

**City of Corpus Christi**  
**Boating Infrastructure Grant Proposal**  
**Construction of Slips for Transient Recreational Boaters**

The Corpus Christi Marina is one of two full-service marinas along the Gulf Coast of Mexico in Texas and has been certified as a Texas Clean Marina including winning the Marina of the Year award. It is located on Corpus Christi Bay in the heart of the Corpus Christi metropolitan area adjacent to the city's entertainment and tourism district. Boaters are drawn to the city's marina as it is located within walking distance to more than 30 tourism venues and numerous shops, restaurants and hotels.

City leaders recognize the importance of the municipal marina in defining the character and viability of the city's downtown and tourism industry. As such, the city is embarking on an ambitious \$75 million waterfront park, shopping, restaurants and entertainment area adjacent to the marina and seawall called "Destination Bayfront." More details on this project can be found at <http://www.destinationbayfront.org>. The marina portion of the project includes adding 35 slips for transient recreational 40' boats, new bulkheads and sidewalks around the marina. The marina transient boat improvements costs are estimated at \$785,150 thousand broken down as follows:

Project	Cost
35 new transient boat slips	\$785,150

The City of Corpus Christi is requesting \$502,496.00 in federal assistance through the Boating Infrastructure Grant program to help finance the new transient slip portion of the project. The remainder of the project will be financed with city, state and private funds.

The Corpus Christi Marina has frequently been at 98 percent occupancy for the past two years and has had a 40% increase in visiting boaters from 2010 to 2013. The Corpus Christi Marina attracts more than 1660 transient visiting boat night stays, averaging approximately 375 transient boats per year. The high demand for 30ft – 40 ft boat slip in the marina has resulted in turning away an average of 75 boats per year in the past 12 months due to lack of available boat slips. In order to accommodate the demand of visiting vessels, the City of Corpus Christi proposes construction of 35 non-trailable boat slips in the Corpus Christi Municipal Marina.

The City of Corpus Christi will retrofit the existing infrastructure to accommodate the 35 floating boat slips and will continue to operate, maintain and provide an array of services and amenities for boaters as a full-service marina. With the City's new development and exciting venues including activities available in the Downtown area, Corpus Christi is becoming a major tourist destination for boaters. (See attached articles). The additional 35 boat slips will allow additional boaters the opportunity to visit Corpus Christi and enjoy a variety of entertaining activities within one mile of the marina.



Corpus Christi Municipal Marina

## 1. Plan to construct tie-up facilities for transient recreational boaters.

The City of Corpus Christi proposes to construct 35 floating boat slips in the Corpus Christi Marina T-Head that will accommodate 40 foot non-trailerable transient visiting vessels.

- The construction of these boat slips includes:
  - Installing 37 pilings
  - Installing 35 dockside electrical shore power systems
    - 30/50 amp systems
  - Potable water system
- Slips will be constructed along the existing south side of the Coopers Alley L-Head stem of the Marina.
- Construction materials utilized will be mostly recyclable materials.
- Extremely cost effective as the City of Corpus Christi will be retrofitting existing infrastructure to construct these new boats slips.
- Federal funding cost per slip is \$14,357.00

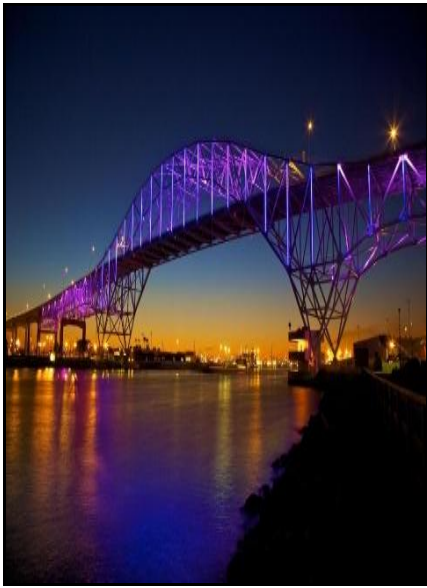
The City of Corpus Christi will maintain the boat slips in a proper and correct marine manner.

This project is within the goals and priorities of Texas Parks and Wildlife and the Governor's office - Economic Development and Tourism Division.

