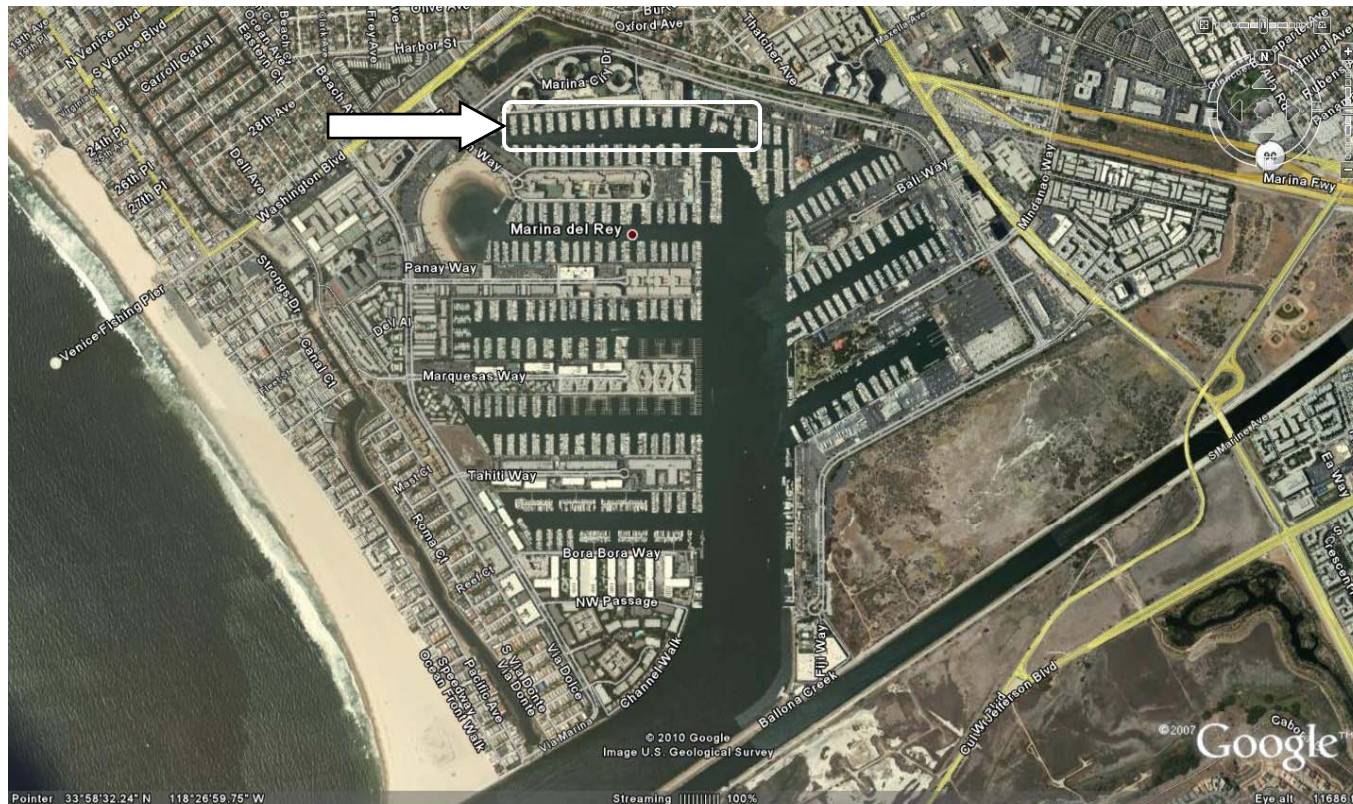


# Marina City Club Dock Rehabilitation

March 2010

Small Craft Harbor Commission

# Marina City Club: Site Location



Parcel 125

4333 Admiralty Way, Marina del Rey, CA

Water Area – 11.1 Acres

Promenade Area – 0.3 Acres

# Introduction

- Owner: Essex Property Trust, Inc
  - Fully Integrated Real Estate Trust
- Engineer: BLUEWater Design Group, LLC
  - Planning and Engineering Services for Marinas and Waterfront Resorts

