

An architectural rendering of a modern marina district. In the foreground, a wooden walkway leads towards a series of wooden steps that descend into a body of water. To the left, several motorboats are docked at a pier. In the background, there are modern buildings, including one with a sign that says "LOUNGE". The sky is blue with some clouds.

The Herons Kingwood Marina Marina District

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THE HERONS KINGWOOD MARINA | Aerial view

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THE HERONS KINGWOOD MARINA | Aerial view
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MARINA DISTRICT

INTRODUCTION/1

The new Marina District is situated on the San Jacinto River and it is of central importance in the Kingwood Marina development. It includes two basins – Marina East and Marina West - with a total capacity of more than 700 berths, for boats up to 40 feet, and 220 platforms for jet skis.

The project has been conceived by following the most modern criteria regarding the design of marinas: it is universally accepted that a modern marina must offer much more than just berths and that other essential structures and floating solutions can add valuable amenities. It has also been proved that centralising revenue-creating operations has a positive impact on marina revenues and the “all-inclusive integrate marina” solutions are generally appreciated by the marina operators.

Therefore, both the east and west marina have been designed as a mix of service structures and a variety of entertainment facilities, both on water and on land. A floating swimming-pool, a floating cinema/theatre, a restaurant-café and a lounge area will be located directly on water on custom-made platforms with all the necessary associated equipment. The work-out areas, playgrounds and other lounge areas will be on land along the promenade.

INTRODUCTION/2

A system of special floating platforms, (Floating Treatments Wetlands), will provide habitat and clean the water of the two marinas by creating a natural “concentrated” wetland effect, using plants and naturally occurring bacteria. This is a new and powerful tool for monitoring and safeguarding the health of water and marine life, which was first tested in particularly polluted lakes and today has become popular even in the heart of some cities. The ideal solution for a marina as big as the fore-mentioned.

Two access points have been identified on the southern corner of the site. The primary one will occur through a new channel that connects to the San Jacinto River from the south, the secondary through the existing channel from the east. Additionally, in order to provide full navigable access to the Marina West, a new interconnecting channel will be constructed between the two basins.



