

Dana Point Harbor Boater Meeting #1

9/26/06



Boater Meeting - Agenda

- 1. Meet the Marina Consultant Team**
- 2. Update on Harbor Projects**
- 3. Anticipated Process & Project Components**
- 4. Funding for Marina Improvements**
- 5. Future Communications**

Boater Meeting - Handouts

1. Agenda

2. Sign-in / Information Card

3. Questionnaire

4. Fact Sheet

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Dana Point Harbor Department Waterside Development Team

- George Carvalho** - Director
- Lisa Smith** - Deputy Director
- Paul Lawrence** - Manager of Operations
- Vincent Gin** - Engineering Manager

Consultant Team

Project Manager - Project Dimensions (PDI)

Jon Conk

Marine Consultant – Cash & Associates

Randy Mason

Cash & Associates Project Team

□ Prime – Cash & Associates

- Project Management
- Planning & Design
- Civil / Structural / Architectural
- Water, Sewer & Electrical

□ Subconsultants

- Soils and Surveying – Leighton Consultants, Gahagan & Bryant
- Environmental Consulting – LSA, Coastal Resources Management
- Seawall Underwater Investigations - BEG



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Near Term Major Harbor Projects Schedule Estimated Start Dates

- | | |
|---|--------------------|
| 1. Launch Ramp Reconstruction
California Department of Boating and Waterways Grant – \$ 2.5 Million | 2006 Fall |
| 2. Harbor Dredging
County Funds – \$ 2.0 Million | 2007 Fall |
| 3. Commercial Core
Revenue Bond Issue - \$70 Million | 2007 Winter |
| 4. Marina Slips (East and West Basin)
Department of Boating and Waterways Loan - \$45 Million | 2008 Fall |
| 5. Hotel
Request for Proposal – Possibly Private Financing | 2008 Winter |



Golden Lantern

Fall
2006

Dana Point Harbor Drive

Winter
2008

Winter
2007

Fall
2007

Fall
2008

Harbor



Street of the Golden Lantern

Dana Point Harbor Drive

Puerto Place

Day Use Boater & Marine Retail Parking

Launch Ramp Parking

Restaurant & Retail Parking Deck (2 Levels)

Main Entry

Marine Retail Store

Boater Entrance

Dry Stack Boat Storage Building

Surface Boat Storage

Shipyard

Lighthouse

Restaurant & Retail Parking

Castitas Place

Boater Parking

Boat Launch Ramp

Yacht Brokerages

Renovated Restaurants And Retail Shops

Restaurant & Retail Parking

New Boater Service Building

New Restaurant Buildings

Festival Plaza & New Retail Buildings

Proposed Commercial Core Plan (PA 1 & 2)



