

Orleans and South Shore Marina Feasibility Study

Progress Update

Lake Management Authority

Overviews

Site Condition
Assessment

Marina Market
Analysis

Concept
Alternates

Financial
Feasibility

Next Steps



South Shore Marina

Site Condition Assessment

Physical Inspection

Not Inspected	Not in scope, inaccessible, or passed by.
No Defects	Like new surface material. Light surface rust on steel elements.
Minor	For timber elements: checks and splits less than 1/2", evidence of marine borers or fungal decay. For steel elements: loss of thickness up to 15%, less than 50% of the perimeter affected by corrosion. For concrete elements: cracks up to 1/16" thick. Occasional corrosion stains or small pop-out corrosion spalls.
Moderate	For timber elements: checks and splits less wide than 1/2", cross sectional loss up to 25%. For steel elements: loss of thickness 15% to 30%, more than 50% of the perimeter affected by corrosion. For concrete elements: corrosion cracks up to 1/4" thick, structural cracks up to 1/16" thick or complete breakage. Mechanical abrasion or impact spalls greater than 1" deep.
Major	For timber elements: cross-section loss 25% to 50%, displacements and misalignments present. For steel elements: loss of thickness 30% to 50%. For concrete elements: corrosion cracks wider than 1/4", structural cracks up to 1/4" or partial breakage. Exposed reinforcing.
Severe	Partial or complete breakage. Loss of connections. For timber elements: cross-sectional area loss exceeding 50%. For steel elements: changes in straight line configuration or local buckling, loss of thickness exceeding 50%. For concrete elements: structural cracks wider than 1/4" or complete breakage, complete loss of concrete cover, more than 30% of rebar cross section lost.

South Shore Marina

Main Pier Concrete
Structurally Sound

Wood Elements,
Bracing, Etc Need
Repair

Aesthetics & Minor
Repairs



South Shore Marina

Main Pier Concrete
Structurally Sound

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Aesthetics & Minor
Repairs



South Shore Marina

Finger Piers Less
Sound

Wood Elements,
Bracing Repairs
Underway

Monopile Settlement
Not ADA Compliant



South Shore Marina

Outdated Electrical
Utilities

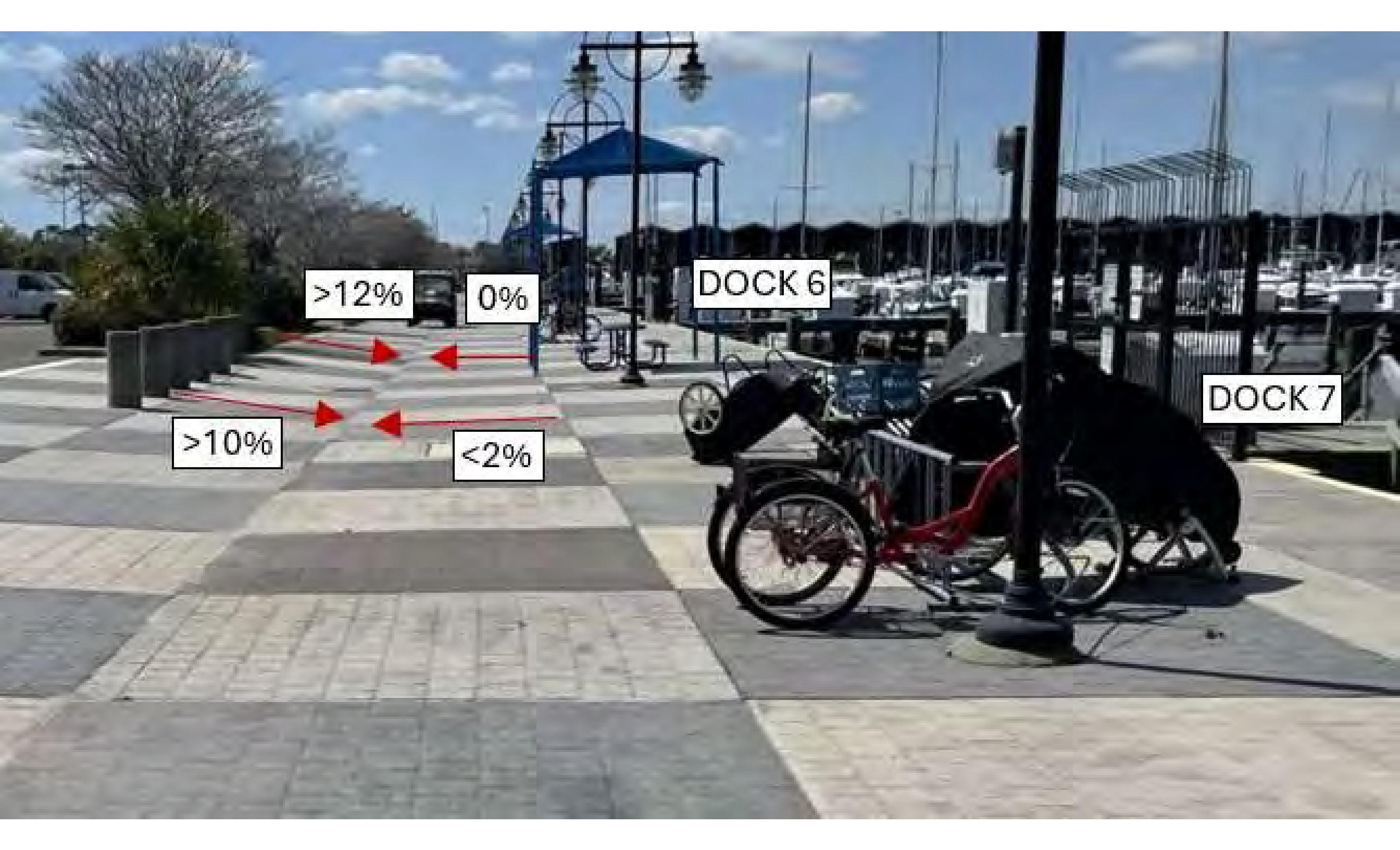
Not Compliant with
Current Codes

Not ADA Compliant

No Vacuum
Breakers

Missing Covers





>12%

0%

DOCK 6

DOCK 7

>10%

<2%

Orleans Marina

More Compact Site

Higher Demand

Covered Main Piers

More Protected

Location



Orleans Marina

Main Pier Concrete
Structurally Sound

Wood Elements,
Bracing, Etc Need
Repair

Aesthetics & Minor
Repairs



Orleans Marina

Finger Piers Less
Sound

Wood Elements,
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Underway

Monopile Settlement



Orleans Marina

Finger Piers Need
Decking and
Structural Repairs



Orleans Marina

Outdated Electrical
Utilities

Not Compliant with
Current Codes

No Vacuum
Breakers

Missing Covers



Orleans Marina

Outdated Electrical
Utilities

Not Compliant with
Current Codes



Orleans Marina

Parking Area Needs
to be Paved

Landscape
Improvements

Additional Upland
Amenities Needed





Orleans Marina

Transient Dock

Requires More
Extensive Repairs

Wave Climate and
Water Depths an
Issue

Outdated Utilities



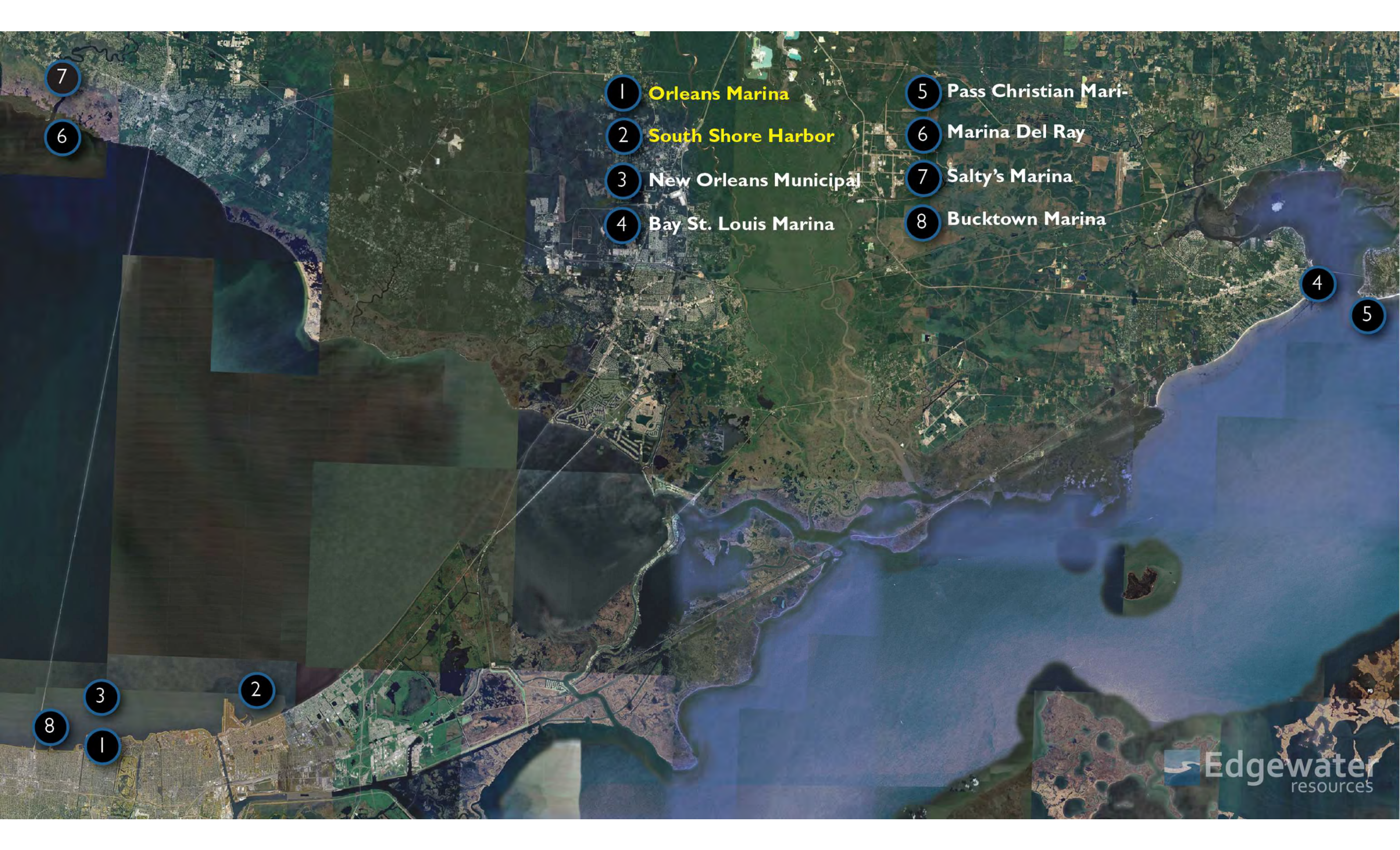
Marina Market Analysis

Determine Local Market Standards

Document Local Rates and Occupancy

Understand Market Demand for Slip Size and Type





- 1 Orleans Marina
- 2 South Shore Harbor
- 3 New Orleans Municipal
- 4 Bay St. Louis Marina
- 5 Pass Christian Mari-
- 6 Marina Del Ray
- 7 Salty's Marina
- 8 Bucktown Marina