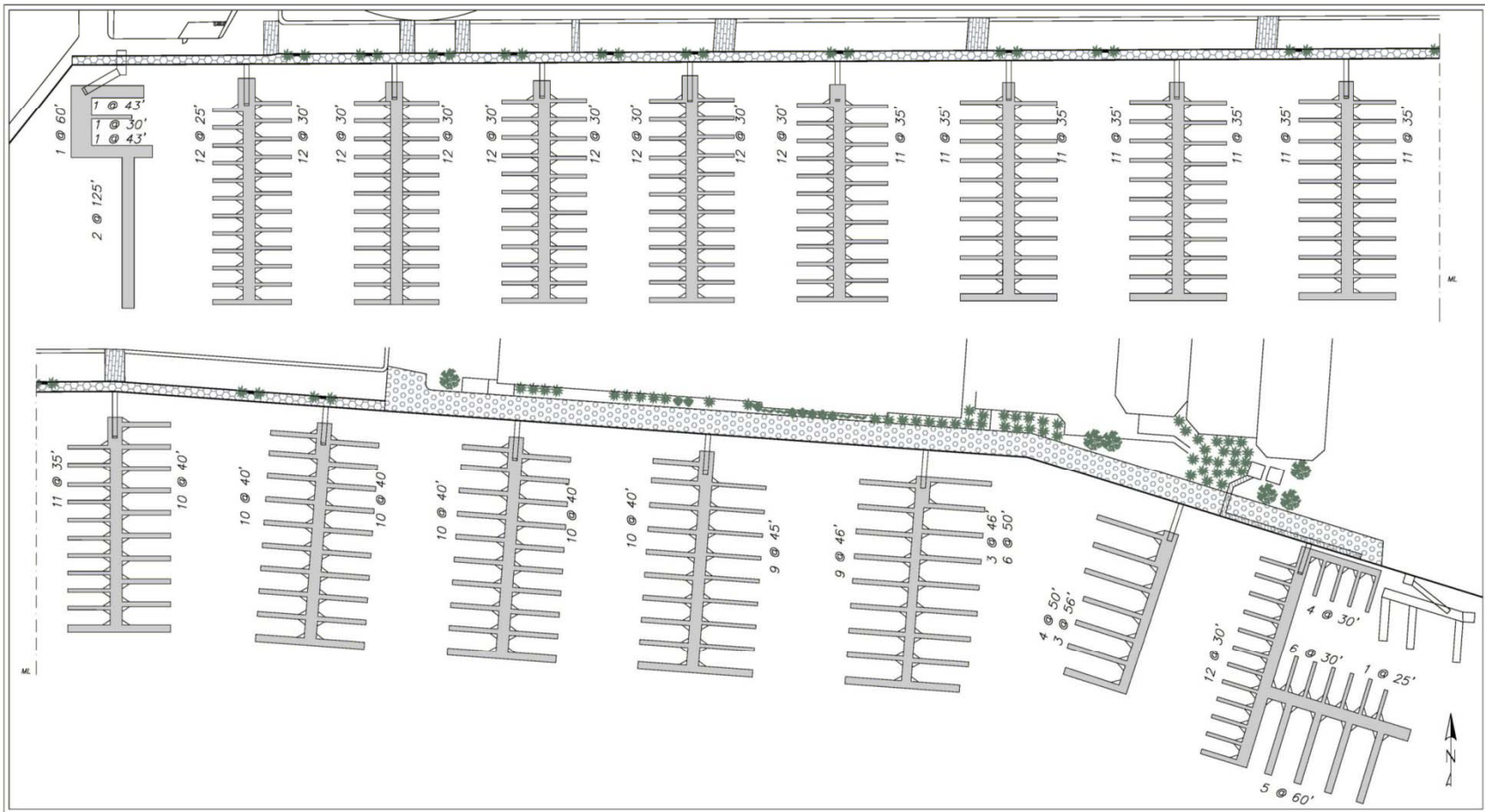
# Overview

- Existing 323 slip marina configured in 16 docks
- Propose slip configuration of 280 slips within 15 docks. Configuration changes include:
  - ADA access
  - Slip layout to meet DBAW guidelines
  - Utilities for a green and clean marina
- Promenade improvements – wider promenade

# Existing Marina

- Originally constructed in 1970s.
- 323 slips ranging from 25 to 125 feet
- Average slip size = 36.1 feet
- 68% of slips are 35 feet and below.
- Configured in 16 docks
- Marina spans 2,258 foot long promenade  
– Marina City Club Condominiums, Ritz Carlton Hotel, and FantaSea Cruises.