Before – From East Basin



New Restaurant
and Retail Buildings

After – From East Basin

Before – From Dana Wharf Parking Lot



After – From Dana Wharf Parking Lot

New Restaurant
and Retail Buildings

Festival Plaza



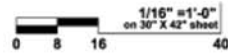
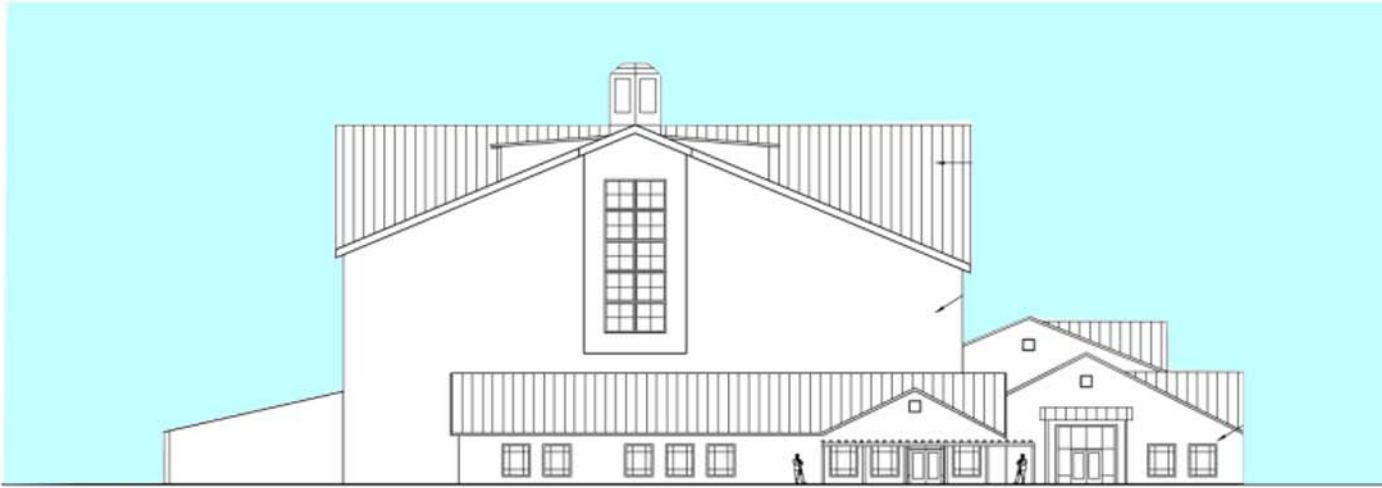
Dry Stack Storage





Fort Comfort Rd. Elevation

Island Side Elevation



MARINE SERVICES: NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

3
 A-5M1

ac martin partners, inc
 PLANNING ARCHITECTURE ENGINEERING

446 SOUTH FLOWER STREET
 LOS ANGELES, CA 90071
 213.683.7333

18421 VON KARMAN AVE
 SUITE 100, 90012
 DANFORTH, CA 94028

2485 NATIONALS PARK DRIVE
 SAN FRANCISCO, CA 94033
 415.846.3360

Project: Dana Point Harbor Revitalization

Sheet number: A-5

Print file: Marine

plot date: 02/17/22



MARINE SERVICES: WEST ELEVATION
SCALE: 3/4" = 1'-0"

1
A-5M2



MARINE SERVICES: EAST ELEVATION
SCALE: 3/4" = 1'-0"

2
A-5M2



ac martin partners, inc ARCHITECTS 14001 S. VENTURA BLVD., SUITE 200 PALM BEACH GARDENS, FL 33418 PHONE: 561-861-2000 WWW.ACMARTINPARTNERS.COM	PROJECT NO. _____ SHEET NO. _____ DATE _____
	PROJECT NAME Marine Services: Section & Elevations
PROJECT LOCATION Dana Point Harbor Dana Point, California Schematic Design Package-May 4, 2004	SHEET TITLE A-5M2



Dana Point Shipyard 2.6 Acres*

Yard Only = 1.2 acre*
 Boats in dry = 26***
 Boats Slips = 9***

* Acreages are approximate
 ** Yard Only acreage is without parking or building areas
 *** Number of boats stored may vary based on the actual size of the boats



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1. Meet the Marina Consultant Team