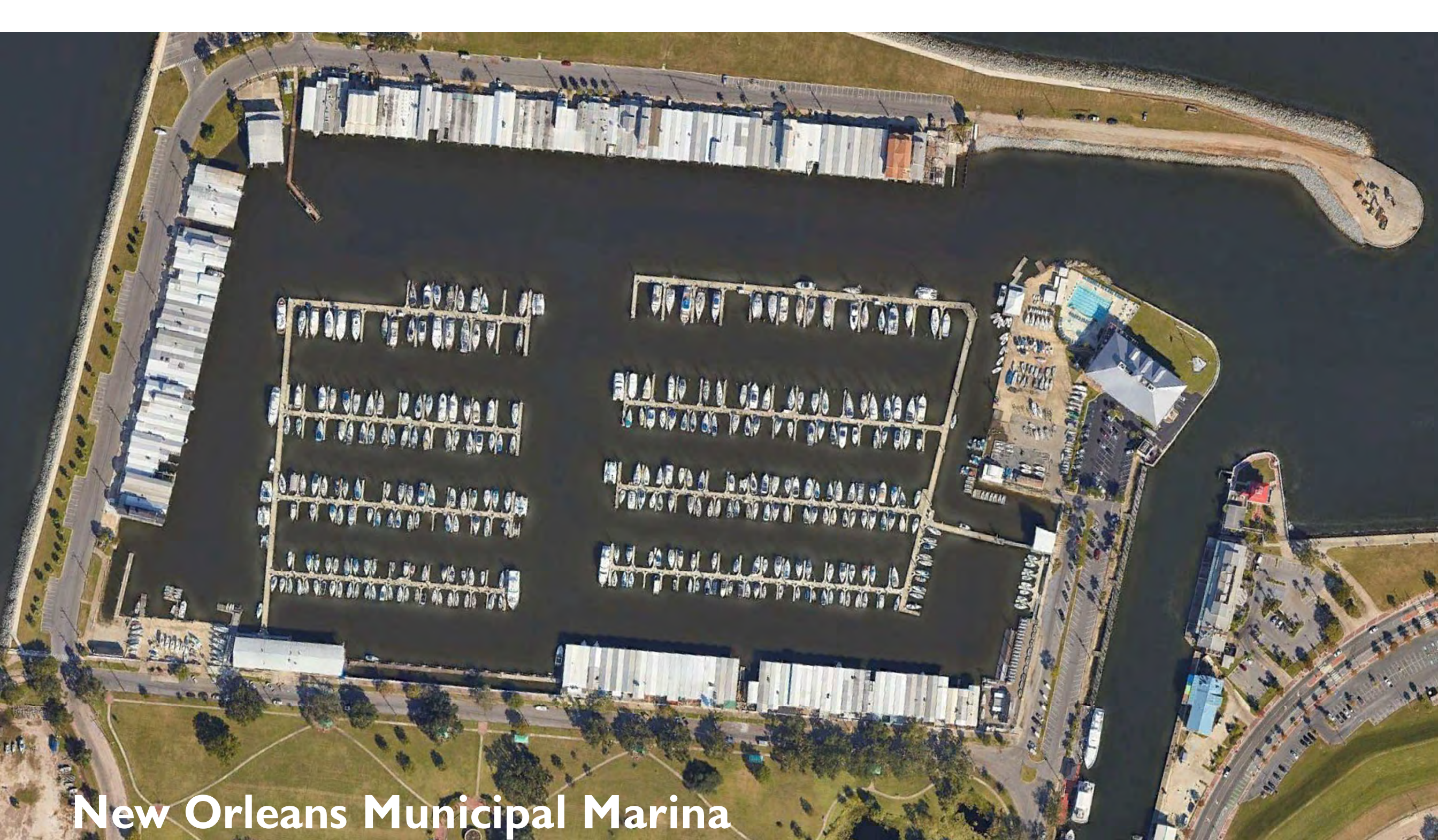
Market Analysis Summary

Occupancy is High Across the Region, with South Shore Marina Being a Notable Exception

Rates Along the South Shore of Lake Pontchartrain Range from \$54 to \$97lf, with the Highest Rate \$147lf

Mix of Fixed and Floating, Covered and Uncovered

Bay St. Louis and New Orleans Municipal Have the Highest Quality Facilities Overall



New Orleans Municipal Marina



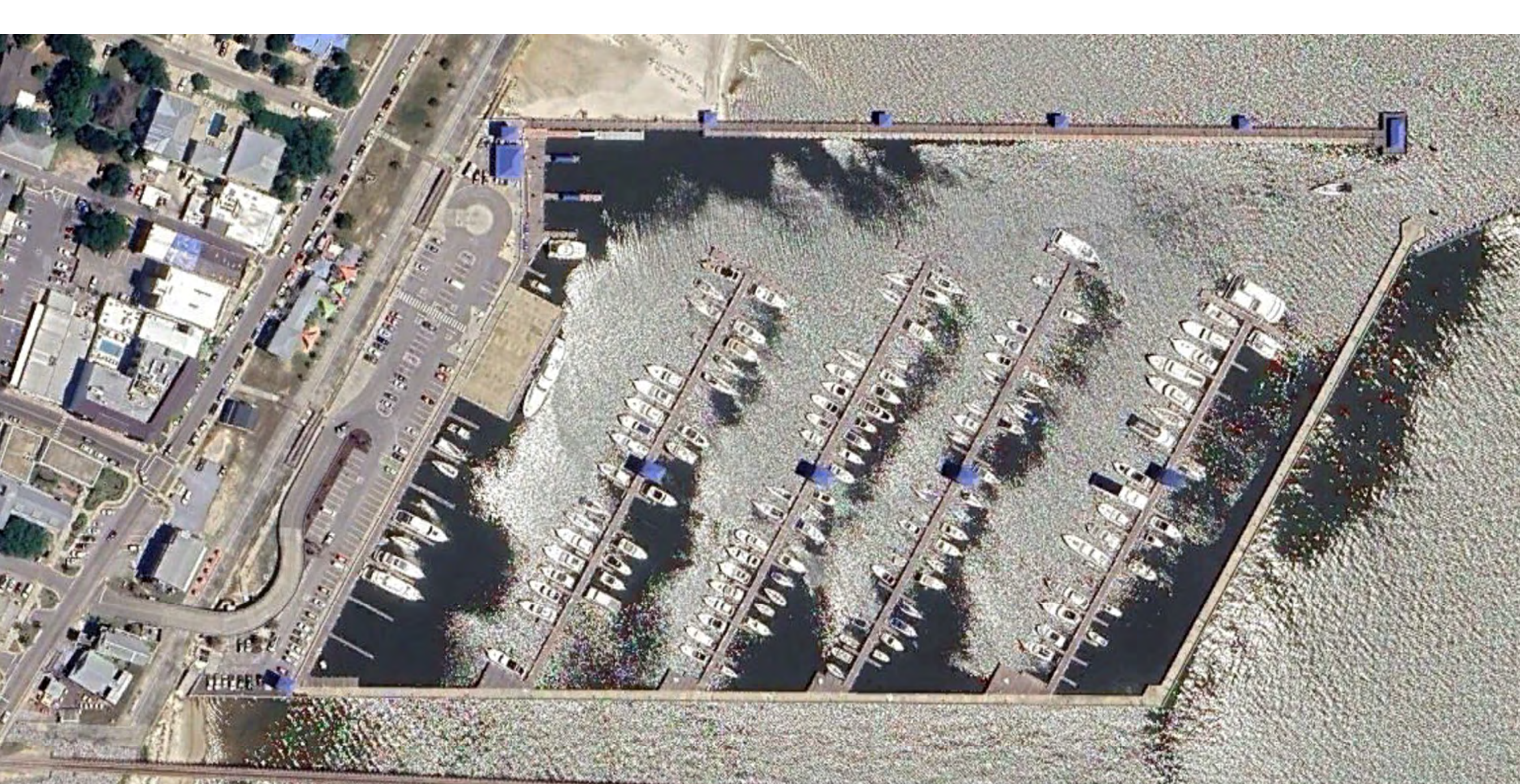
New Orleans Municipal Marina



New Orleans Municipal Marina



New Orleans Municipal Marina



Bay St. Louis Marina

Bay St. Louis Marina



Bay St. Louis Marina





Bay St. Louis Marina





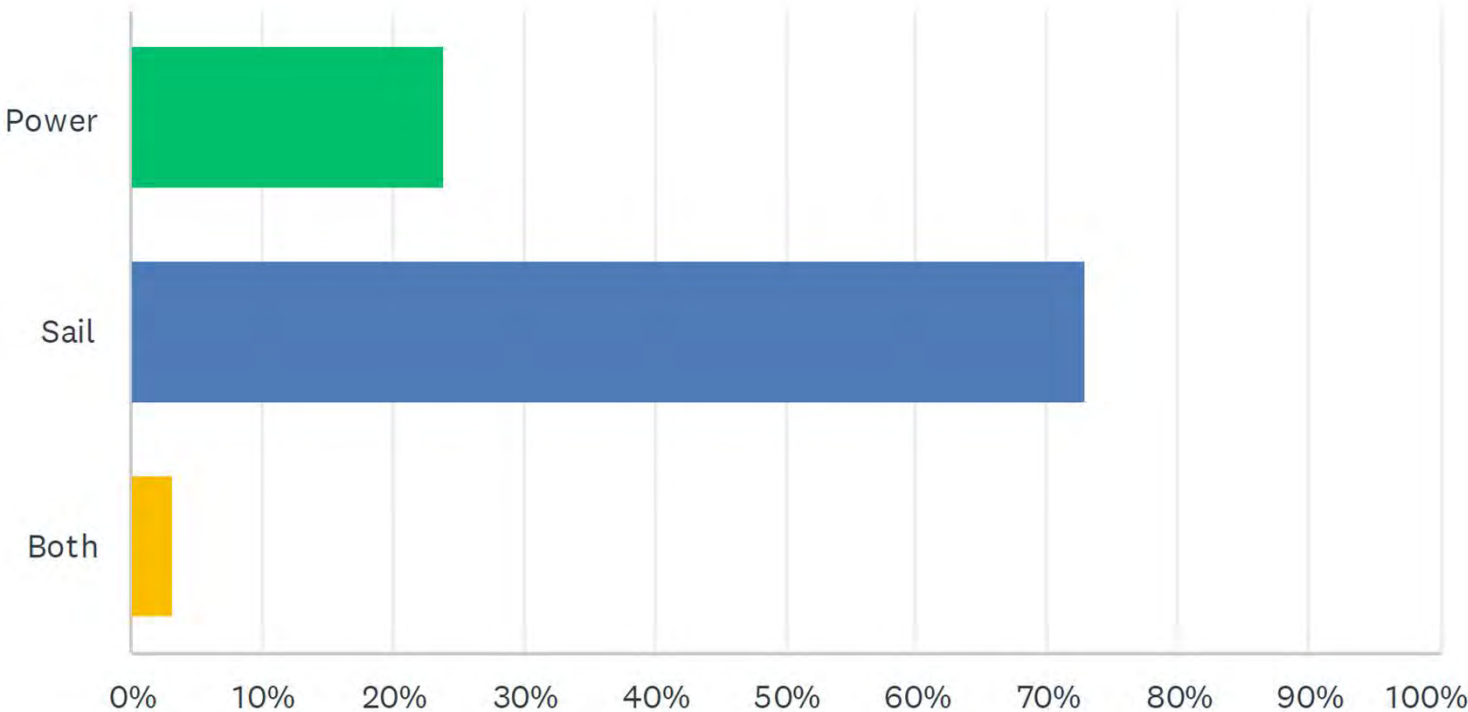


Pitch In!
Put Trash
In Its
Place

Boater Survey – Orleans Marina

Q2 What type of boat do you have?