# Existing Marina Layout



# Existing Marina Slip Table

Existing					
Length	Qty	LF	%	Agg %	Agg Qty
25	13	325	4%		
30	118	3,540	37%		
35	88	3,080	27%	68%	219
40	60	2,400	19%		
43	2	86	1%		
45	9	405	3%		
46	12	552	4%		
50	10	500	3%		
55	0	-	0%		
56	3	168	1%		
60	6	360	2%		
75	0	-	0%		
83	0	-	0%		
90	0	-	0%		
100	0	-	0%		
107	0	-	0%		
125	2	250	1%	32%	104
	323	11666	100%		
Avg			36.1	FT	



# Existing Docks

- Ever Increasing Maintenance





# Existing Docks



- Cracked and listing docks



# Existing Docks

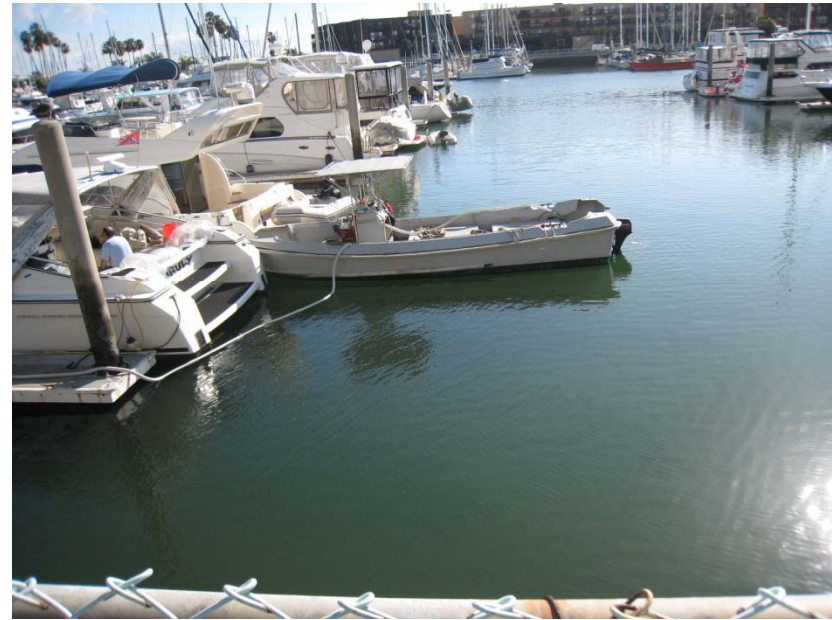


- Utilities are out of date



# Existing Docks

- Marina requires sewer pumpout system for a clean marina.



# Existing Docks – Deficiencies

- Floating dock system is beyond its service life and requires replacement.

## DEPARTMENT OF BEACHES AND HARBORS

### DEFICIENCY REPORT

DATE OF REPORT	TOTAL # OF DEFICIENCIES	TOTAL # COMPLETED
3/12/2008	249	data not found
7/23/2008	406	58
12/7/2008	459	175
2/10/2009	426	data not found
4/14/2009	600	185
11/2/2009	353	83



