
To: John Kelly
From: Ron Noble
Date: June 12, 2013
RE: Proposed Relocation of Boat Launch Facility-Revised
Cc:

This project memorandum summarizes our engineering services to prepare the first phase feasibility (conceptual plan only) for relocating the boat launch facility and mast-up storage located at Parcels 49R and 49S to Parcels 55, 56 and W that borders Fiji Way in Marina del Rey. This first phase consisted of preparing a preliminary facility layout to evaluate if Parcels 55, 56 and W could accommodate the space requirements for the existing facilities located at Parcels 49R and 49S, and to preliminarily assess the wind-wave and tidal current impacts on the proposed launch ramp orientation at this new location.

The existing Parcel 49R boat launch facility consists of 8 boat launch lanes, 3 boarding floats with a planned additional ADA boarding float, 9 boat wash lanes with hose bibs, plus 3 additional boat wash lanes with hose bibs, 223 car/trailer parking spaces, 3 ADA car/trailer parking spaces, 6 ADA single car parking spaces, and a restroom building. The total area of Parcel 49R is approximately 357,000 square feet. The existing Parcel 49S mast-up storage facility consists of 305 boat parking spaces with a total area of approximately 180,000 square feet.

The proposed relocated boat launch facility and mast-up storage facility is shown on the attached figure. Since the entire landside area of Parcels 55, 56, W and 61 (approximately 303,000 square feet) was required to accommodate the relocated boat launch facility of comparable size to the existing facility at Parcel 49R, the landside area of Parcel 54 (approximately 160,000 square feet) was utilized to accommodate the relocated mast-up storage facility.

The relocated boat launch facility consists of 8 boat launch lanes, 3 boarding floats, 1 ADA boarding float, 8 boat wash lanes with hose bibs, 211 car/trailer parking spaces, 9 ADA car/trailer parking spaces, 22 single car parking spaces, 4 ADA single car parking spaces, an ADA accessible restroom building of 25 feet by 40 feet, and 3 commercial buildings each of 15 feet by 95 feet. The relocated mast-up boat storage facility consists of 242 boat parking spaces and a boat hoist.

The boat launch ramp is located at the western end of the Basin H seawall with boats launching in a northwesterly direction perpendicular to the Basin H seawall, with the outboard ends of the boarding floats well inside of the dock lease line. The boarding floats' alignment is the same as the main dock alignments along Basin H.

During 2004 a wind study was performed for Fisherman's Village by Rowan Williams Davies & Irwin Inc. Results from this study show that a vast majority of the time winds are from either the west, west-

southwest or southwest directions, with a small percentage of time from the east direction. All of these wind directions result in cross-winds or beam winds during the launching and return of boats using the proposed relocated launch ramp that is aligned perpendicular to the Basin H seawall. This is the same wind direction that boats docking within Basin H experience, and should be a favorable condition when temporarily using the launch ramp boarding floats, departing from the boarding floats or returning to the boarding floats.

Additionally, both the ebb and flood tidal currents should be either entering Basin H (flood current) or exiting Basin H (ebb current) which would be in a perpendicular (beam) direction to the boarding floats. Boats using this proposed launch ramp location and its alignment will have immediate and direct access to Marina del Rey's main channel, and therefore will have less likelihood of boat traffic congestion versus traveling the length of Basin H when using the existing boat launch facility.

The layout of the proposed boat launch facility, as shown in the attached figure, provides ample space for maneuvering during car/boat trailer entry, launching, parking, boat wash down, and departure. This proposed facility is very comparable to the existing boat launch facility at Parcel 49R in terms of available amenities and numbers of amenities. The one disadvantage is that some of the car/trailer parking spaces exceed the target distance of 600 feet from the boat launch ramp. However, this proposed facility provides comparable amenities in an approximate 303,000 square foot area versus the approximate 357,000 square foot area of the existing facility.

The layout of the proposed mast-up storage facility has 242 boat parking spaces versus the existing facility's 305 boat parking spaces; however the proposed facility is located on approximately 160,000 square feet versus the 180,000 square feet of the existing facility. The proposed facility has a boat hoist and direct access to the boat launch ramp with ample space for maneuvering.