## 2. Public/Private partnerships

Beside Texas Parks and Wildlife and the U.S. Fish and Wildlife Service, the following public and private entities are providing funding and/or services to accomplish the renovation and improvements to the Corpus Christi Municipal Marina:

- **City of Corpus Christi-** will utilize bond funds to renovate the marina bulkheads and sidewalks (\$170,000) and provide almost the entire state/local match for the new transient slips.



Corpus Christi's Harbor Bridge, the second tallest bridge in Texas.



Boat races on Corpus Christi Bav.

- **Corpus Christi Yacht Club-** will provide support services for boaters at the marina, providing boater safety, maintenance and boat handling classes, community sailing programs geared toward kids. Reciprocal out of State transient boating visitors, publicize the marina including marketing to boaters, hosting world and national regattas, stimulating the local economy with thousands of visitors such as the World Melges, World J22, World Optimist, National Youth Sailing Championships with all support and tourist vessels. The Worlds J22 & Optimist Regatta brought in \$4.4 mil to the local economy.
- **Port of Corpus Christi, Port Police** - provides marina water security in partnership with the Marina Patrol providing a service worth \$25,000 per year.
- **Corpus Christi Police Department** - providing land based patrols through entire marina several times per 24 hour period.
- **USCG** together with Corpus Christi Marine Patrol – assisting in boat rescues averaging 281 Search and Rescue missions per year.
- **County Sheriff Department-** through a community service program for inmates assisting trash collection of seawall and docks throughout entire marina prior to large boating events.
- **Sea Scouts of America** - through a community service program assist in trash collection in lieu boat slip monthly rent of entire seawall and docks throughout marina.
- **USCG AUXILIARY** – Provide Boating educational programs throughout year.

### 3. Innovative techniques

Dock construction materials will be mostly of recyclable materials.

- "Specially designed moorings" that benefit transient boats greater than 26 feet in length. Slips accommodating 30 - 40 and larger boats are able to securely moor utilizing 6 mooring lines designed for high winds and storm surges. (two bow, two stern and two spring lines. A total of six mooring points). Pilings will be square DOT specification concrete pilings designed for use in bridge construction for salt water. Dimensions are 14 to 18 inch 55 foot length penetrating into the clay bay soil to 30 feet depth.

- All dock pilings are concrete especially designed with waterproof reinforced concrete for many years of longevity maximizing the return on investment for more than fifty years of future service.
- Additional protection is a large rock breakwater separating the marina from incoming waves from the bay or intra coastal waterway. Pilings are to DOT specifications and are in use for bridges spanning over fresh, brackish, and salt water.
- The Corpus Christ Municipal Marina is located within a hurricane, storm surge and flood zone area. All new boat slips construction are designed as floating docks and are able to handle hurricane force winds to category two, possibly greater with a 14 foot storm surge.
- All new floating boat slips including transient boat slips have electrical options to accommodate electrical requirements for all vessels. We offer 30; 50; AMP electrical service configurations, with no brown outs.
- All new boat slips have large cleats to correctly accommodate all mooring line for heavy weather.
- All new boat slips have a wider beam for easy entry and departure.

The Corpus Christi Municipal Marina will implement a comprehensive public awareness/marketing campaign of the availability of recreational transient boater slips to include:

- Partnerships with the Convention and Visitors bureau to distribute brochures about the boating facilities at trade shows, conferences, visitor centers throughout Texas.
- Direct mail to conferences and tourists.
- Internet linkage to boating web sites, marina web sites, and other vacation sites from the City's Marina web site at [www.corpuschristimarina.com](http://www.corpuschristimarina.com).
- Promotion through the National/Local Boating Industry.

- The Corpus Christi Marina offers free contaminated bilge water pumpouts including free engine oil pumpouts. This service is paid by the Texas General Land Office and operated by the Corpus Christi Marina saving over \$60 million in oil spill clean ups along the Texas coastline preserving wildlife and preventing water pollution.
- All transient slips including new floating docks have built in vacuum sewage pumpout for the use of every boat slip.