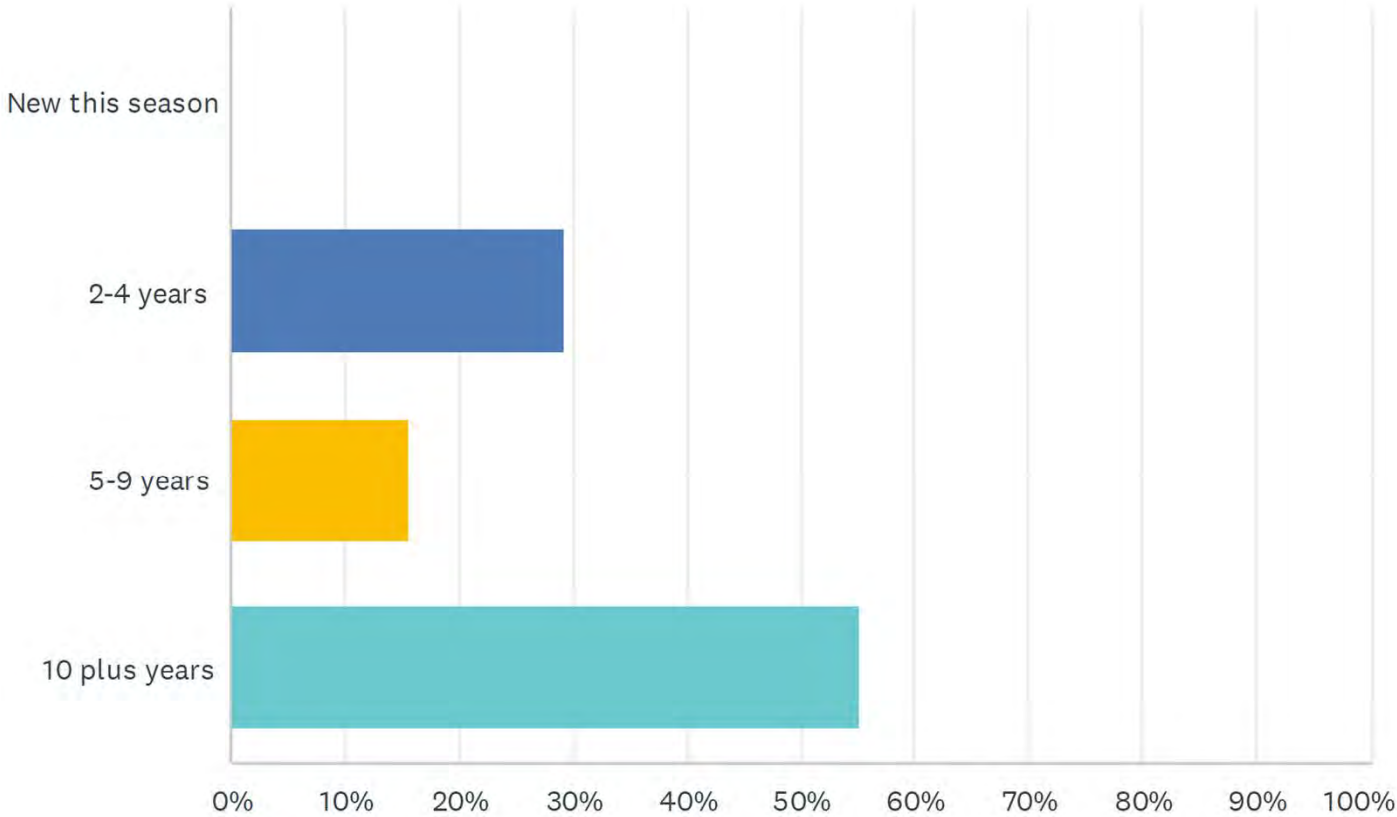
Answered: 96 Skipped: 0



Boater Survey – Orleans Marina

Q3 Including the 2023-2024 season, how many years have you kept your boat in your current marina?

Answered: 96 Skipped: 0



Boater Survey – Orleans Marina

	POOR	FAIR	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
Parking at marina	9.57% 9	20.21% 19	50.00% 47	20.21% 19	94	2.81
Facility trash collection	4.30% 4	16.13% 15	49.46% 46	30.11% 28	93	3.05
Restroom & shower facilities are maintained	9.78% 9	27.17% 25	43.48% 40	19.57% 18	92	2.73
Customer service by harbor attendants	5.38% 5	18.28% 17	44.09% 41	32.26% 30	93	3.03
Rules for conduct are in place, well communicated and enforced	8.89% 8	22.22% 20	46.67% 42	22.22% 20	90	2.82
Dockage is safe and easy	5.38% 5	18.28% 17	47.31% 44	29.03% 27	93	3.00
General maintenance and condition of harbor/marina	24.73% 23	29.03% 27	36.56% 34	9.68% 9	93	2.31

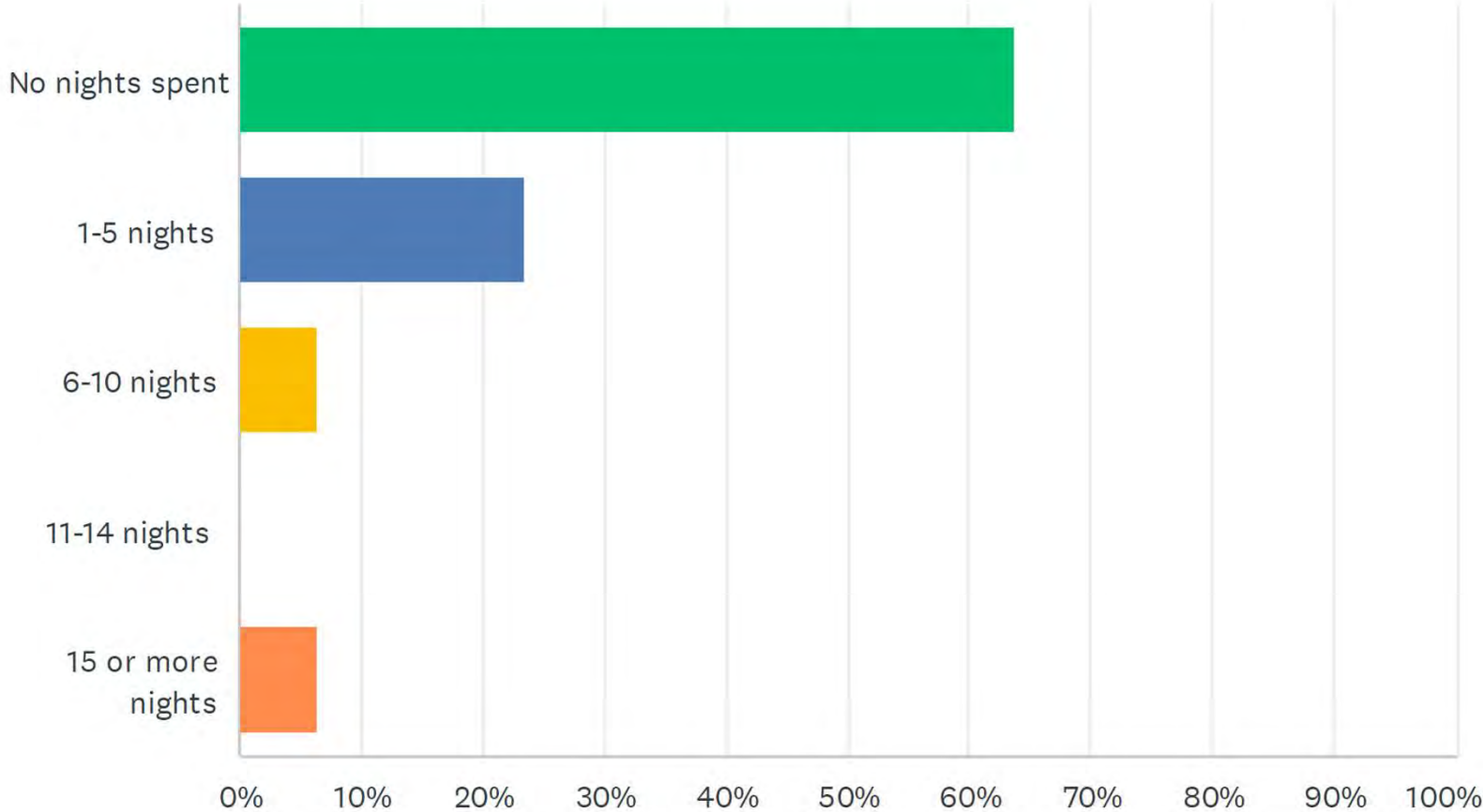
Boater Survey – Orleans Marina

	NOT SATISFIED AT ALL	GENERALLY SATISFIED	VERY SATISFIED	TOTAL
Docks and Finger Piers	22.11% 21	58.95% 56	18.95% 18	95
Restrooms	11.70% 11	63.83% 60	24.47% 23	94
Site Walkways	9.47% 9	54.74% 52	35.79% 34	95
Site Landscaping	25.00% 23	55.43% 51	19.57% 18	92
Dock and Marina Lighting	5.49% 5	69.23% 63	25.27% 23	91
Marina Staff	3.19% 3	53.19% 50	43.62% 41	94
Marina Maintenance	30.11% 28	54.84% 51	15.05% 14	93
Security	13.83% 13	56.38% 53	29.79% 28	94

Boater Survey – Orleans Marina

Q6 How many nights do you spend aboard your vessel each month?