**BLUE WATER**  
Design Group



# Proposed Marina

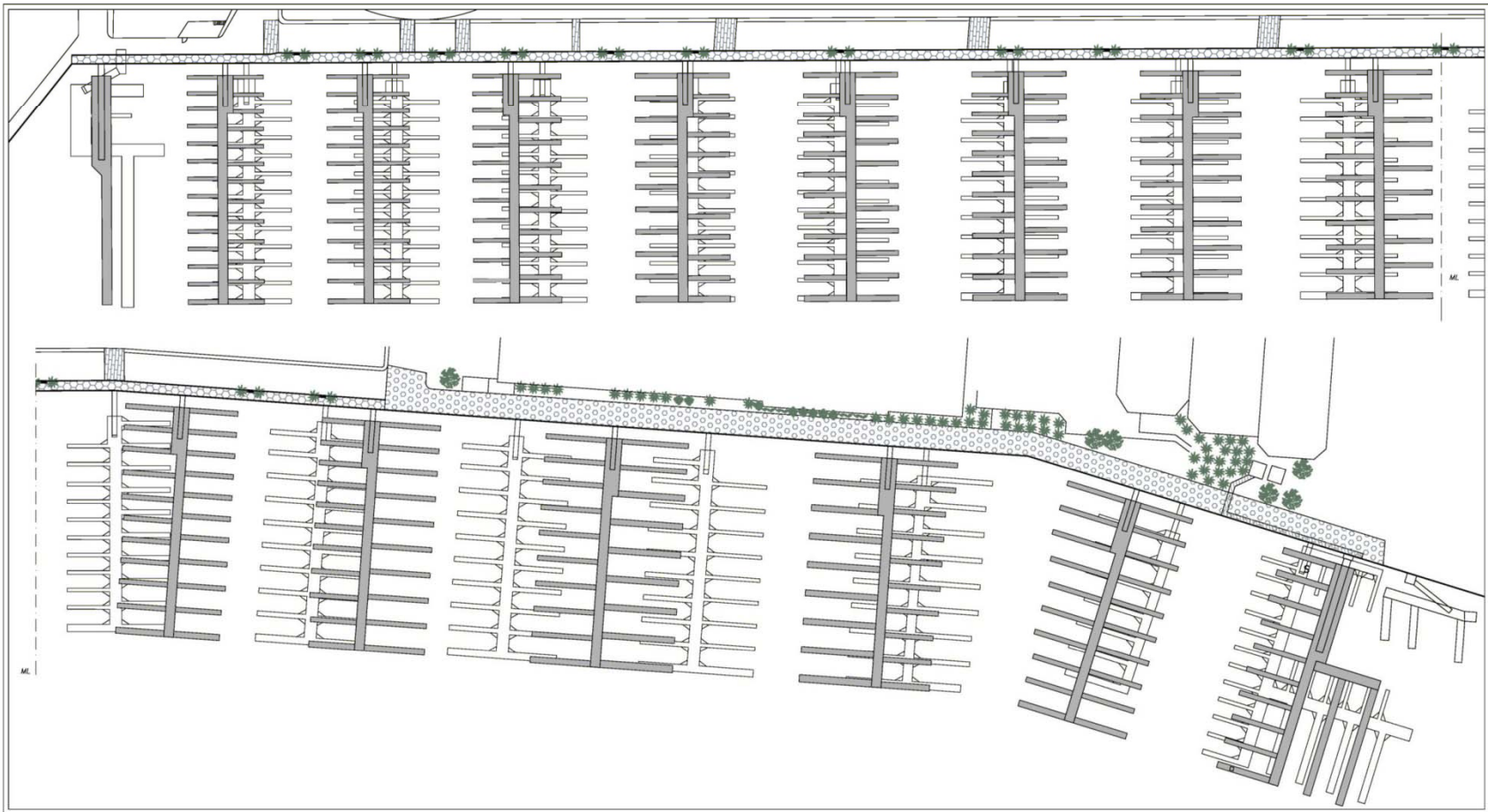
- Proposed rehabilitation to meet all County and State (DBAW) requirements
- Provide ADA access
- MDR Water Taxi landing
- Utilities:
  - Electrical service improvements to meet code and vessel requirements
  - Potable water
  - Fire Protection
  - Sewer Pumpout



# Proposed Marina Slip Table

Length	Qty			LF	%	Agg %	Agg Qty
	S	P	T				
25	2	17	19	475	6.79%		
30	18	30	48	1,440	17.14%		
35	30	53	83	2,905	29.64%	54%	150
40	27	30	57	2,280	20.36%		
43	0	7	7	301	2.50%		
45	1	20	21	945	7.50%		
50	4	18	22	1,100	7.86%		
55	0	4	4	220	1.43%		
60	0	12	12	720	4.29%		
75	0	1	1	75	0.36%		
83	0	1	1	83	0.36%		
90	0	1	1	90	0.36%		
100	0	3	3	300	1.07%		
107	0	1	1	107	0.36%	46%	130
	82	198	280	11,041	100%		
Avg			39.4	FT	29%S - 71%P		

# Proposed over Existing Dock Layout



# Prop. Vs Existing Comparison

	Proposed				Existing			
Length	Qty	%	Agg %	Agg Qty	Agg %	Agg Qty	%	Qty
25	19	7%					4%	13
30	48	17%					37%	118
35	83	30%	54%	150	68%	219	27%	88
40	57	20%					19%	60
43	7	3%					1%	2
45	21	8%					3%	9
46	0	0%					4%	12
50	22	8%					3%	10
55	4	1%					0%	0
56	0	0%					1%	3
60	12	4%					2%	6
75	1	0%					0%	0
83	1	0%					0%	0
90	1	0%					0%	0
100	3	1%					0%	0
107	1	0%					0%	0
125	0	0%	46%	130	32%	104	1%	2
Total	280	100%					100%	323
Avg	37.7							39.8

# Proposed vs. Existing Analysis

- Existing Slip Width Analysis

No. of Slips Widths smaller than DBAW Recommended for Powerboats =	255	79%
No. of Slips Widths at or above DBAW Recommended for Power (including Bulkheads) =	68	21%
Total No of Slips =	323	100%
No of slips smaller than DBAW Recommended for Sailboat =	13	4%
No. of Bulkhead Slips =	28	9%

# Proposed vs. Existing Analysis

- On average, approximately 15 narrow width slips will result in loss of 1 slip.
- Each bulkhead slip will require an additional 3' to 5' wide finger in the new dock configuration.