### **Marketing the Marina (See attachments)**

- National Marine Manufacturers Association (NMMA) announced the top 10 states for boating based upon annual sales with Texas selling \$812 million second to Florida.
- *National Hot Spot Marina:* National Marine Manufacturers Association (NMMA) chose [Corpus Christi](#) as the second national Hot Spot in the nation as a coastal city located in South Texas that is a perfect waterfront city for boaters with more than 300 square miles of water. Its marina-called the "T-Heads" by local residents-is an excellent base for visiting boaters to see it all. It's also the place to buy Gulf shrimp right off the boat when the fleet returns. Enjoy sailing, cruising, fishing, watersports or a day trip to nearby islands. News, U.S. Sailing, Texas Sea Grant Program The Corpus Christi Municipal Marina will implement a comprehensive public awareness/marketing campaign of the availability of recreational transient boater slips to include:
  - Partnerships with the Convention and Visitors bureau to distribute brochures about the boating facilities at trade shows, conferences, visitor centers throughout Texas.
  - Direct mail to conferences and tourists.
  - Internet linkage to boating web sites, marina web sites, and other vacation sites from the City's Marina web site at [www.corpuschristimarina.com](http://www.corpuschristimarina.com).
  - Promote through the Boating Industry News, U.S. Sailing, Texas Sea Grant Program and Marina Association of Texas and international Marina Association.

### **Internet marketing:**

- The Waterway Guide:  
[http://www.waterwayguide.com/marina\\_close-ups/corpus-christi-municipal-marina](http://www.waterwayguide.com/marina_close-ups/corpus-christi-municipal-marina)
- The Boaters Directory:  
<http://boaters.popy.com/viewSite.aspx?id=1781456>
- The City Of Corpus Christi:  
[www.corpuschristimarina.com](http://www.corpuschristimarina.com)
- Advertising in “Southern Boating” magazine, which has a monthly distribution of more than 42,000 in all U.S. southern states, the Bahamas, and throughout the Caribbean.
- Partnerships with the Convention and Visitors Bureau for internet and brochures distribution at trade shows, conferences, visitor centers throughout the USA and Texas.
- Promotion through the Boating Industry News, U.S. Sailing, Texas Sea Grant Program, the Marina Association of Texas including the International Marina Association. These associations provide interstate and national marketing efforts that assist in bringing transient vessels to the Corpus Christi Municipal Marina.



**Corpus Christi Museum of Science and History, Columbus Ship Exhibit.**



**Texas State Aquarium, located on Corpus Christi Beach, north of the Marina.**

#### 4. Match Requirement

The new transient slips for which we are requesting BIG funding assistance, is one portion of a larger marina renovation project. The City of Corpus Christi is financing the majority of this work (\$2.6 million) through bonds. This renovation is needed to accommodate additional transient and tenant recreational vessels.

The City of Corpus Christi is only requesting federal funding assistance through the Boating Infrastructure Grant, Tier Two program of \$785,150 of a \$2,600,000 or more total project cost. The estimated construction cost of adding 35 new transient slips to the existing marina is as follows:

Project Management	\$29,920
Floating Dock/Walkway	\$363,550
Dockside Electric	\$139,400
Installation of 37 Pilings	\$114,648
Demolition & Site Preparation	\$39,712
Project Engineering	\$74,800
Dockside Water	\$23,120
<b>Total Cost</b>	<b>\$785,150</b>

Only \$502,496.00 (or 64%) of Federal BIG program funding assistance is requested, as the City of Corpus Christi will fund the remainder (36%).

#### 5. Cost Efficient

This project is extremely cost effective as construction of the new transient boat slips will utilize existing operational infrastructure at the marina. Therefore, additional amenities will not need to be constructed to accommodate the new boat slips, assisting in the cost efficiency of the project. Boater related amenities currently existing at the marina include:

- Water, wastewater, electric service
- Restrooms, laundry, shower facilities, library & WiFi
- Marina security patrol including 24 hour rescue service
- Complete boat repair boatyard and fuel dock
- Sanitary pump-out stations
- Contaminated bilge water and oil pump-out service
- Dry vessel storage



The Harbor Playhouse performs various plays and musicals throughout the year.