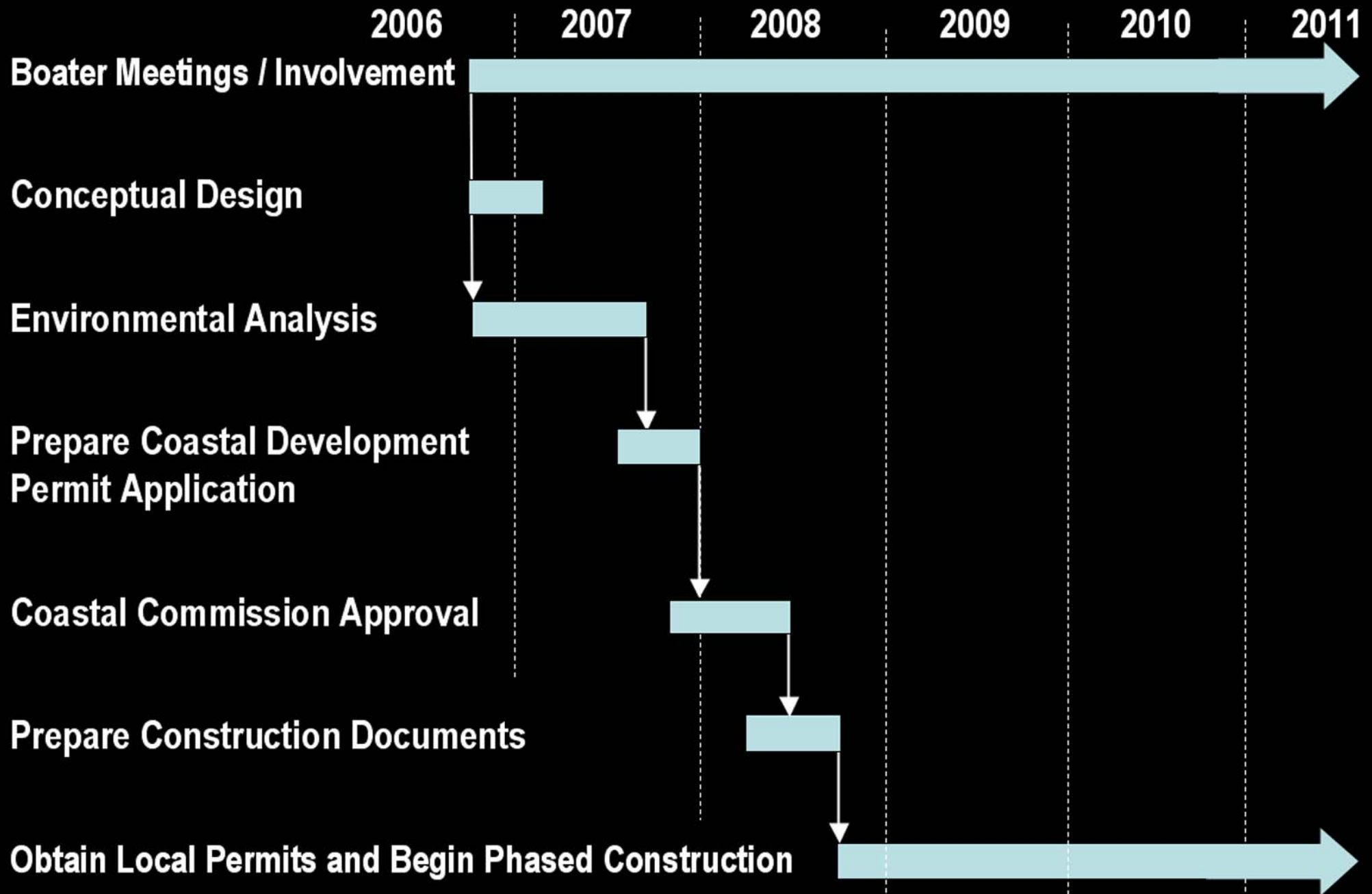
2. Update on Harbor Projects

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Waterside Conceptual Schedule



Dana Point Harbor Department Waterside Project Components

Completely New Dock Systems, including;

- **Floats**
- **Gangways**
- **Piles**
- **Dock Boxes**
- **Utilities** – (Electrical, Phone, Water, TV)
- **Pump Out Facilities**
- **Fire Protection**
- **Security Gates**

Quay Wall Repairs

Boater Service Building Improvements, including;

- **Restroom / Shower / Locker / Laundry Renovation**

**EAST BASIN
WAITLIST**

SIZE	Jun-06	Est. wait time
ITWL	1	
24'	14	5 mo.
28'	52	4 mo.
29'	35	1 yr.
33'	192	1.5 yrs.
38'	300	3.5 yrs.
43'	233	6 yrs.
48'	167	7 yrs.
53'	69	7.5 yrs.
58'	65	8.5 yrs.
63'	17	13 yrs.
END TIE	25	10 yrs.
TOTAL	1170	

1068

**WEST BASIN
WAITLIST**

SIZE	Jun-06	Est. wait time
ST	2	2 mo.
22	0	available
24	14	6 mo.
25	14	6 mo.
26	32	6 mo.
28	130	2 yrs.
30	267	5 yrs.
35	533	10 yrs.
40	264	15 yrs.
45	324	12 yrs.
50	177	15 yrs.
55	58	15 yrs.
END TIE	82	15 yrs.
TOTAL	1897	

1705

**+90% (1068) of
wait list is over 30'**

**90% (1705) of
wait list is 30' or over**

Of 3,067 on both lists, 2,773 are 30' or over

Over the decades, marinas have responded to the super-sizing of boats by designing slips to accommodate vessels that are longer and wider.