# Proposed vs. Existing

- REPLACE IN KIND COMPARISON W/PROPOSED

	REPLACE IN KIND		EXISTING	PROPOSED	
LENGTH	DOCK QTY	SLIP QTY	SLIP QTY	DOCK QTY	SLIP QTY
25	1	13	13	1	19
30	9.7	107	118	4	48
35	8	80	88	8	83
40	6	60	60	6	57
43		2	2	2	7
45	1	9	9	2	21
46	1.3	12	12		0
50	1.2	11	10	2	22
55		0	0		4
56	0.4	4	3		0
60		3	6	2	12
Large Slips		2	2		7
Totals		302	323		280
Sail:Pwr Ratio		27%S-73%P			29%S-71%P



# Marina Occupancy

	2005	2006	2007	2008	2009	TOTAL NO OF SLIPS	2009 VACANT SLIPS
25 FOOT	100.00%	98.81%	85.71%	93.45%	92.86%	14	1
30 FOOT	100.00%	99.61%	95.83%	89.71%	82.29%	128	23
35 FOOT	100.00%	99.83%	98.79%	96.36%	86.37%	96	13
38 FOOT	100.00%	100.00%	88.89%	79.17%	83.33%	6	1
40 FOOT	100.00%	100.00%	99.58%	100.00%	94.72%	60	3
41 FOOT	100.00%	100.00%	91.67%	100.00%	100.00%	1	0
45 FOOT	100.00%	100.00%	100.00%	99.17%	100.00%	10	0
47 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	12	0
51 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	10	0
54 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	1	0
56 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	4	0
60 FOOT	100.00%	100.00%	98.33%	100.00%	100.00%	5	0

**NOTE:**  
 VALUES SHOWN ARE TAKEN AS AN AVERAGE OF 12 MONTHS  
 125' SLIPS HAVE BEEN FULLY OCCUPIED

# Dock Analysis Summary

- Existing vs. Proposed Loss of Slips = 43 (13%)
- Slip loss contributed by current state guidelines for dock design = 20 slips (6%)
- Slip loss contributed by ADA requirements = 2 slips (1%)
- Slip loss contributed to dock reconfiguration = 21 slips (6%)

# Low Cost Boating

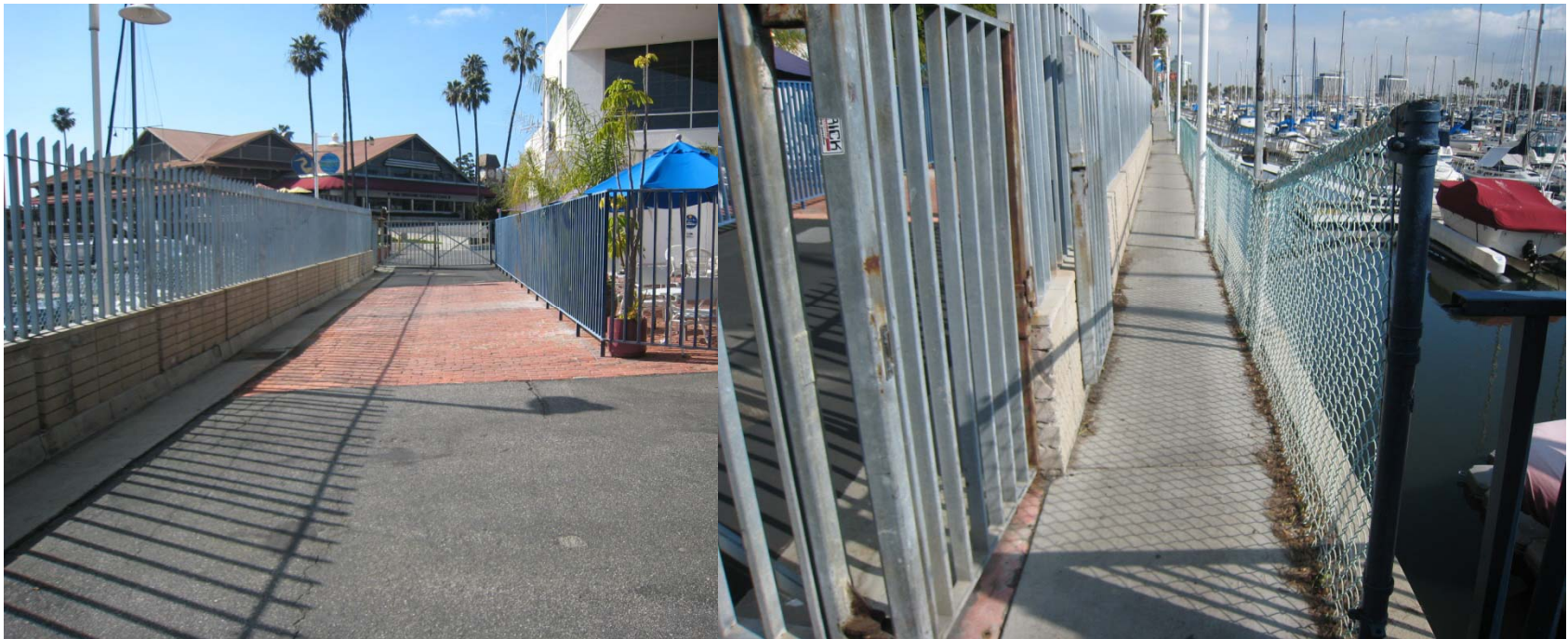
- Owner will participate in the County's Program for Low Cost Boating and Youth Boating Programs