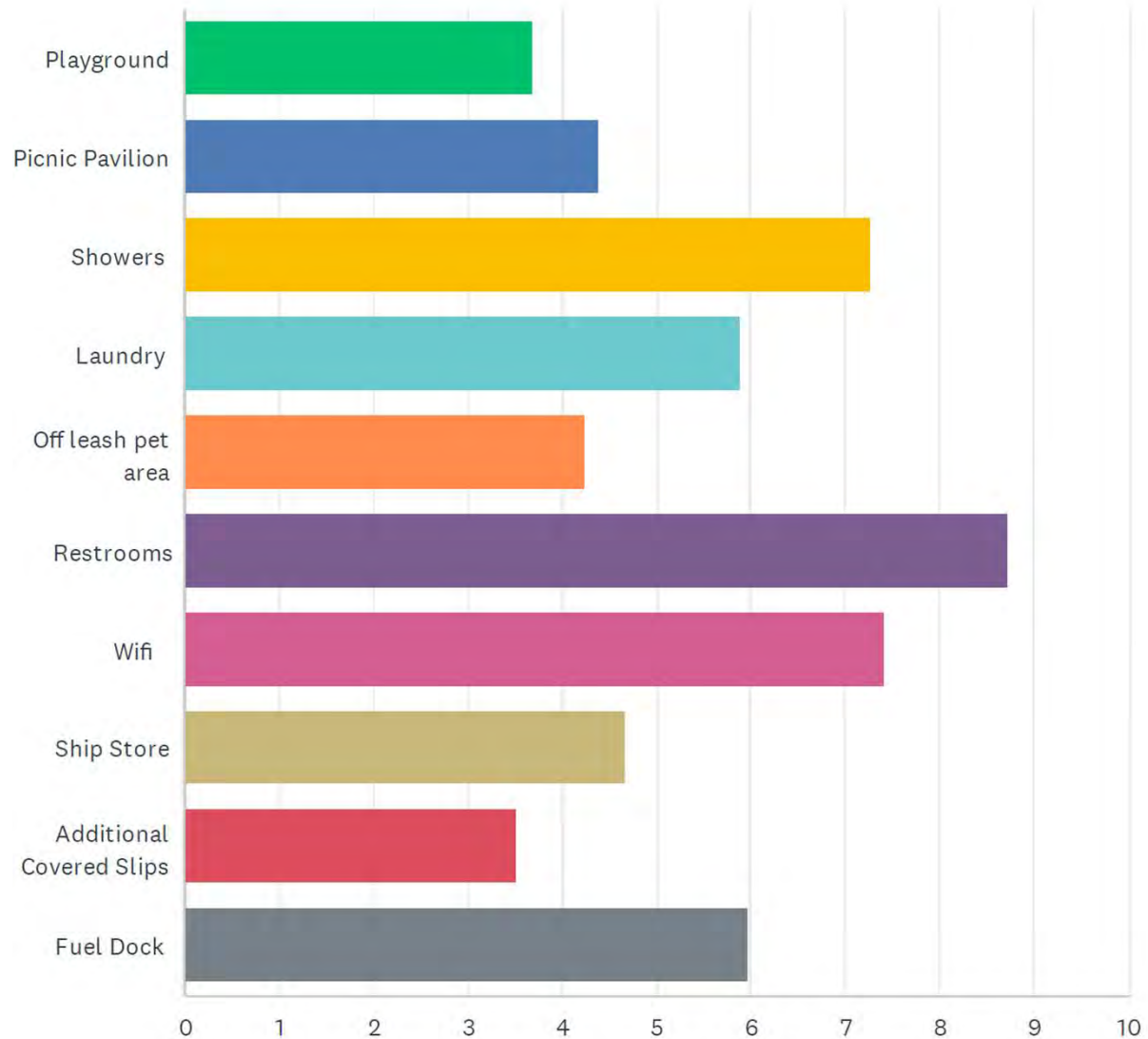
Answered: 94 Skipped: 2



Boater Survey Orleans Marina

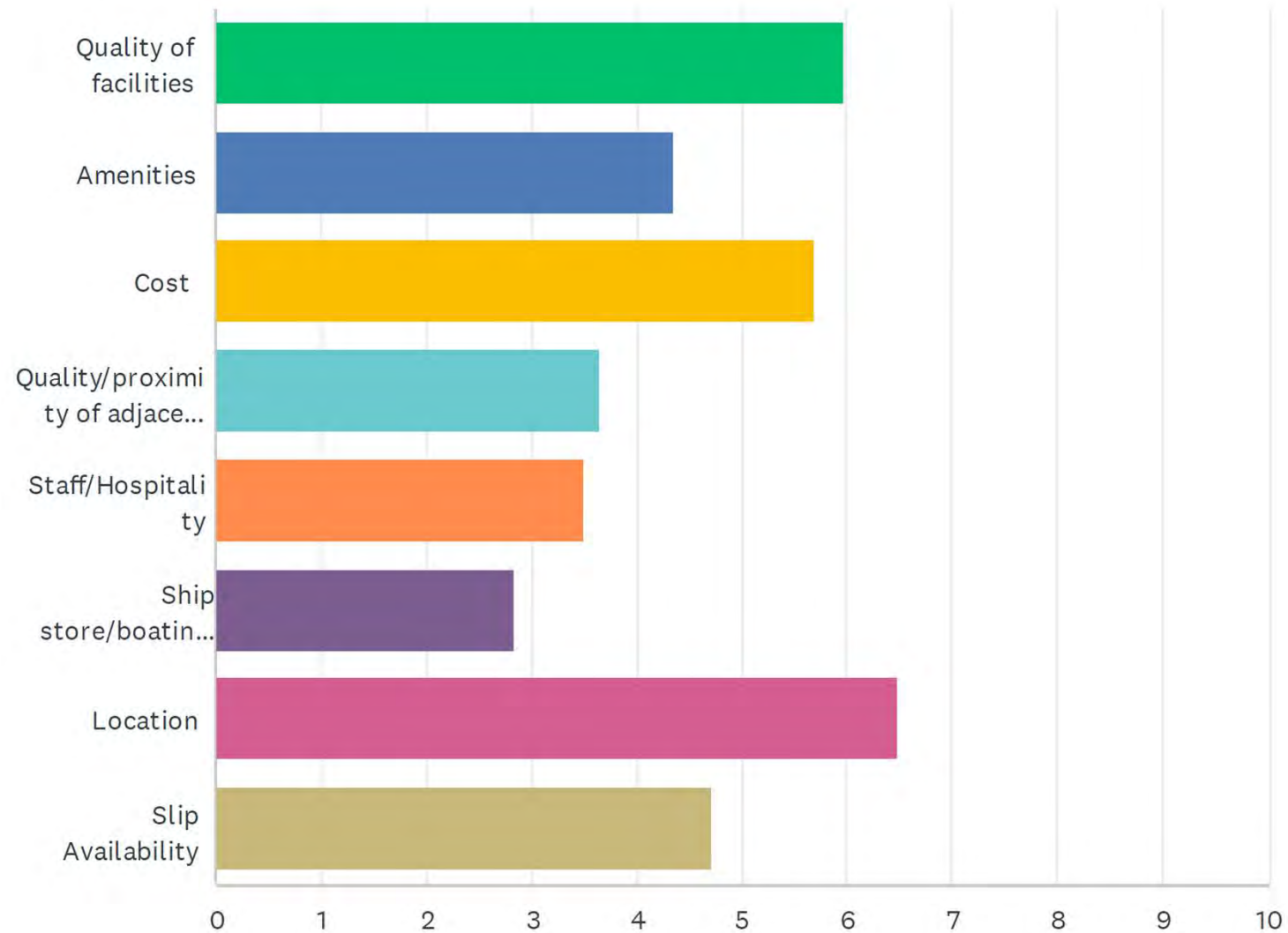
Q7 How important are the following amenities to you and your guests?
Please Note: Drag or number choices to rank. The TOP or rank 1 = MOST IMPORTANT.

Answered: 83 Skipped: 13



Q9 How do you select your dockage location? Please arrange the following by level of importance Please Note: Drag or number choices to rank. The TOP or Rank 1 = MOST IMPORTANT.

Answered: 81 Skipped: 15



What Would Need to Improve at South Shore Marina?

ANSWER CHOICES	RESPONSES	
Restrooms	19.57%	9
Laundry	13.04%	6
Shower	15.22%	7
Food/Entertainment	8.70%	4
Wifi	26.09%	12
Dock Improvements	21.74%	10
Safety Improvements	19.57%	9
Dock Staff	6.52%	3
Fuel/Pumpout	19.57%	9
Other (please specify)	65.22%	30
Total Respondents: 46		

What Would Need to Improve at South Shore Marina?