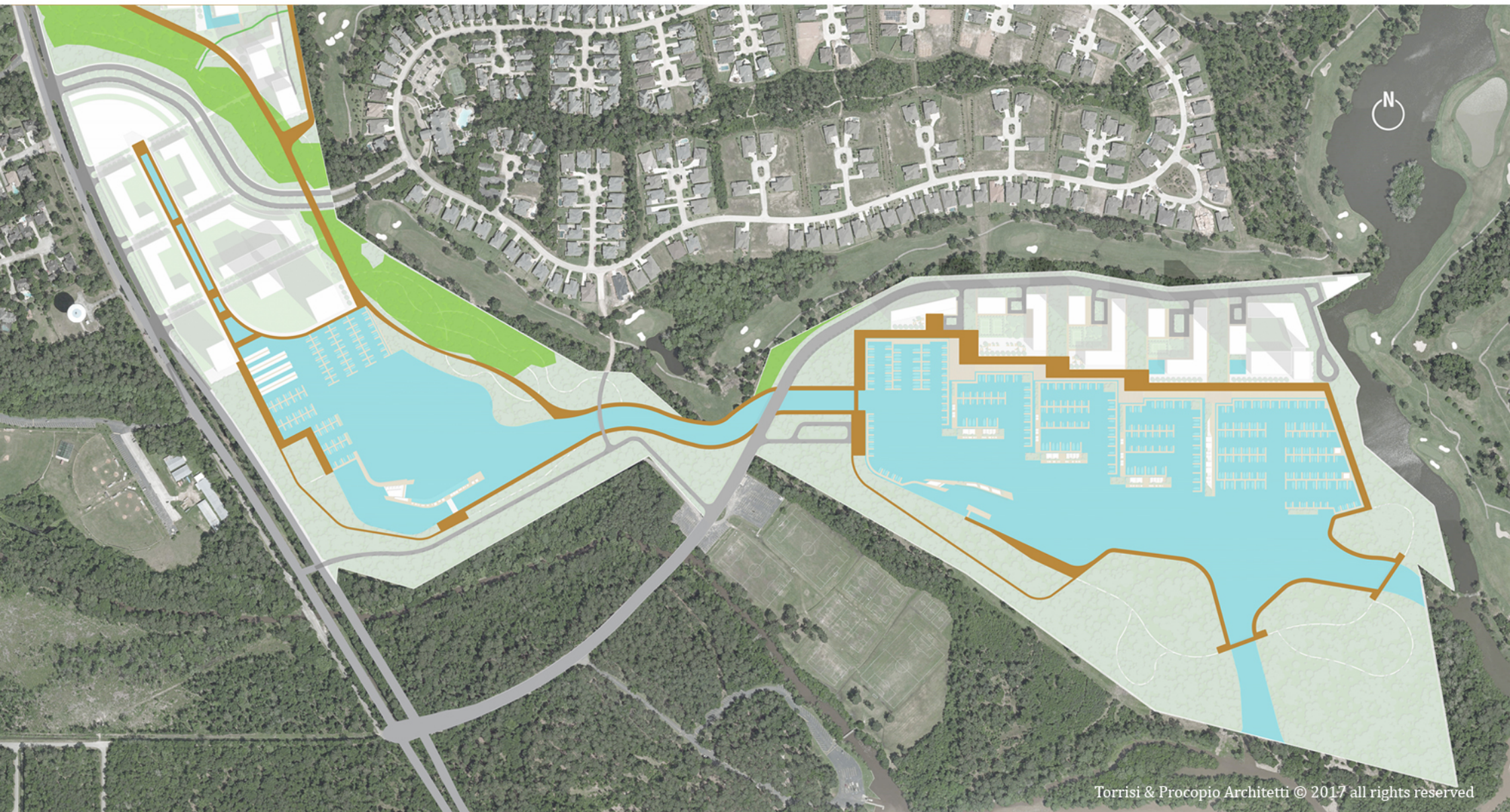
MARINA DISTRICT | Access and interconnections
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MARINA DISTRICT | Masterplan
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MARINA DISTRICT | Pedestrian and cyclable main paths