The U.S.S. Lexington Museum is located on Corpus Christi Beach within the Marina breakwater.

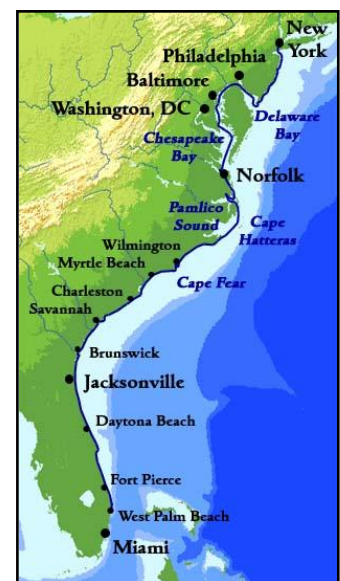
- Public boat ramp
- Fuel station
- Boating safety classes
- Yacht Clubs (two)
- Marketing, management, and maintenance staff
- On-site restaurants

As a result, the final construction costs for the transient recreational boat slip is less than \$22,432.00 per slip, or less than \$14,357.00 Federal funds per slip.

## 6. Provide a significant link to prominent destination way points.

The Intracoastal Waterway

Significant Link:







**The Corpus Christi Art Museum and Water Gardens are located within walking distance of the Marina.**



**Heritage Park, the site of twelve historical Corpus Christi homes, is also located nearby.**

The Corpus Christi Municipal Marina is the first major marina encountered along the Gulf of Mexico when traveling northbound from Mexico and the Panama Canal, providing safe harbor from storms. It is only one of two full service marinas along the Gulf Intracoastal Waterway with several boat repair yards in close proximity including storage facilities geared toward assisting boaters.

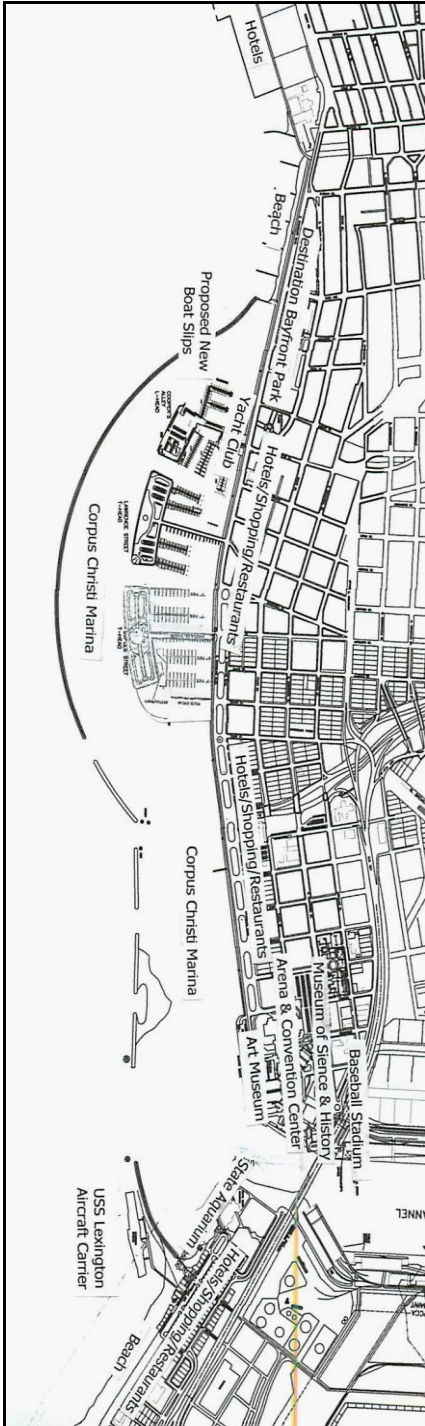
The Waterway extends most of the length of the Eastern Seaboard on its 3,000 mile path with the unofficial northern terminus at the Manasquan River Inlet in New Jersey, extending down to Florida, then wrapping around along the Gulf of Mexico, through Corpus Christi Bay continuing south to Brownsville, Texas. Navigation through the waterway affords protections from many hazards of open sea travel. The marina is a destination for recreational boaters within walking distance to downtown shopping, restaurants, hotels, popular attractions such as the Texas State Aquarium, Lexington Aircraft Carrier Museum, Baseball Stadium, Art Museum of South Texas and more.

