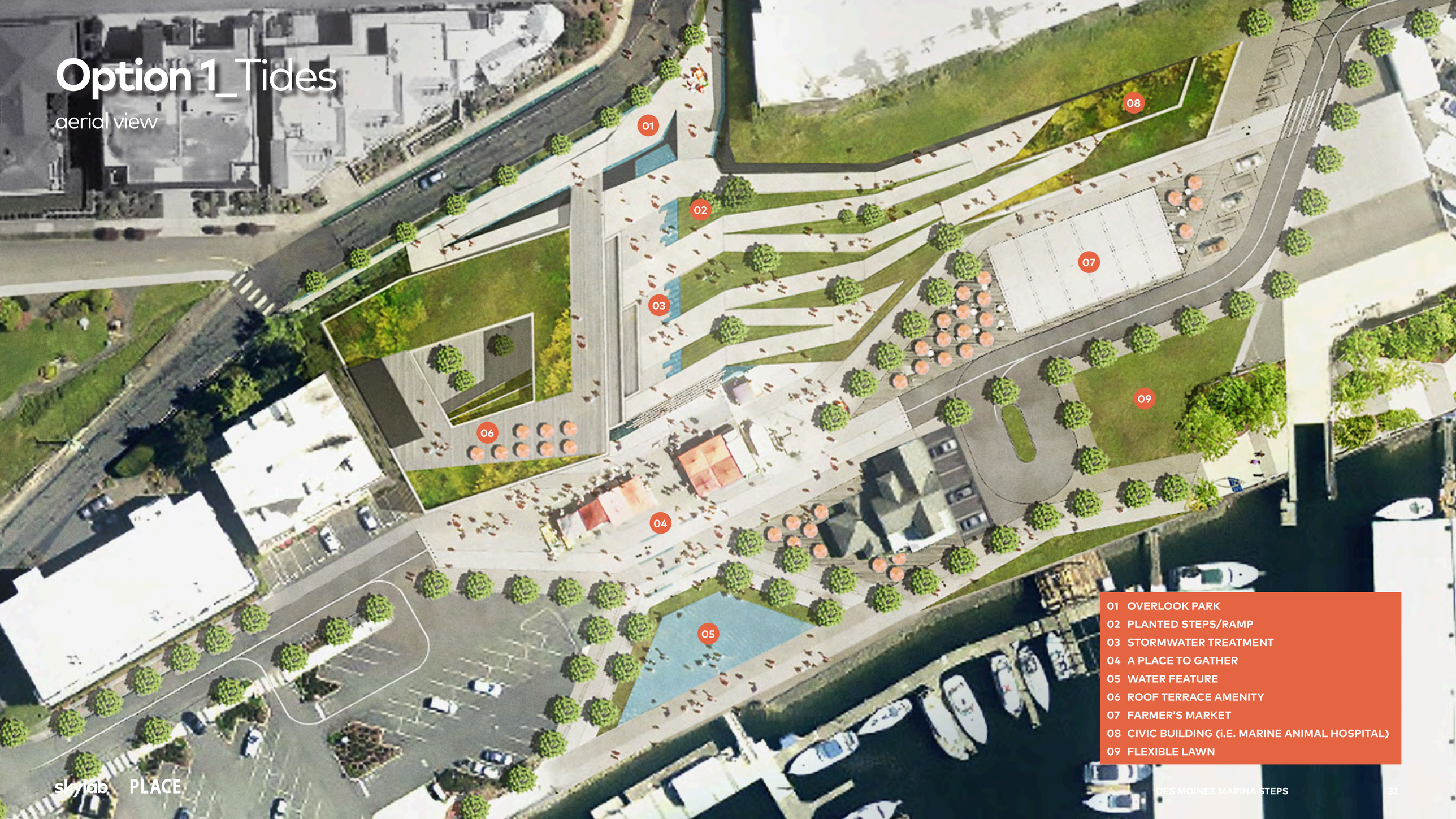
TIDES

SHIFTING LAYERS

TIDE POOLS

Option 1_Tides

aerial view



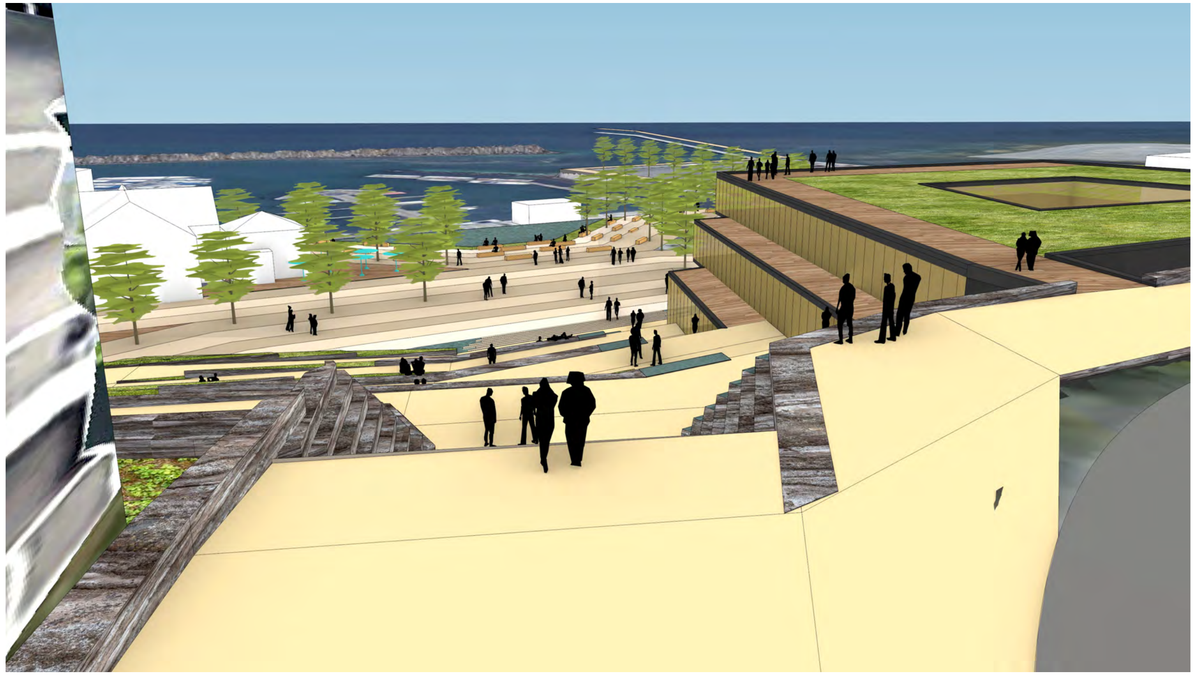
01 OVERLOOK PARK
02 PLANTED STEPS/RAMP
03 STORMWATER TREATMENT
04 A PLACE TO GATHER
05 WATER FEATURE
06 ROOF TERRACE AMENITY
07 FARMER'S MARKET
08 CIVIC BUILDING (i.E. MARINE ANIMAL HOSPITAL)
09 FLEXIBLE LAWN