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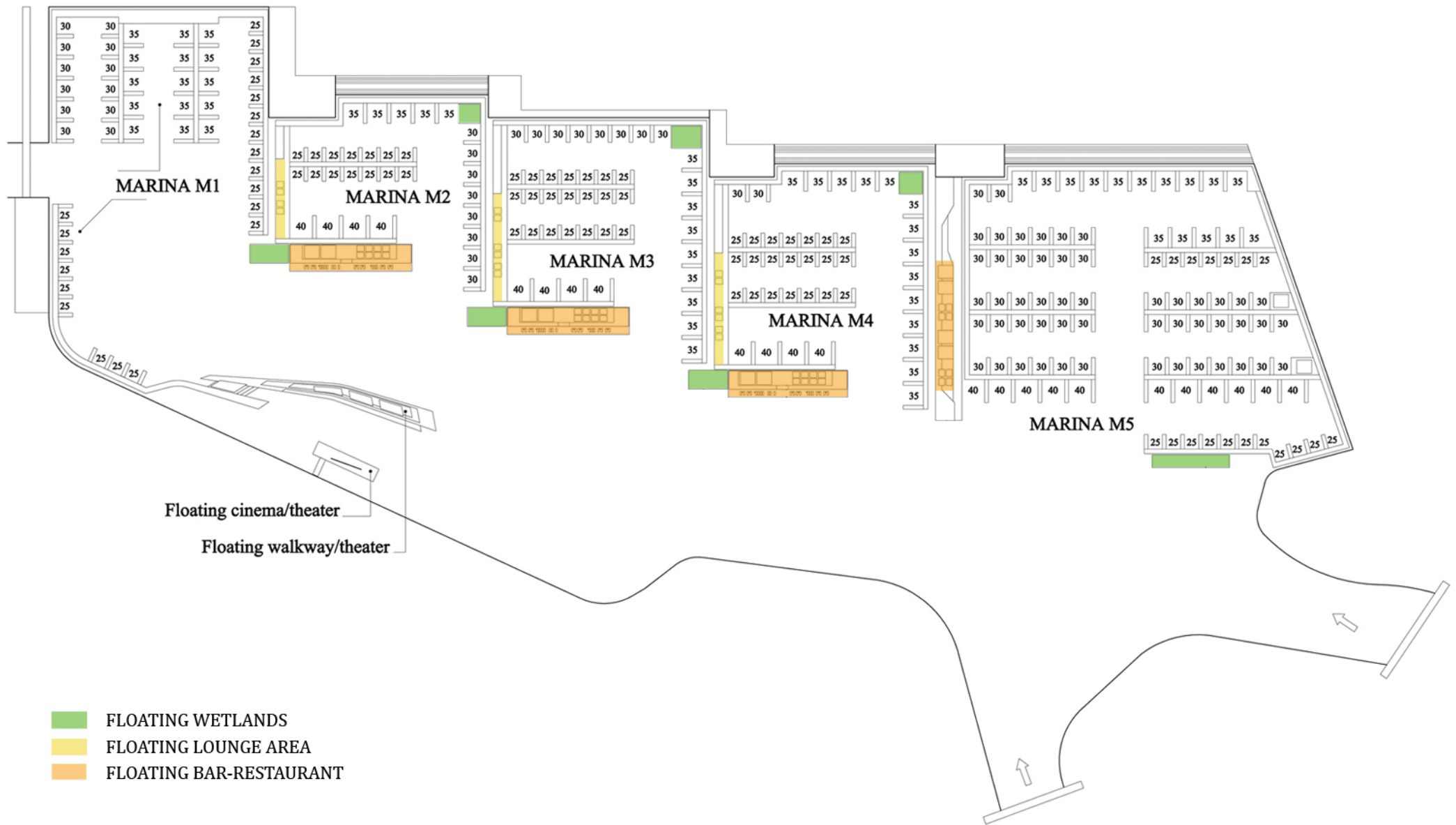
MARINA EAST

Marina East, with a total capacity of 514 berths for boats up to 40 feet, is the largest of the two basins and it is closely connected with the Resort District development to the north.

It consists of 5 marinas, M1, M2, M3, M4, M5, each one serving the corresponding areas of the Resort District. Each marina is independent and has its own berths and facilities. M1 and M5 are available for hotels and day use visitors, M2, M3, M4 are for private users and have their own floating bar-restaurants for an exclusive use.

Marina East includes also a floating cinema, reachable from the southern edge of the basin. The main floating platform of the cinema, of about 1,050 sq.m, has large steps and deck chairs for the audience and it is facing the big screen mounted on another floating platform.

Around the lake, the pedestrian experience comprises elements that allow people to connect with the natural environment and enjoy the marina atmosphere. Along the southern edge, a series of nature trails and recreation loops are incorporated to provide a complete ride around the entire marina basin. The northern edge along the development parcels is a pedestrian promenade that interfaces with more public-related retail and restaurant areas within the developments.