Upland Amenities

Improved Wave Climate

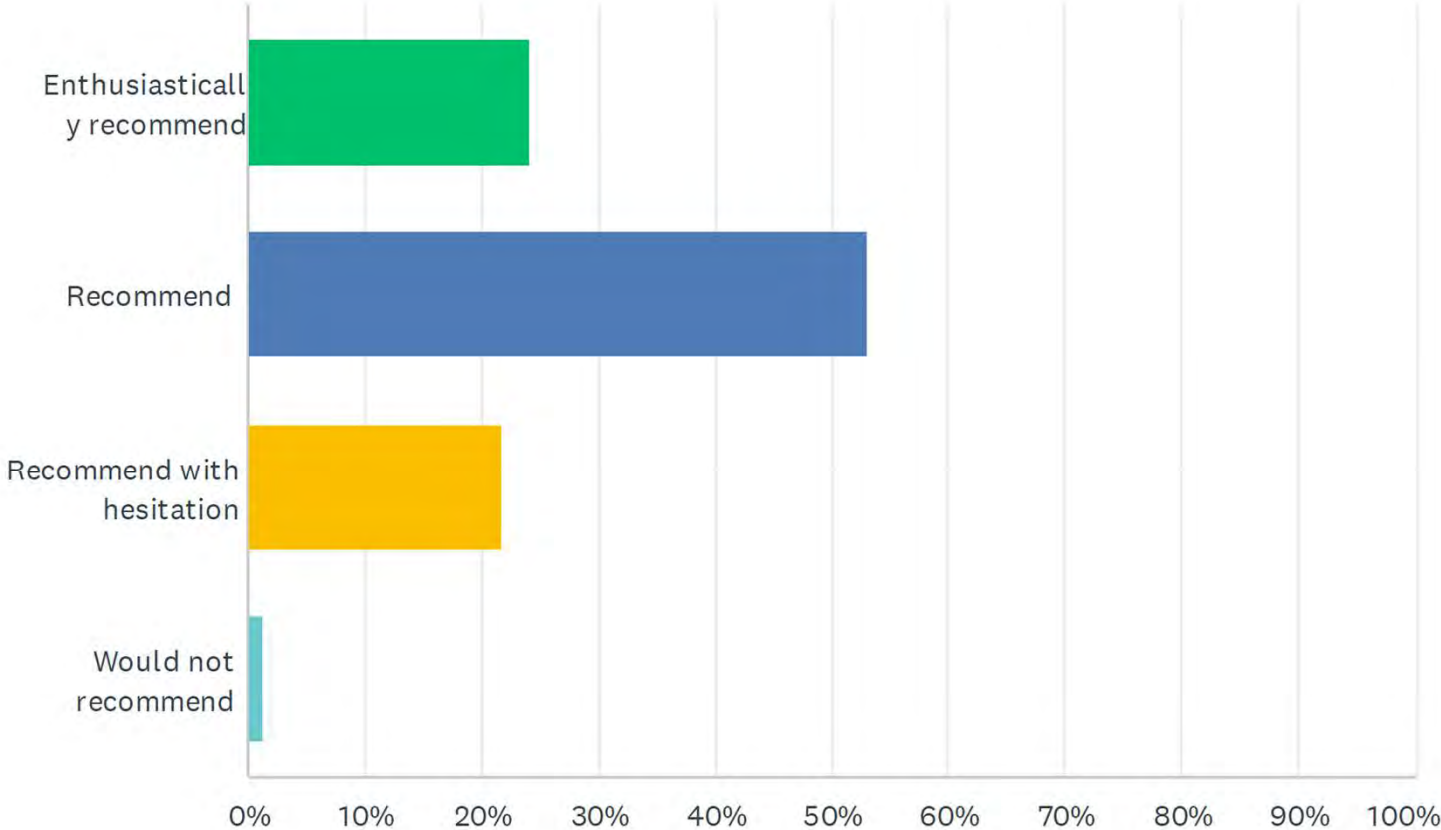
Floating Docks

Location...

Boater Survey – Orleans Marina

Q14 In terms of recommending your current marina to your boating friends, would you:

Answered: 83 Skipped: 13



What is the Single Most Important Improvement Needed at Orleans Marina?

Maintenance

Painting

Finger Pier Repairs

Pave the Parking Lot

Floating Docks

Dredging and Entrance Issues

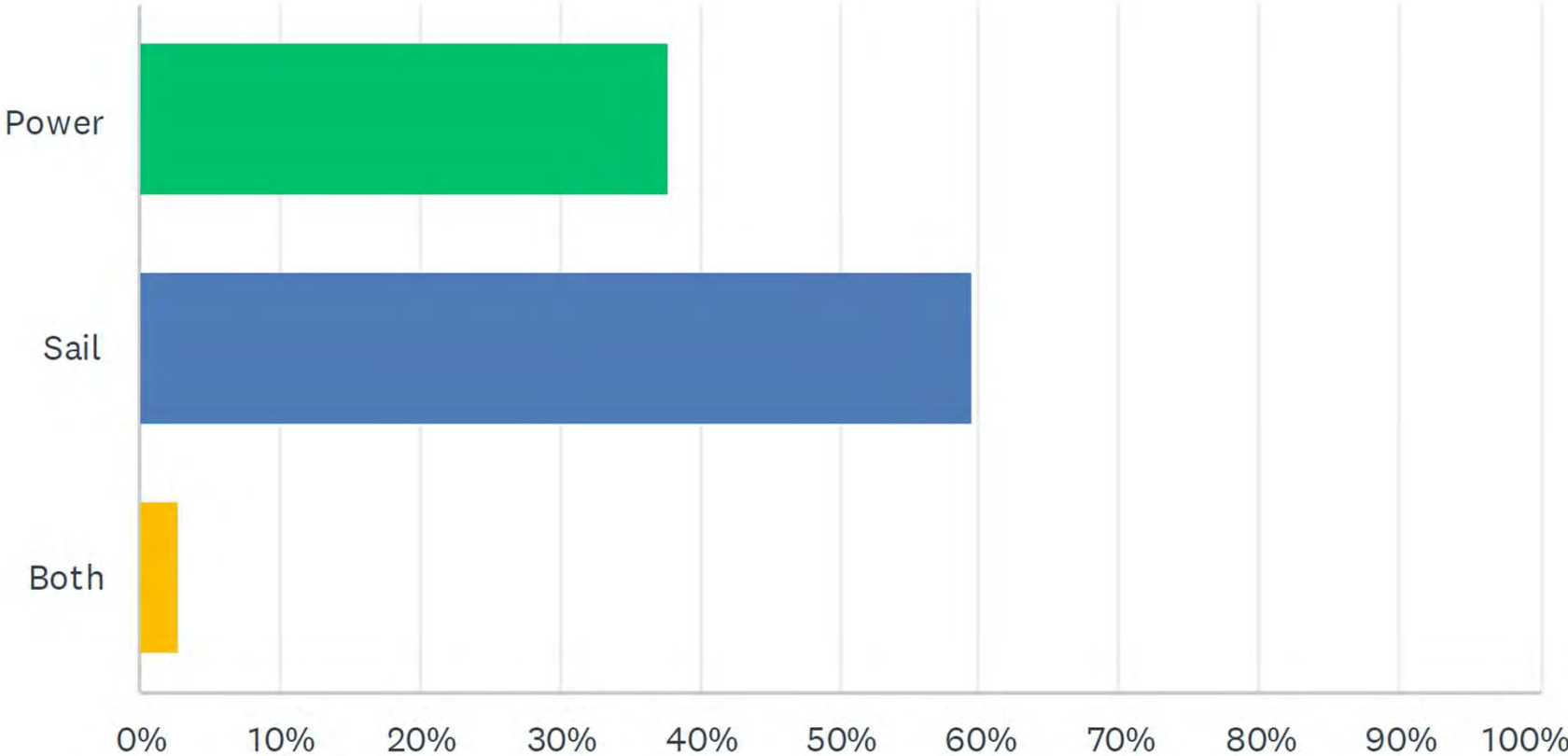
Security

Wider Slips

Boater Survey – South Shore Marina

Q2 What type of boat do you have?

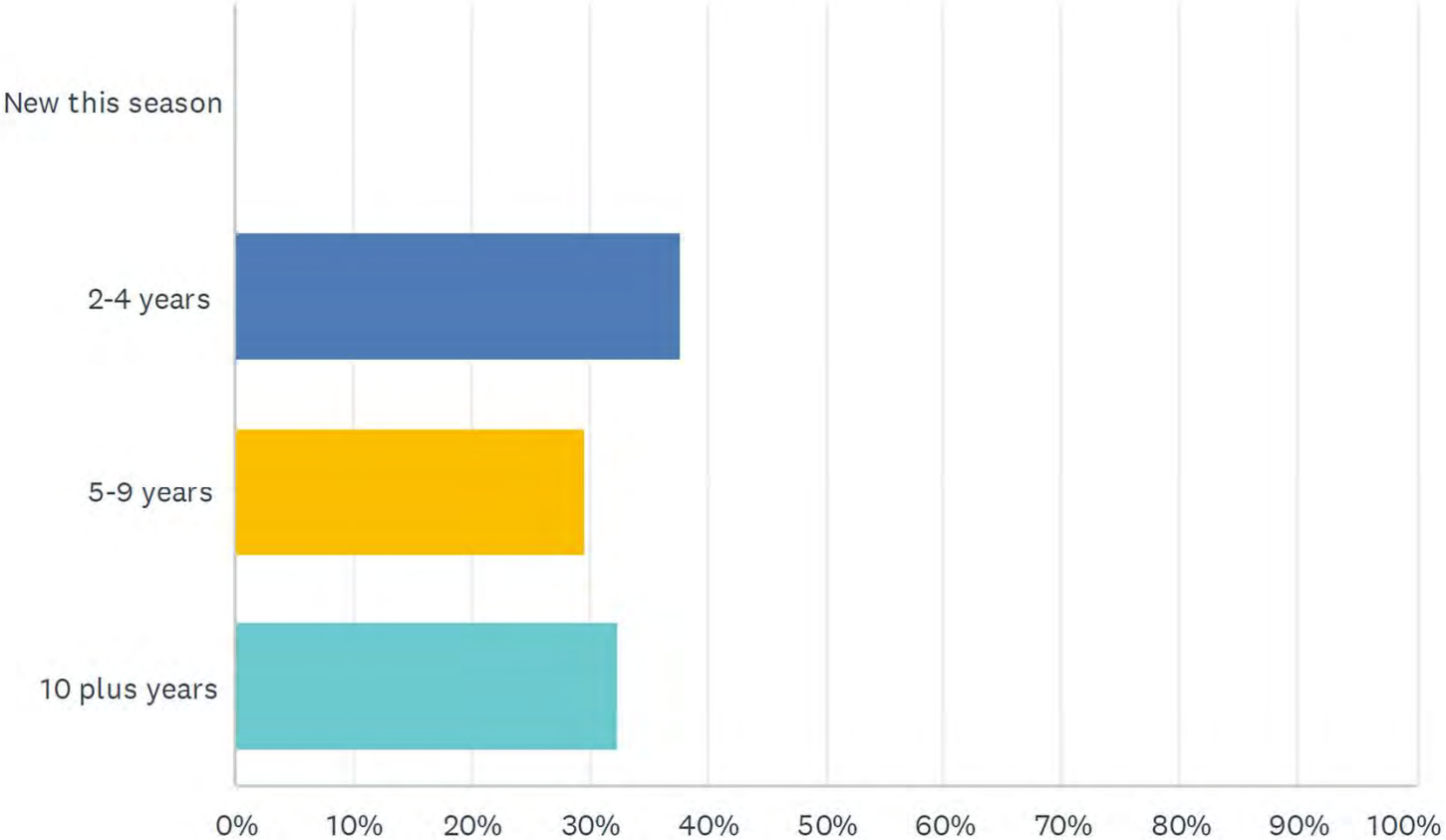
Answered: 37 Skipped: 0



Boater Survey – South Shore Marina

Q3 Including the 2023-2024 season, how many years have you kept your boat in your current marina?