# Promenade Improvements

- Wider promenade at west side of parcel
- New colored pavers, benches and trash receptacles
- New security gates at gangways, new railings, and light bollards providing downward focused lighting.
- Promenade in front of Ritz to remain.

# Existing Promenade - West

- Narrow walkway, old railings and fence



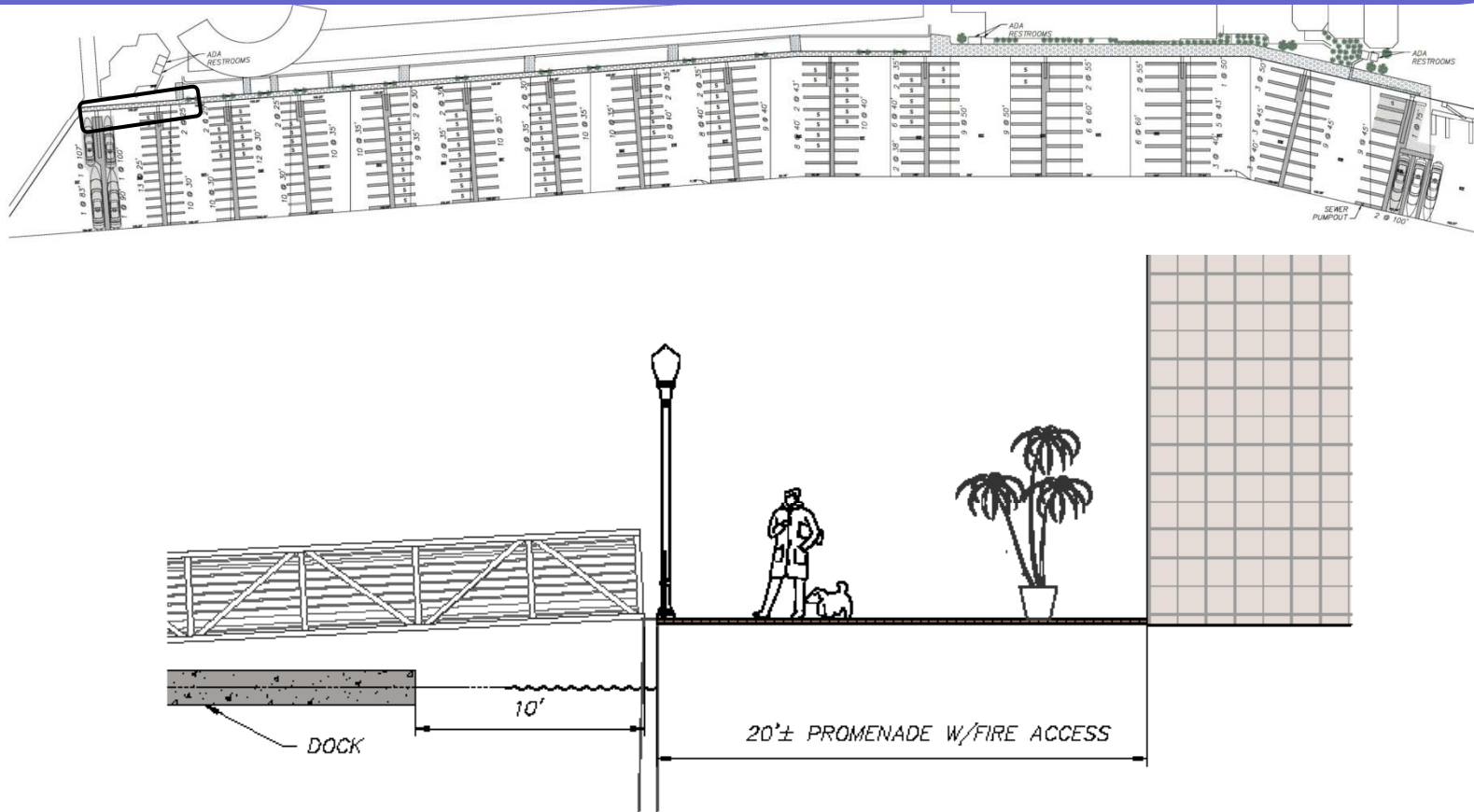
# Proposed Promenade - West

- Open walkway, new color paving, metal railing, new lighting.
- Single Level



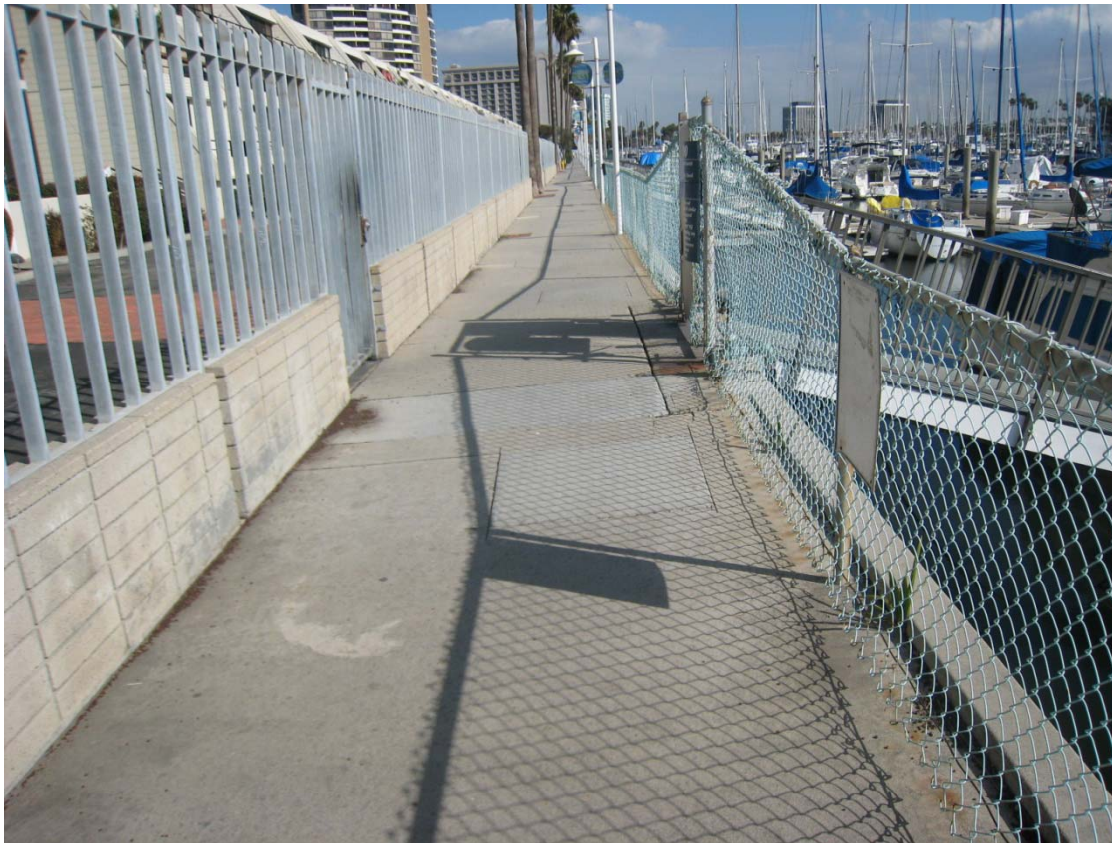


# Promenade West Proposed



# Existing Promenade Mid

- Old chain link fencing and wall with concrete paving

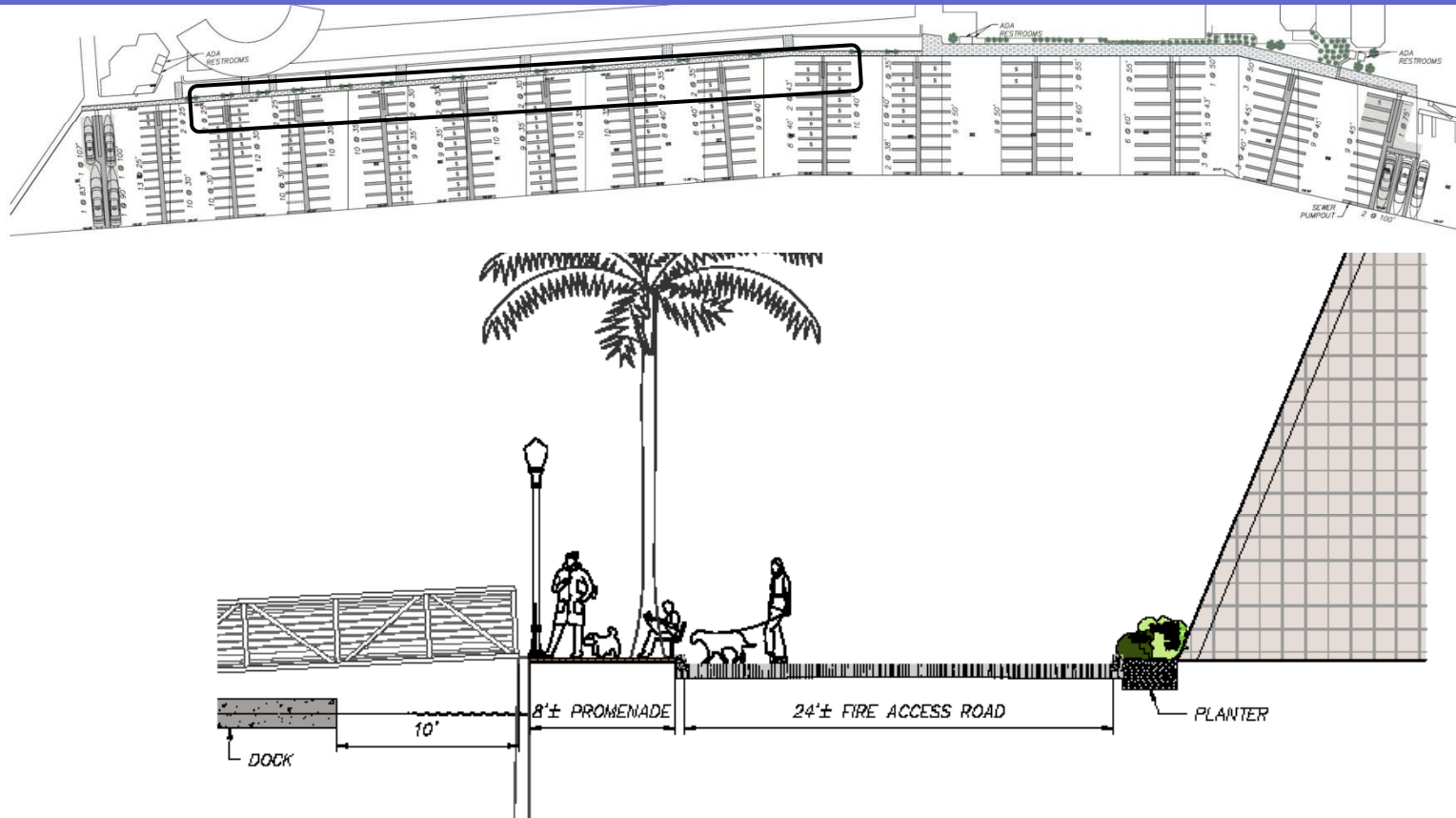