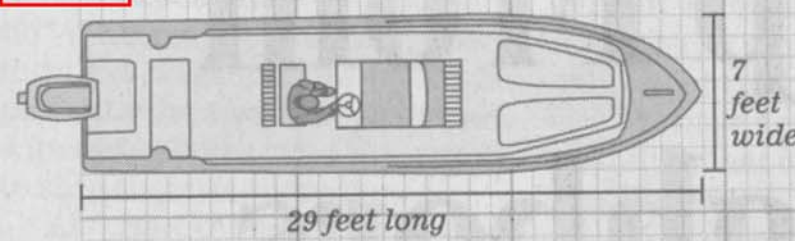
Then and now

In earlier decades, the ratio between the average boat's length and its width, or beam, was much higher than it is today as stronger materials allow wider boats to be built.

Average boat size*

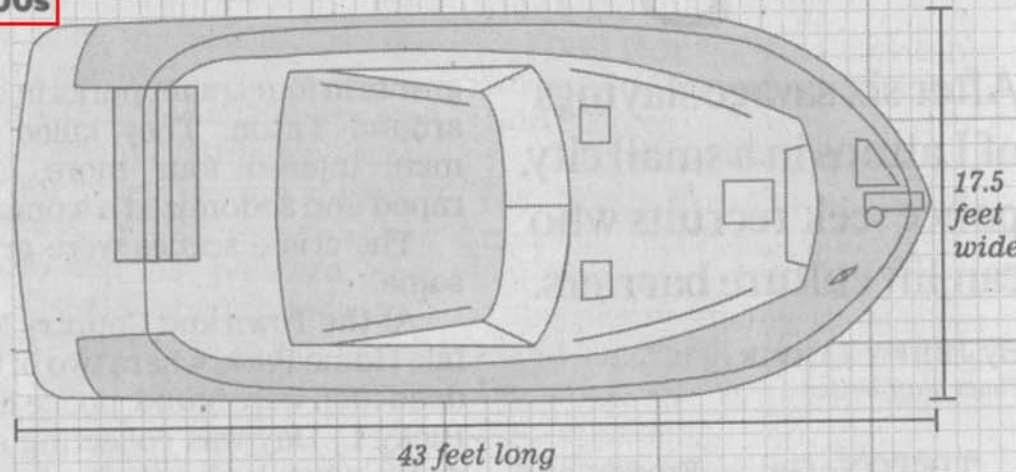
Decade	Length	Beam**
1950s	29 ft.	7.0 ft.
1960s-70s	32	8.5
1980s	36	12.5
1990s-2000s	43	17.5

1950s



**50% longer
250% wider**

2000s



*Based on sizes of boats being built and existing boats stored in water

**Widest point of boat

Slips - 2,260
Ties - 93
Visitor - 42

2,395

Embarcadero - 443
Shipyard - 73

516

West Basin

East Basin

Existing Boat Storage = 2,911

Slips - 1,715
Ties - 68
Visitor - 67

1,850

Dry Stack # 1 - 400
Surface Storage - 93

493

-545

-23

West Basin

East Basin

Proposed Boat Storage = 2,343 (Net loss of 568)

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State of California

Department of Boating and Waterways Loan

- **\$ 45 Million Total –
Three - \$15 million increments**
- **Received based on project schedule and
state funding availability**
- **Loan repayment made over 30 years from
Dana Point Harbor Department Fund 108**

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Future Communications

1. e-mail

Be sure to let us know if your e-mail changes.

2. www.dphplan.com

3. Billing Inserts

4. Updates by USPS

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