Answered: 37 Skipped: 0



Boater Survey – South Shore Marina

	POOR	FAIR	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
Parking at marina	10.81% 4	24.32% 9	43.24% 16	21.62% 8	37	2.76
Facility trash collection	8.33% 3	16.67% 6	58.33% 21	16.67% 6	36	2.83
Restroom & shower facilities are maintained	32.43% 12	32.43% 12	29.73% 11	5.41% 2	37	2.08
Customer service by harbor attendants	25.00% 9	44.44% 16	25.00% 9	5.56% 2	36	2.11
Rules for conduct are in place, well communicated and enforced	19.44% 7	30.56% 11	41.67% 15	8.33% 3	36	2.39
Dockage is safe and easy	18.92% 7	16.22% 6	48.65% 18	16.22% 6	37	2.62
General maintenance and condition of harbor/marina	29.73% 11	43.24% 16	21.62% 8	5.41% 2	37	2.03

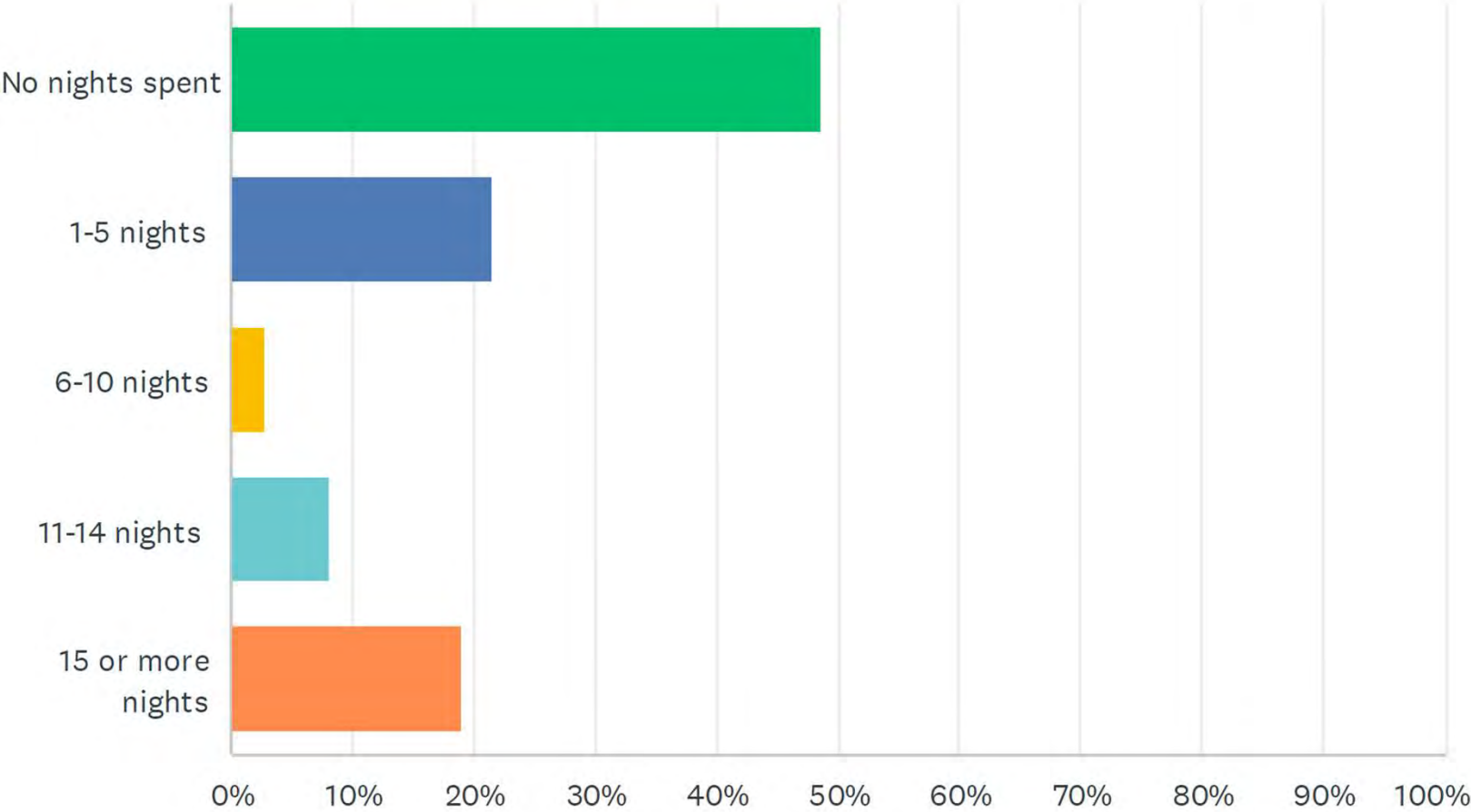
Boater Survey – South Shore Marina

	NOT SATISFIED AT ALL	GENERALLY SATISFIED	VERY SATISFIED	TOTAL
Docks and Finger Piers	21.62% 8	67.57% 25	10.81% 4	37
Restrooms	32.43% 12	62.16% 23	5.41% 2	37
Site Walkways	5.41% 2	72.97% 27	21.62% 8	37
Site Landscaping	35.14% 13	54.05% 20	10.81% 4	37
Dock and Marina Lighting	27.03% 10	54.05% 20	18.92% 7	37
Marina Staff	27.03% 10	54.05% 20	18.92% 7	37
Marina Maintenance	38.89% 14	52.78% 19	8.33% 3	36
Security	21.62% 8	59.46% 22	18.92% 7	37

Boater Survey – South Shore Marina

Q6 How many nights do you spend aboard your vessel each month?

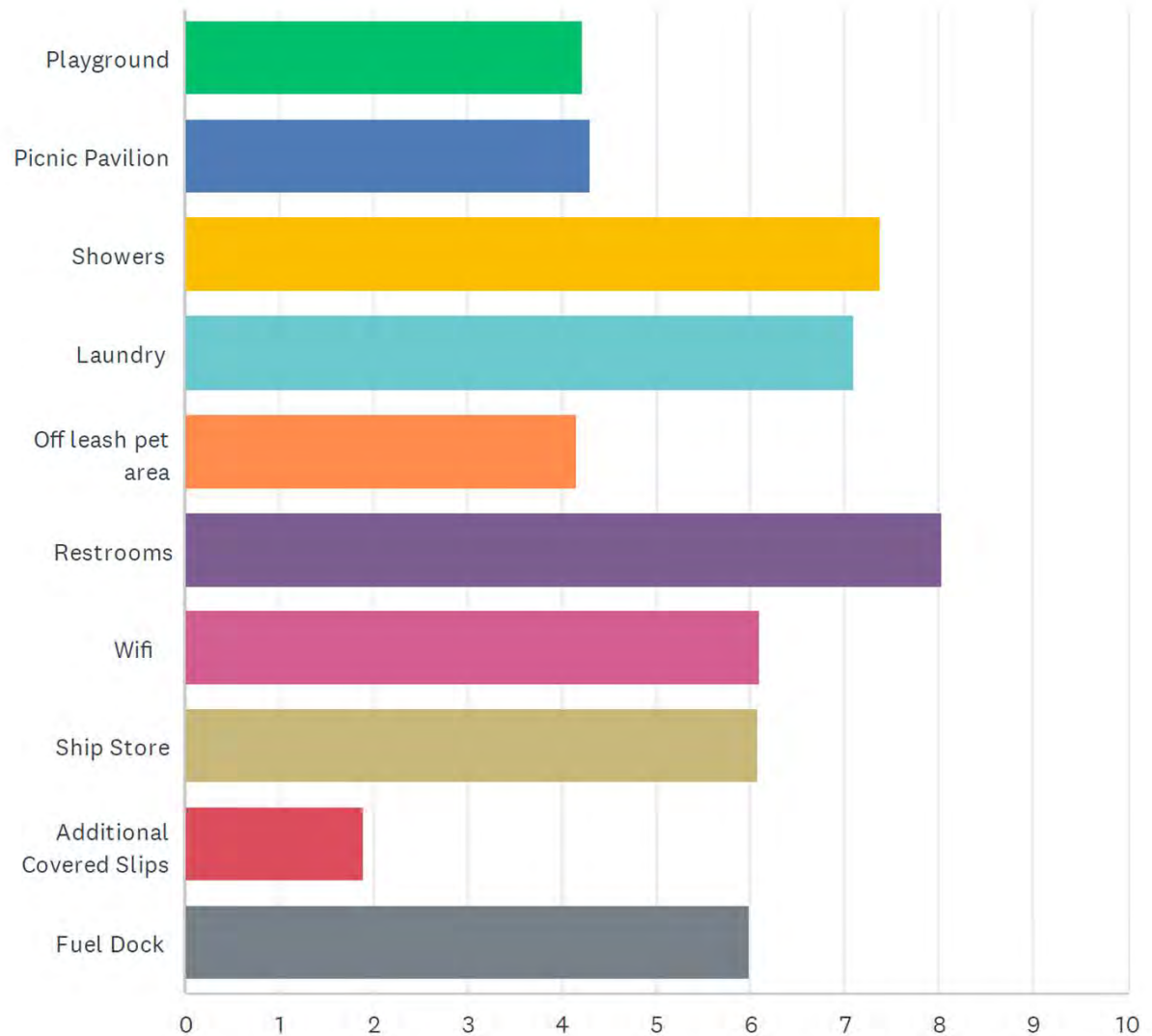
Answered: 37 Skipped: 0



Boater Survey South Shore Marina

Q7 How important are the following amenities to you and your guests?
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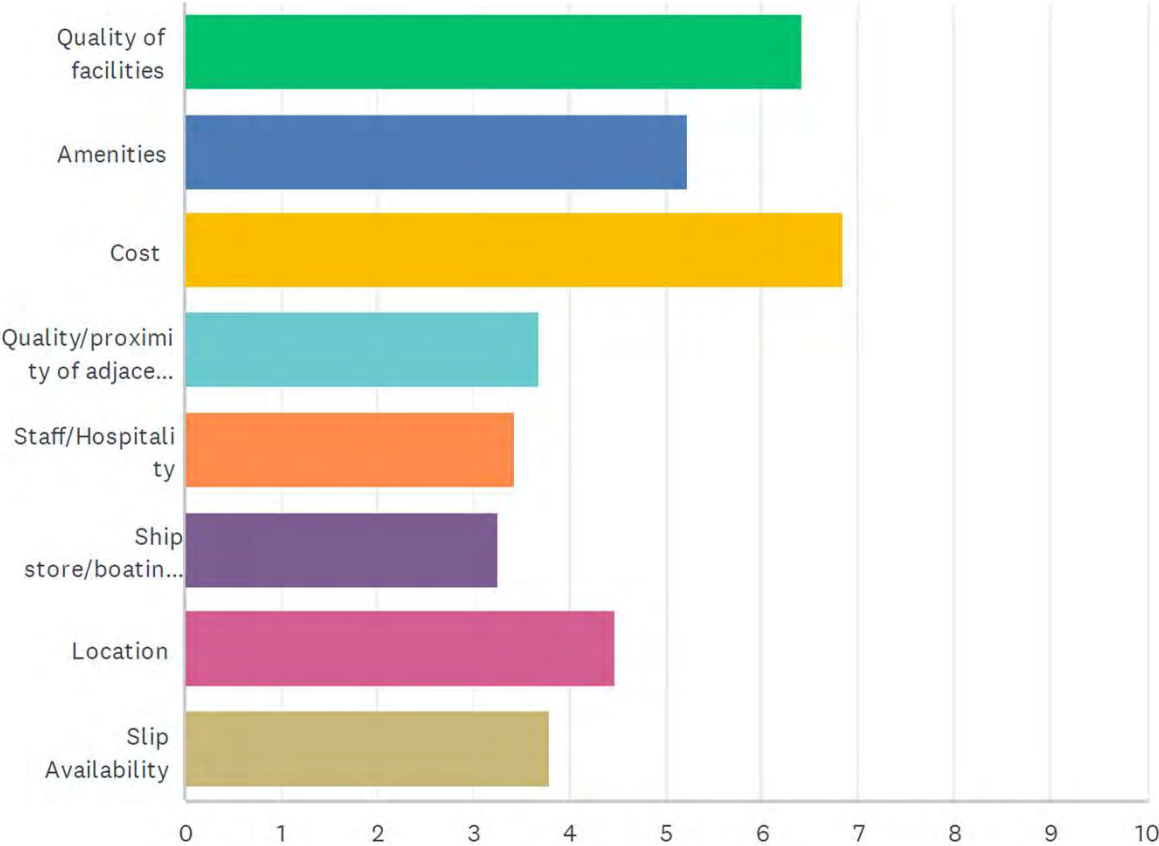
Answered: 32 Skipped: 5