MARINA EAST LAYOUT

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MARINA EAST SLIP MIX

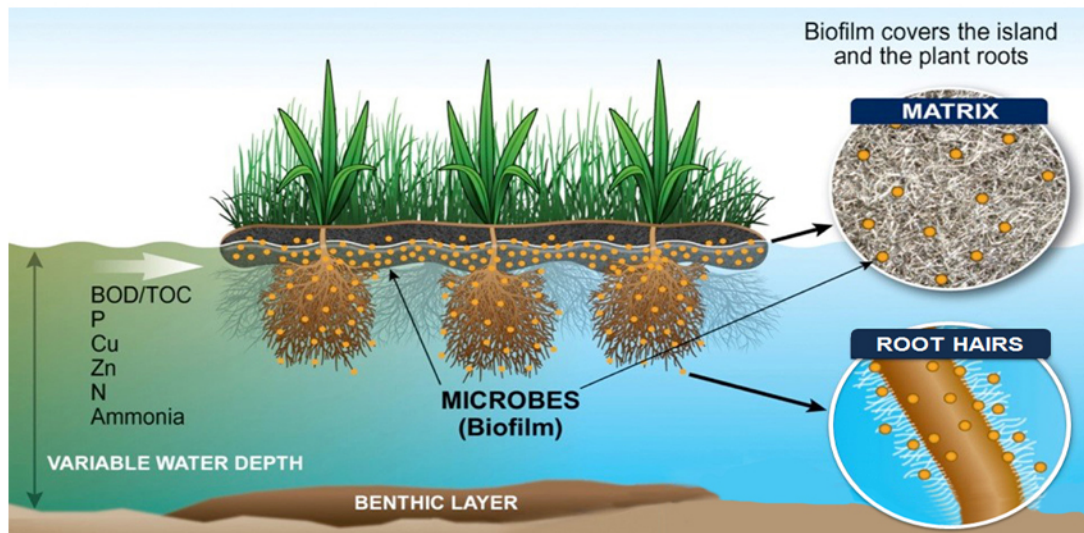


L.O.A. (feet)	MARINA M1 Hotel/day use visitors	MARINA M2 Private	MARINA M3 Private	MARINA M4 Private	MARINA M5 Hotel/day use visitors	TOTAL
25	42	28	42	42	36	190
30	24	16	16	2	104	162
35	30	10	18	28	30	116
40	0	8	8	8	22	46
TOTAL	96	62	84	80	192	514

MARINA EAST ENTERTAINMENT FLOATING STRUCTURES

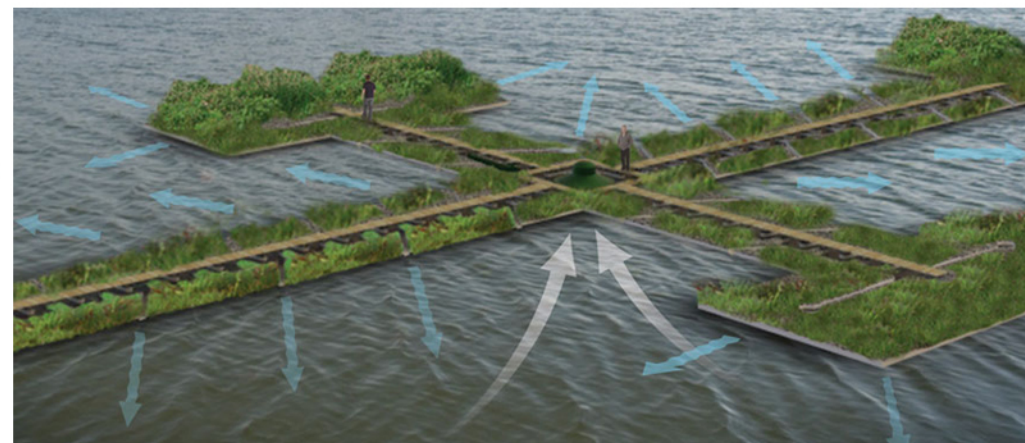
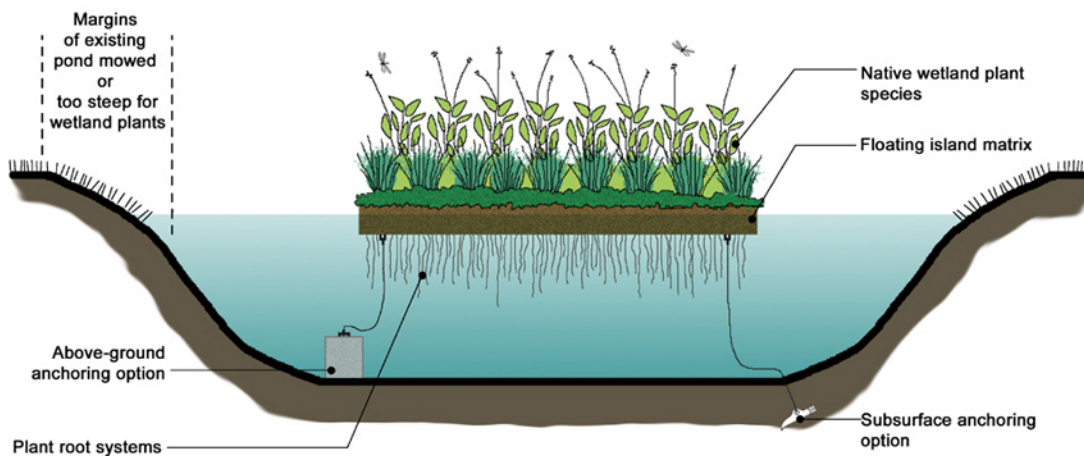