The Audubon Society named the Corpus Christi area “The Birdiest City” for the 14<sup>th</sup> year running, declaring the area as having the most abundant variety of bird species of any location in the USA. Yacht clubs, boat manufacturers and rendezvous boating groups traveling along the eastern seaboard visit Corpus Christi year round, exploring the Intracoastal Waterway’s vast natural beauty. The scenic natural wildlife preserve affords transient boaters the enjoyment of viewing the abundant animal life, including the endangered whooping crane, which nests along the banks of Aransas National Wildlife Refuge. Boaters are also able to view many other terrestrial and aquatic species, such as marine mammals, bird species, and can partake in activities such as sport fishing for redfish, trout, tarpon and more along the Laguna Madre. Catch and release fishing is popular along the King Ranch (Kleberg County) portion of the waterway on the way to Brownsville.

The links below can provide a more detailed study of the Laguna Madre area:

<http://www.ucsusa.org/gulf/gcplaceslag.html>

[http://en.wikipedia.org/wiki/Laguna\\_Madre\\_\(United\\_States\)](http://en.wikipedia.org/wiki/Laguna_Madre_(United_States))



The Corpus Christi Bayfront

**7. Provide access to recreational, historical, natural, or scenic opportunities of national, regional or local significance.**

**Access Opportunities:**

In 2004, a \$44 million project was completed which resulted in the renovation of Corpus Christi's entire golden two mile long seawall including sidewalks and marina bulkheads. This renovation provides an enhanced experience for pedestrians, bicyclists. The Marina is within walking distance to downtown shopping, restaurants, hotels, and museums, including the downtown entertainment and tourism district plus attractions such as the Texas State Aquarium, Lexington Aircraft Carrier Museum, Baseball Stadium, Art Museum of South Texas and more:

- Corpus Christi Art Museum
- U.S.S. Lexington
- Texas State Aquarium
- Corpus Christi Science and History Museum
- South Texas Institute for the Arts Museum
- Nina, Pinta, and Santa Maria replica ships
- Harbor Playhouse
- Philharmonic Orchestra Recitals
- Water Gardens
- Sandy Beaches
- Heritage City Park with playground and picnic area
- Cathedral Symphony Concert Series
- Performing arts events at the Selena Auditorium
- Corpus Christi Convention Center
- Multi Purpose Arena — \$35 million investment by the City of Corpus Christi.
- Ice Rays (hockey) games.
- Restaurants
- Night Clubs
- Shopping
- Windsurfing (Corpus Christi is noted as a top destination for windsurfing)
- Birding overlooks
- Corpus Christi Public Library



Corpus Christi North Beach

## 8. Economic Impact

Supporting tourism is extremely important for the economy in Corpus Christi. Tourism in the Corpus Christi Metropolitan Area generates 10,790 jobs, \$624.8 million in travel spending and \$57.7 million in tax receipts each year.

The Corpus Christi Municipal Marina (Marina), located on the Corpus Christi Bayfront, is the only marina in Texas that is located in the center of a metropolitan area. Vessels visiting the Corpus Christi Marina have easy access to historical and cultural sites, beaches, birding sites, hike and bike trails, and sports events.

The additional transient boat slips will make a positive impact on the economy by increasing the number of medium to large non-trailerable vessels visiting Corpus Christi. In addition these transient boat slips will provide the facilities necessary to continue to partner with private organizations to sponsor boating sports events in the Corpus Christi Bay area.

Last year, the Corpus Christi Marina attracted more than 1660 transient visiting boat night stays, averaging 375 transient boats per year. The past two years has seen a 40% increase in visiting boaters from 2010 to 2013. Reciprocal out of State transient boating visitors, publicize the marina through word of mouth. Other marketing to boaters (See page 4, marketing), Corpus Christi hosts world and national regattas, stimulating the local economy with thousands of visitors attending world class events such as the East Meets West Powerboat Shootout, the World Melges, the World J22's, the World Optimist, National Youth Sailing Championships. Texas A&M University conducted an economic impact study that estimated \$4.4 million in direct expenditures into the local economy was generated by just two of these events.