Boater Survey – South Shore Marina

Q9 How do you select your dockage location? Please arrange the following by level of importance Please Note: Drag or number choices to rank. The TOP or Rank 1 = MOST IMPORTANT.

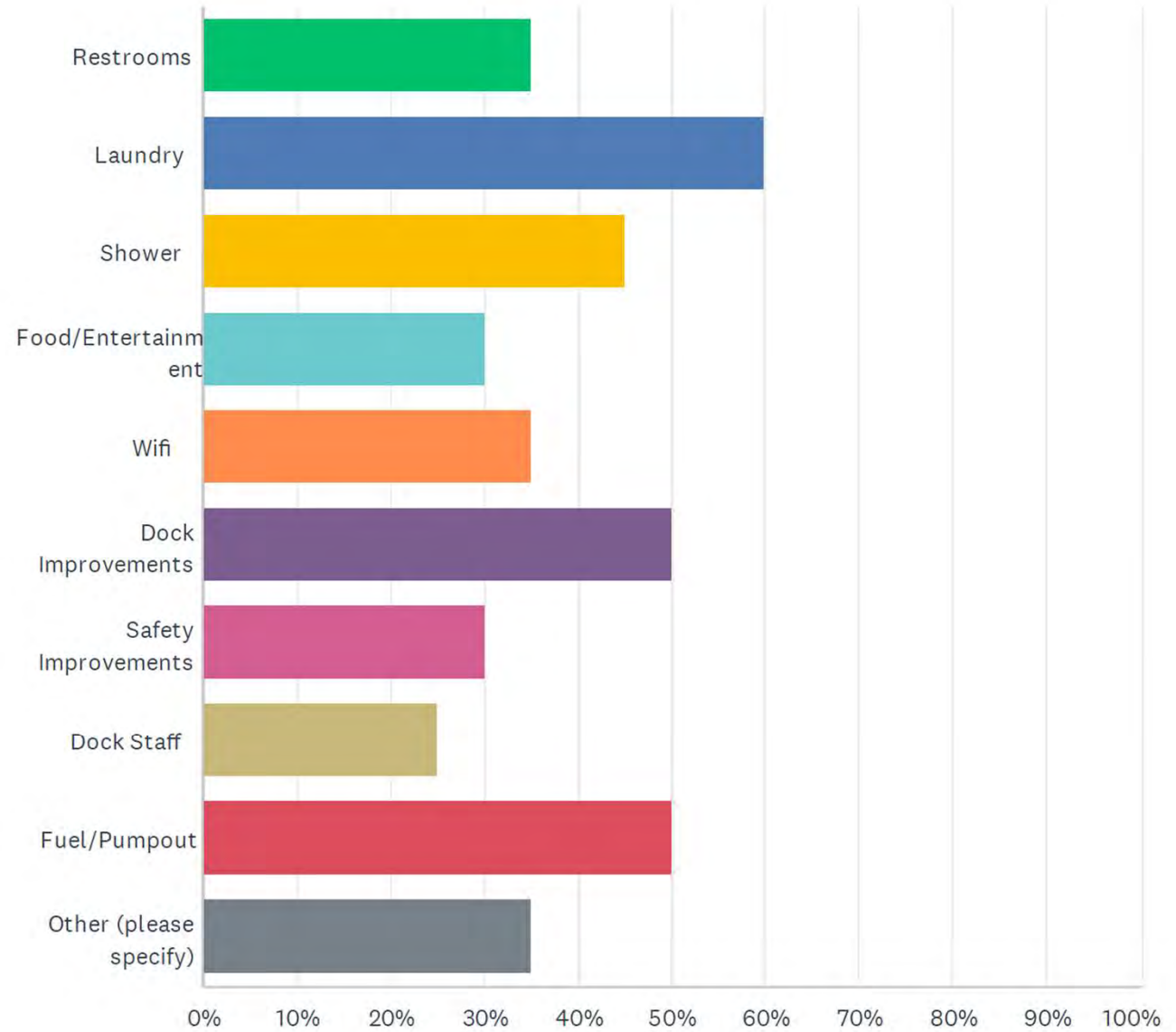
Answered: 31 Skipped: 6



Boater Survey South Shore Marina

Q13 What elements would need to improve or be added to consider the other marina again?

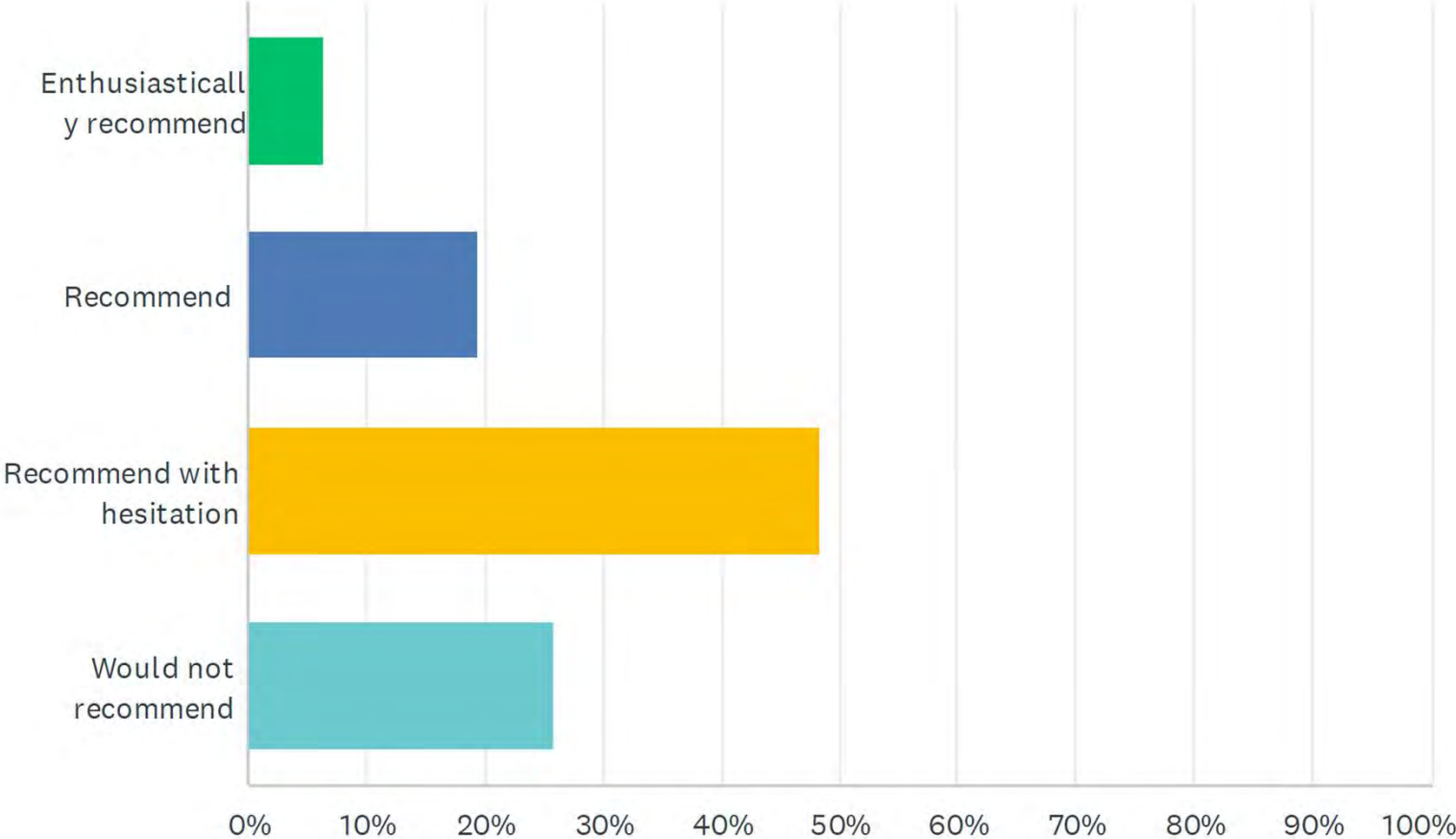
Answered: 20 Skipped: 17



Boater Survey – South Shore Marina

Q14 In terms of recommending your current marina to your boating friends, would you:

Answered: 31 Skipped: 6



What is the Single Most Important Improvement Needed?