	FLOATING CINEMA 1,050 SQ.M ON FLOATING PLATFORM	FLOATING BAR-RESTAURANT 930 SQ.M ON FLOATING PLATFORM	FLOATING BAR-RESTAURANT 350 SQ.M ON FLOATING PIER	FLOATING LOUNGE AREA 260 SQ.M ON FLOATING PIER	TOT N.	TOT SQ.M
BASIN	1	0	0	0	1	1,050
MARINA M1	0	0	0	0	0	0
MARINA M2	0	1	0	1	2	1,190
MARINA M3	0	1	0	1	2	1,190
MARINA M4	0	1	0	1	2	1,190
MARINA M5	0	0	2	0	2	700
TOTAL	1	3	2	3	9	5,320



MARINA EAST FLOATING TREATMENTS WETLANDS

	FLOATING WETLAND TYPE 1 115 SQ.M	FLOATING WETLAND TYPE 2 225 SQ.M	FLOATING WETLAND TYPE 3 415 SQ.M	TOTAL NUMBER	TOTAL SQ.M
BASIN	0	3	1	4	1,090
MARINA M1	0	0	0	0	0
MARINA M2	1	0	0	1	115
MARINA M3	1	0	0	1	115
MARINA M4	1	0	0	1	115
MARINA M5	0	0	0	0	0
TOTAL	3	3	1	7	1,435





FLOATING TREATMENT WETLANDS

Examples of typical application on ponds (1), canals (2), urban basins (3)