Additional transient boat slips assist in procuring these special events such as sport fish tournaments, power boat races and various World Regattas. The marina provides services assisting boaters with hotel and restaurant accommodations including other amenities as needed when docked at the Corpus Christi Marina through the Convention and Visitors Bureau.

### **Texas International Boat Show**

Due to the BIG Grant award of 2006 the impact of this funding was used to assist in building new floating docks for transient vessels and tenants. The new state of the art floating docks then attracted the Texas International Boat Show which debuted in 2007. The economic impact was tremendous with many beneficial results.

- The Boat Show at the Corpus Christi Marina spanned an area of 31.5 acres on land and in the water.
- Attendance total at the Boat Show was estimated at 40,000 persons for the four days.
- Every boat slip in the marina was rented out.
- There were over two hundred million worth of boats and RV's on display and for sale.
- Total boats sold 120.
  - Three boats in excess of \$1 million sold.
  - One vessel worth \$10.8 million was sold by Calixas Yachts.
  - Rivera Yachts sold over \$3 million in total.
- 300 non trailable boats were on display in the water at the boat show filling the entire marina.
- The Ferrari staff out of Houston sold five Maserati's by Saturday afternoon.
- The two private local Airports, Mercury & Signature Air exhausted all their aircraft parking to accommodate aircraft that flew in from out of state.

## 9. Multi State Effort

### Use of all Transient Boat Slips is 100% by Qualifying Boats:

All transient boat slips at the Corpus Christi Municipal Marina are 100% utilized by transient visiting vessels. Transient vessels are logged in by marina staff into the official “Transient Visiting Craft Log Book” checked daily. Transient boat slip docks display official federal signage located at the dock entrance security gate, as shown in the photo below. Brochures, announcements, and advertisements shown on the City of Corpus Christi Municipal Marina web site ([www.corpuschristimarina.com](http://www.corpuschristimarina.com)) promote appropriate transient vessel marina dockage.



The Corpus Christi Municipal Marina attracts more than 1660 transient visiting boat night stays, averaging approximately 375 transient boats per year. The high demand for 30ft – 40 ft boat slip in the marina has resulted in turning away an average of 75 boats per year in the past 12 months, due to lack of available boat slips for non-trailerable, transient vessels. The vessels travel the Intracoastal Waterway from destinations all along the coastal shorelines of the United States. Demand for Corpus Christi Marina facilities exceeds the current transient vessel capacity requiring additional facilities.



Boat races in Corpus Christi Bay.



Advertisement on the Southern Boating website.

## Reciprocal Agreements



The City of Corpus Christi Municipal Marina & Marinas International have teamed together to offer a compliment of services. Marinas International own and operate over 35 Marinas throughout the USA. The purpose of Marina Bridges is to offer the marinas' unique amenities enhancing boater services by utilizing both marina facilities to their fullest capabilities, offering many of the benefits committed to improving the value of visiting boaters by diversifying experience with a variety of activities and privileges. This activity is between specific marinas whom wish to offer a mutual exchange use of their facilities. Participating marina's include:

### Reciprocal Agreements Out of State & In State

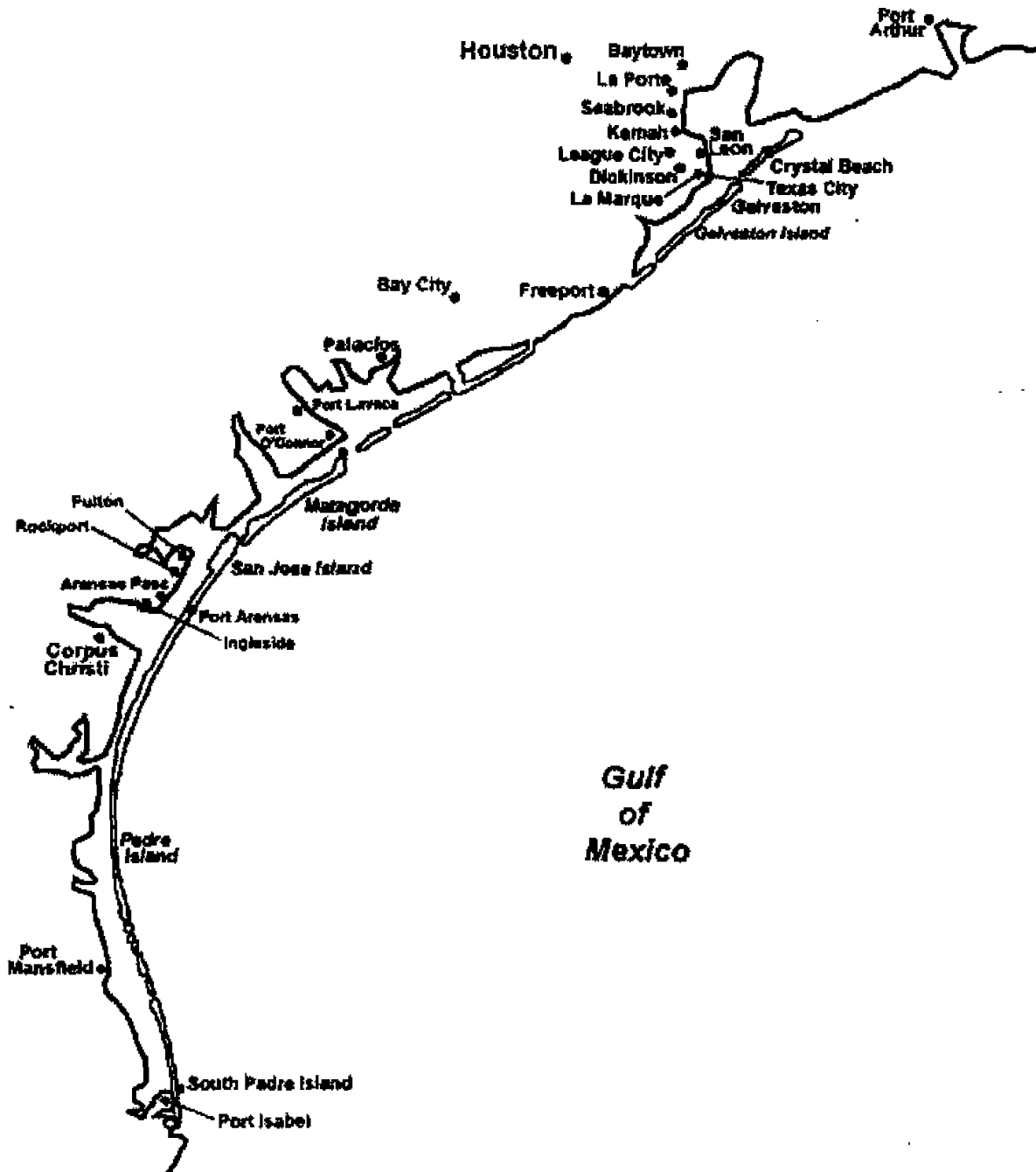
With Corpus Christi Municipal Marina are:

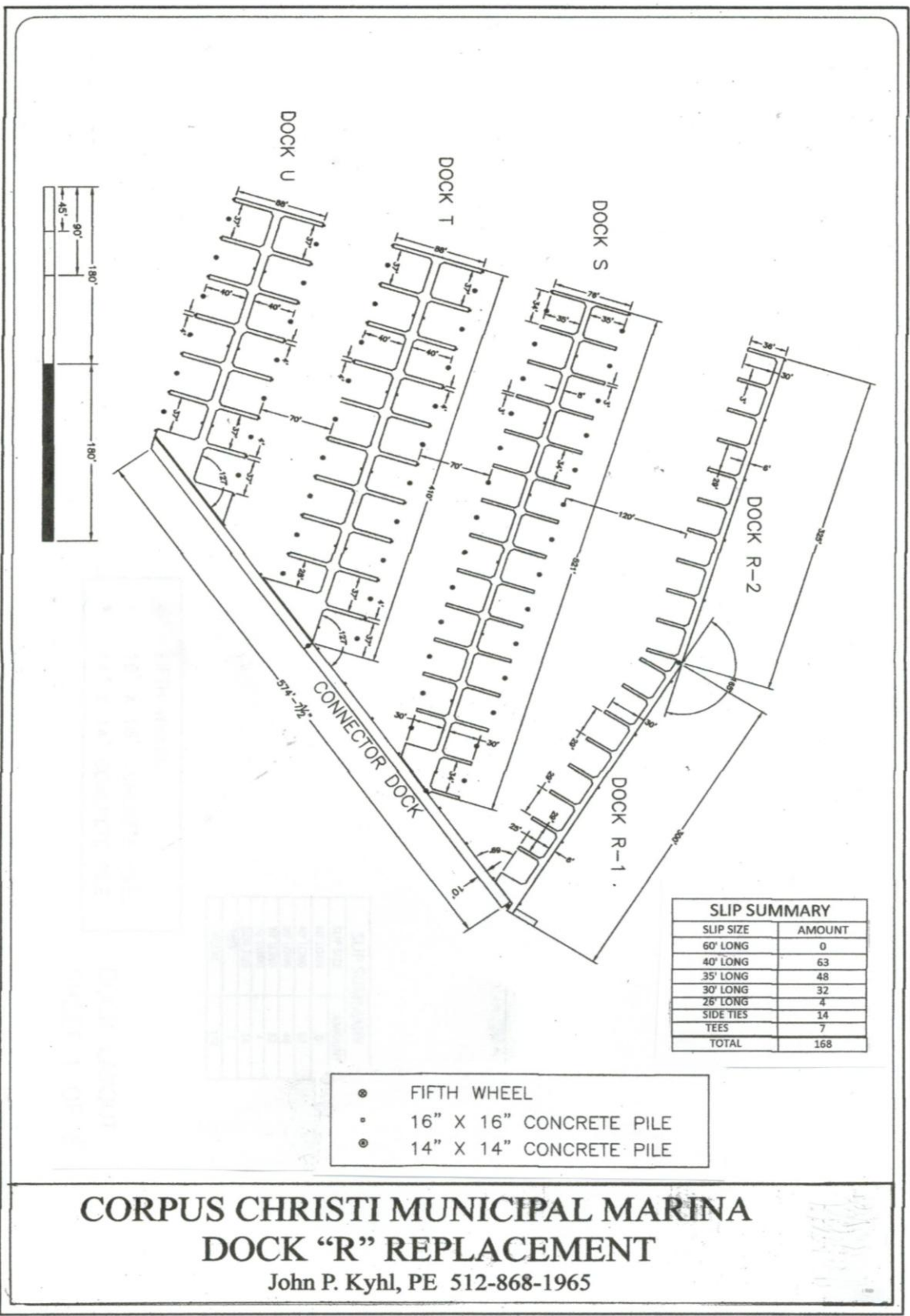
- Harborage Marina, St. Petersburg, FL
- Emeryville Marina, San Francisco, CA
- South Shore Harbor, New Orleans, LA
- Marina Del Sol, Kemah, TX

Other vessels visit from:

- Annapolis City Dock, Annapolis, MD
- Seaport Landing Marina, Boston, MA
- Madeira Beach Municipal Marina, Madeira Beach, FL
- The Corpus Christi Municipal Marina has a partnership with several Louisiana Marinas to promote each other as boater destinations.
- The Corpus Christi Municipal Marina advertises their facilities targeting other boaters in nearby states.
- Coordinates with the Governor's office — Office of Economic Development and Tourism Division to promote the marina.
- Distribution of brochures describing the facilities available for visiting transient vessels and cultural and fishing opportunities.

*Map of The Texas Gulf Coast Showing Corpus Christi*





SLIP SUMMARY	
SLIP SIZE	AMOUNT
60' LONG	0
40' LONG	63
35' LONG	48
30' LONG	32
26' LONG	4
SIDE TIES	14
TEES	7
TOTAL	168

- FIFTH WHEEL
- 16" X 16" CONCRETE PILE
- 14" X 14" CONCRETE PILE

**CORPUS CHRISTI MUNICIPAL MARINA  
DOCK "R" REPLACEMENT**

John P. Kyhl, PE 512-868-1965