Laundry

Restrooms

Restaurant / Upland Activities / Atmosphere

Maintenance

Finger Pier Repairs

Floating Docks

Dredging and Entrance Issues

Fuel Dock











Boat Clubs / Rentals

Higher Profits for Marina Owners

Lower Cost of Entry for New Boaters

Multiple Boat Types

Internal Operation or National Franchise

Requires Maintenance



Paddlecraft Rentals

Very Profitable

Lowest Cost Boating Option

Very Accessible





DECEMBER 21, 2021

Tritium partners with Aqua superPower to expand charging network for electric boats

Scooter Doll - Dec. 21st 2021 9:01 pm PT □ @SCOOTERDOLL



Orleans Marina Overall Strategy

Complete Parking Lot Paving

Complete Sea Wall Renovations

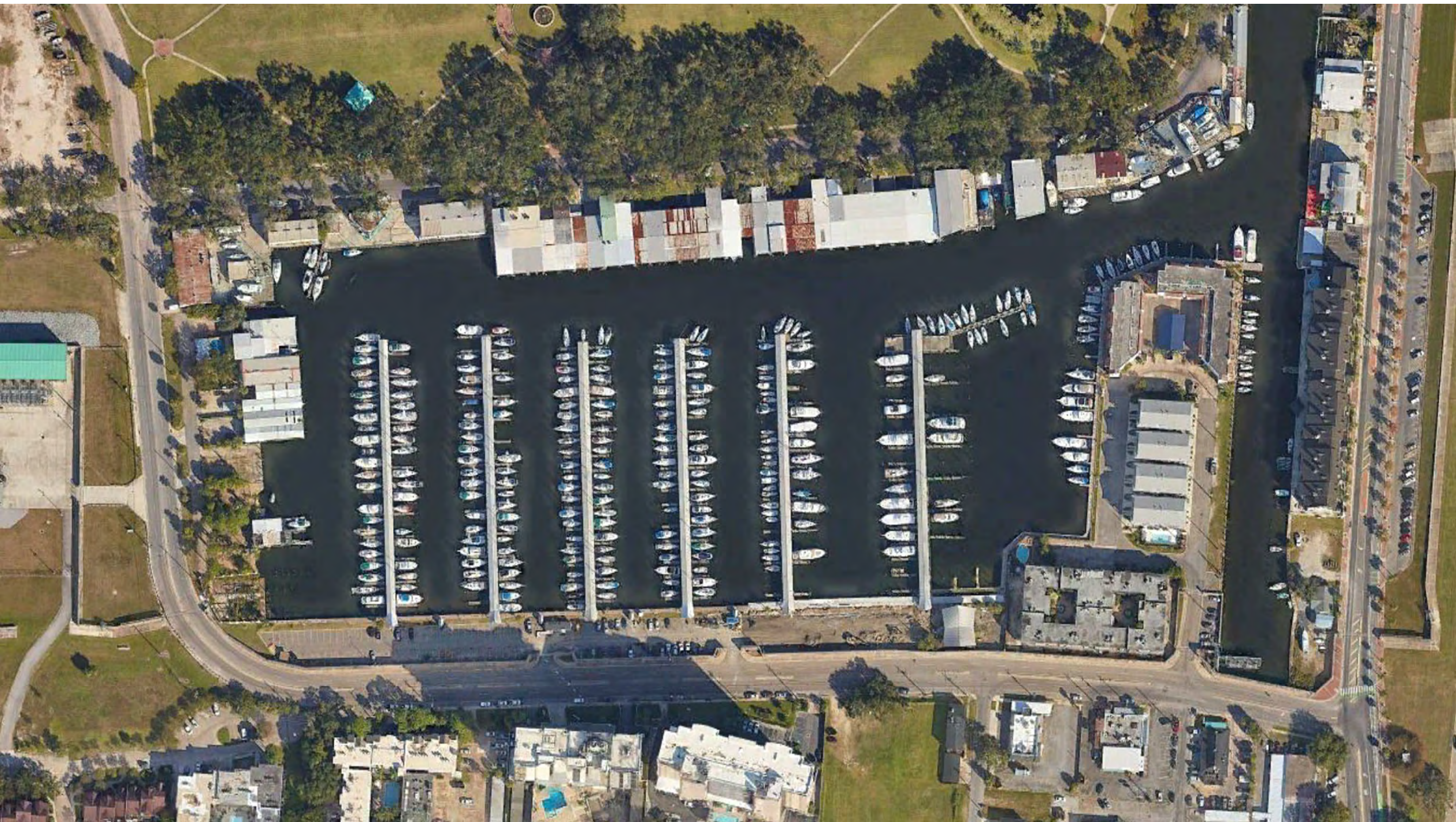
Repair Finger Piers

Improve Restrooms (AC) and Gathering Area

Paint and Aesthetic Repairs

Upgrade Utilities

ADA Compliance



ORLEANS MARINA MAIN BASIN

SLIP COUNT

30' slips x 39
40' slips x 202
60' slips x 48

- (A) Existing covered piers with rebuilt fingers
- (B) Marina parking
- (C) Boater services
- (D) Deck/amenity area
- (E) New 30' slips

40' 40'

40' 40'

40' 40'

40' 40'

40' 60'

60' 60'

(A)

(B)

(C)

(D)

(E)





ORLEANS
MARINA
TRANSIENT
DOCK

A Reconstructed broadside dock (460 linear feet)



South Shore Marina Overall Strategy

Concentrate Occupied Slips and Focus Improvements on Those Areas First

Support Efforts to Add Restaurant and Amenities

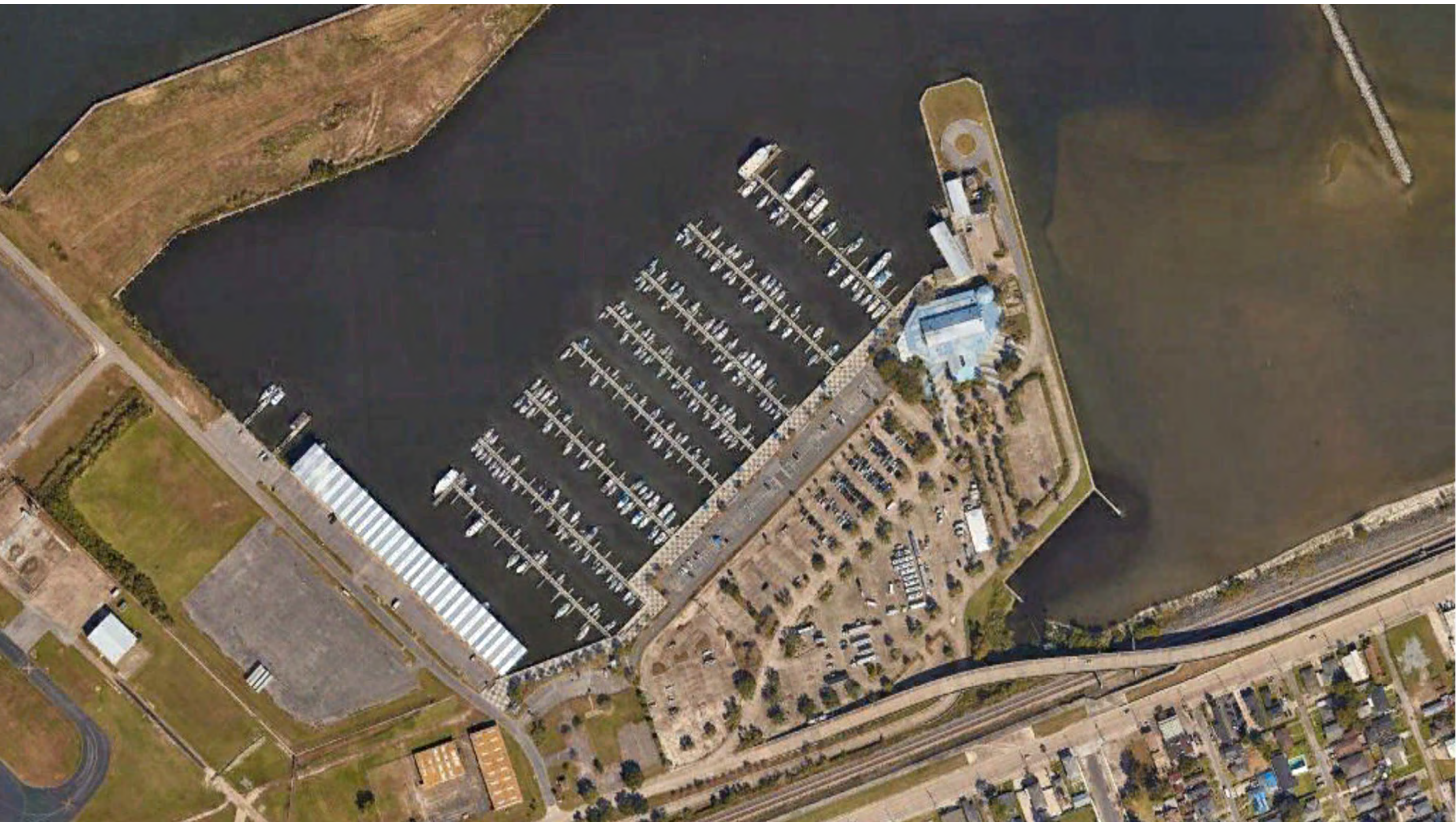
Repair Finger Piers

Improve Restrooms, Add Laundry and Gathering Area

Paint and Aesthetic Repairs

Upgrade Utilities

ADA Compliance





30' 30' 40' 40' 45' 50' 60'

A

B

C

E

F

G

D

SOUTH SHORE MARINA PHASE I

- A** Decommissioned piers with fingers removed
- B** Existing piers with reconstructed fingers
- C** Boater services
- D** Outdoor stage
- E** Great lawn
- F** Restroom building
- G** Relocated dropoff

SLIP COUNT

- 30' slips x 62
- 40' slips x 52
- 45' slips x 25
- 50' slips x 22
- 60' slips x 18





60' 30' 30' 45' 40' 45' 40' 30' 30' 30' 40' 40' 45' 50' 60'

SOUTH SHORE MARINA PHASE II

- (A) Phase II slips
- (B) Phase I slips
- (C) Multi-family residential structure
- (D) Pool with bath house
- (E) Dropoff area and reconfigured parking
- (F) Boater services
- (G) Outdoor stage
- (H) Great lawn
- (I) Restrooms
- (J) Dropoff

SLIP COUNT

30' slips x 202
40' slips x 106
45' slips x 75
50' slips x 22
60' slips x 40

Next Steps

Establish Priorities for Each Site

Incorporate Your Feedback Into the Plans

Estimate Cost of Improvements

Assess the Financial Viability of the Plans

Refine Phasing Plan Within Reasonable Financial Criteria

Refine Master Plan

Identify Funding Plan

Commence Preliminary Engineering and Permitting

Preliminary Engineering

Detailed Site Characterization

Detailed Site Investigations

Concept Refinement

Preliminary Application Meetings

Refined Cost Estimates

Grant Funding

USFWS Boating
Infrastructure Grants
Tier 1 and 2

Clean Vessel Act

FEMA



USFWS BIG Grant
Funds Transient
Boating Infrastructure
Tier 1 Funds Planning
& Engineering
Tier 2 Funds
Construction
Multiple Tier 2 Phases
Possible



Permitting

Submit Joint Permit Application to USACE and the State of Louisiana.

Avoid, Minimize, and Mitigate

Special Studies

Final Engineering

Fund Raising / Grant Funding

Construction

Thank You!

Please feel free to contact us at:

Greg Weykamp

gweykamp@edgewaterresources.com