MARINA WEST

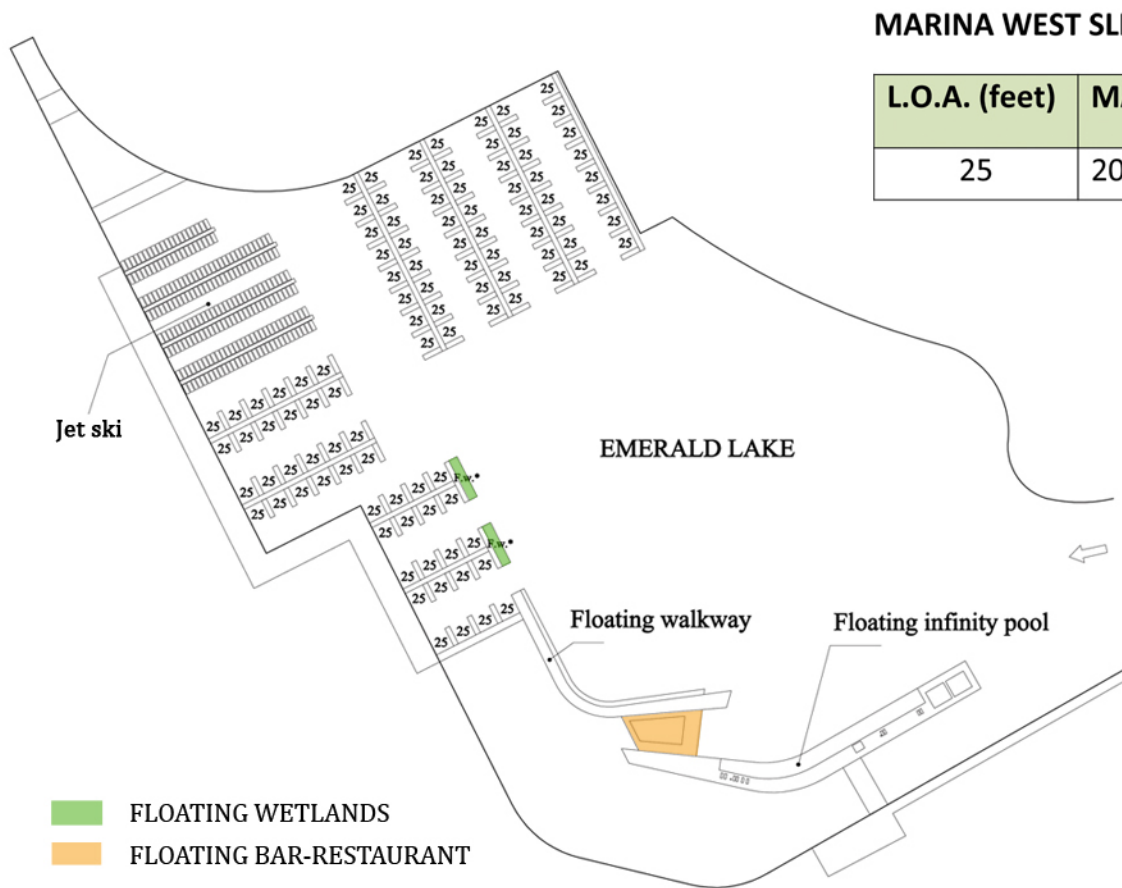
Marina West, located at the Emerald Lake, is closely connected with the Commercial District to the west and has a capacity of 200 berths for boats up to 25 feet, plus 220 jet ski platforms. It is available for day use visitors coming to enjoy the commercial corridor and the entertainment structures like the stunning floating infinity pool and its bar-restaurant.

The only access to the marina is from Marina East through the new interconnecting channel, but an additional channel on the southern corner of the Emerald Lake is under study.

The main attraction of the marina is the Floating Infinity Pool, which is reachable from the promenade at the southern edge and also has a secondary access from the east edge. The main platform with the pool is of about 1,500 sq.m, while the adjacent one with the bar-restaurant for 100 people, toilet and changing room is of about 470 sq.m.

The Floating Infinity Pool with fresh water treatment, heating systems and the necessary associated equipment is environmentally friendly and offer the opportunity to have a relaxing swim right in the middle of the lake; of great appeal for any investor seeking multiple revenues year round.

Similar to Marina East, also around Marina West the pedestrian experience allows you to enjoy the nature of the site. Visitors can have a walk along the promenade at the southern edge or go through the trails and the recreational loops in the forest at the northern edge. Either from the northern edge or from the southern one it is possible to reach Marina East on foot or by bicycle.



MARINA WEST LAYOUT

MARINA WEST SLIP

L.O.A. (feet)	MARINA WEST	TOTAL
25	200	200

MARINA WEST SLIP

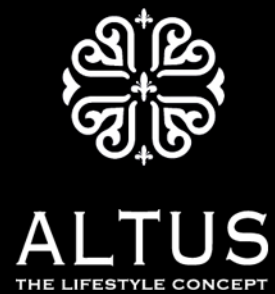
JET SKI (feet)	MARINA WEST	TOTAL
4,92 x 13,12	220	220

MARINA WEST FLOATING TREATMENTS WETLANDS

FLOATING WETLAND TYPE 4 (55 SQ.M)	TOTAL NUMBER	TOTAL SQ.M
2	2	110

MARINA WEST ENTERTAINMENT FLOATING STRUCTURES

FLOATING INFINITY POOL 1,500 SQ.M	FLOATING BAR-RESTAURANT 470 SQ.M	TOTAL NUMBER	TOTAL SQ.M
1	1	1	1,970



Project by
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