# Proposed Promenade Mid

- Open walkway, new color paving, metal railing, new lighting.
- Promenade and fire access separated by curb



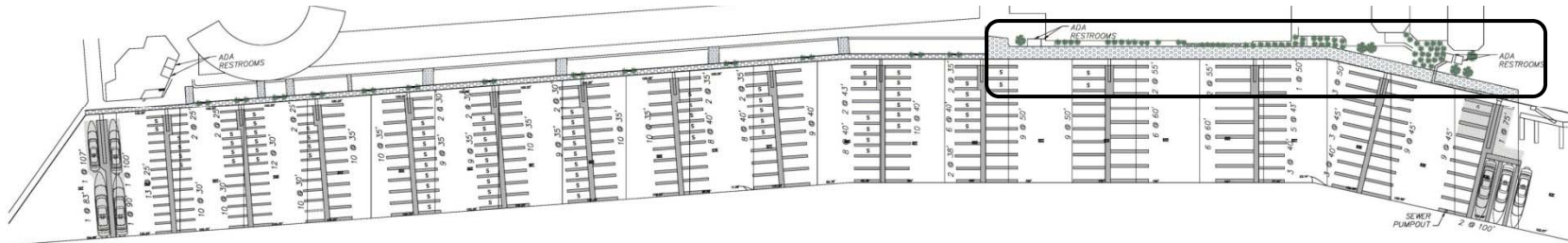
# Proposed Promenade - Mid



8' Promenade & 24' Fire Access Road



# Promenade East – Ritz



20' Promenade

# Proposed Marina Layout FantaSea Alternative