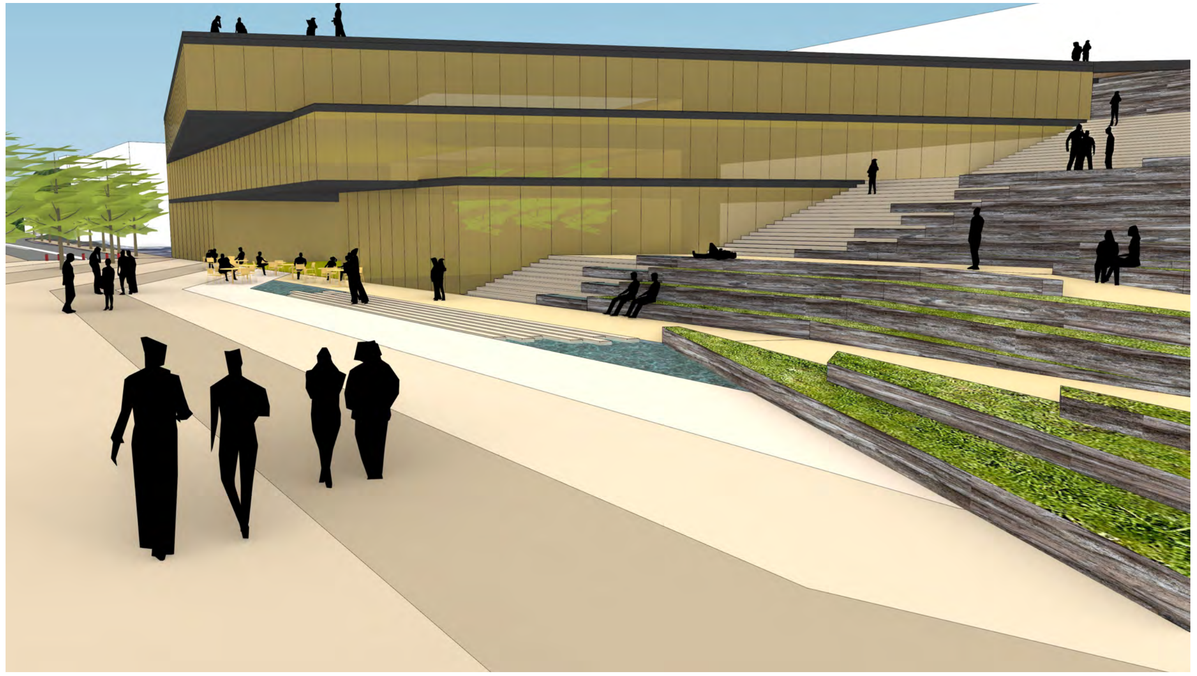
Option 1_Tides

view from the steps

Option 1_Tides

experiential views





Option 2_Pier

Option 2_Pier Concept

PIER LANGUAGE

LOOK OUT

WEATHERED WOOD

ROOF TOP AMENITY

Option 2_Pier

aerial view

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Option 2_Pier

view at the top of the steps

Option 2_Pier

experiential views

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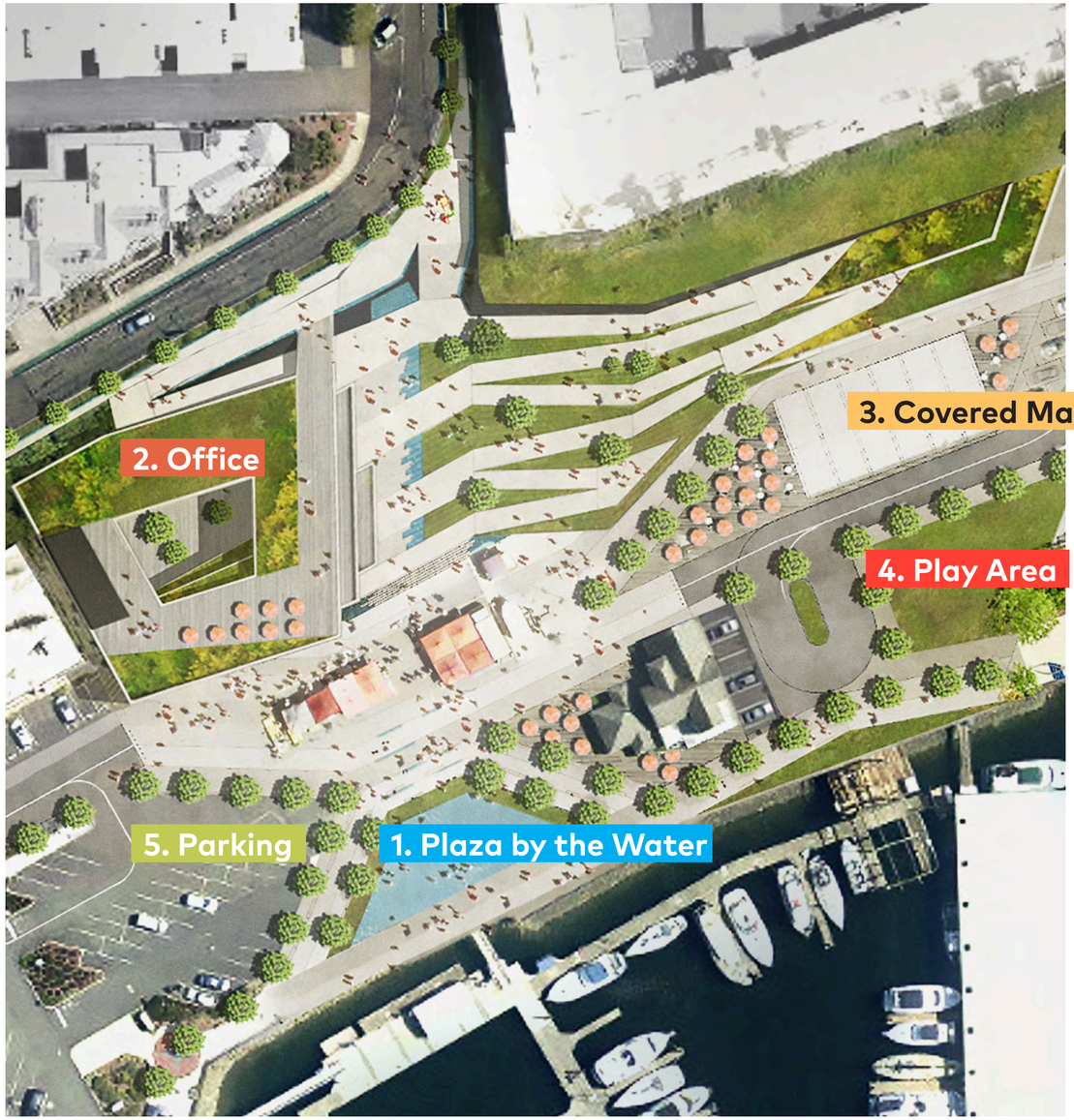

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