

County of Orange
Dana Point Marinas
Workshop No. 5
“Marina Planning”

Meeting No. 6
January 30, 2007



Dana Point Marinas

Project Considerations

- Age & Dock Condition
- Existing Boater Feedback
- Design Criteria and Codes
- Coastal Commission Recommendations
- Oversized Boats in Ex. Smaller Slips
- Waitlist
- Market Demand (Longer and Wider)
- Harbor Water Depth
- Economic & Financial Considerations



AGENDA

Workshop No. 5

- Commercial Core Projects Update
- Questionnaire Responses – Additional Public Input
- Cost & Revenue Comparisons
- Proposed Design Alternative (Layout 2)
- What's Next? (Feb 20 Workshop)
 - CEQA
 - Phasing Plans
- Questions & Answers



DANA POINT HARBOR MARINAS LAYOUT COMPARISON

4 slip categories

SIZE	EXISTING	% OF TOTAL	LAYOUT 1	% OF TOTAL	LAYOUT 2	% OF TOTAL	LAYOUT 3	% OF TOTAL	LAYOUT 1 W/ CHANNEL ENCR.	% OF TOTAL	LAYOUT 2 W/ CHANNEL ENCR.	% OF TOTAL	LAYOUT 3 W/ CHANNEL ENCR.	% OF TOTAL
30' & Under	1795	75%	927	49%	852	45%	998	54%	953	49%	901	45%	1007	54%
31' to 38'	273	11%	518	27%	656	34%	380	21%	542	28%	689	34%	385	21%
39' to 49'	236	10%	325	17%	298	16%	333	18%	340	17%	319	16%	336	18%
over 50'	105	4%	119	6%	100	5%	135	7%	119	6%	100	5%	135	7%
TOTAL	2409	100%	1889	100%	1906	100%	1846	100%	1954	100%	2009	100%	1863	100%
NET GAIN/LOSS			-520		-503		-563		-455		-400		-546	
AVG SIZE	29.85		34.04		34.16		33.98		34.03		34.12		33.96	

DANA POINT HARBOR MARINAS LAYOUT COMPARISON

9 slip categories

SIZE	EXISTING	% OF TOTAL	LAYOUT 1	% OF TOTAL	LAYOUT 2	% OF TOTAL	LAYOUT 3	% OF TOTAL	LAYOUT 1 W/ CHANNEL ENCR.	% OF TOTAL	LAYOUT 2 W/ CHANNEL ENCR.	% OF TOTAL	LAYOUT 3 W/ CHANNEL ENCR.	% OF TOTAL
20 - 24	250	10%	0	0%	8	0%	0	0%	0	0%	8	0%	0	0%
25 - 29	1157	48%	501	27%	237	12%	889	48%	505	26%	249	12%	898	48%
30 - 34	391	16%	501	27%	674	35%	141	8%	523	27%	711	35%	141	8%
35 - 39	270	11%	443	23%	589	31%	348	19%	467	24%	622	31%	353	19%
40 - 44	129	5%	189	10%	186	10%	216	12%	204	10%	200	10%	219	12%
45 - 49	107	4%	136	7%	112	6%	117	6%	136	7%	119	6%	117	6%
50 - 54	57	2%	48	3%	40	2%	24	1%	48	2%	40	2%	24	1%
55 - 59	33	1%	28	1%	24	1%	56	3%	28	1%	24	1%	56	3%
60 & over	15	1%	43	2%	36	2%	55	3%	43	2%	36	2%	55	3%
TOTAL	2409	100%	1889	100%	1906	100%	1846	100%	1954	100%	2009	100%	1863	100%
NET GAIN/LOSS			-520		-503		-563		-455		-400		-546	
AVG SIZE	29.85		34.04		34.16		33.98		34.03		34.12		33.96	

Background

Twelve planning priorities govern future planning and implementation.

- *Keep the Harbor's character and family atmosphere.*
- *Give a facelift/renovation to Harbor structures.*
- *Maintain a full-service Harbor.*
- *Do not commercialize the Island.*
- *Ensure the future of the Yacht Clubs.*
- *Improve water quality.*
- *Better utilize existing parking.*
- *Address overall mix of land uses.*
- *Provide more parking in commercial area.*
- *Keep existing parkland, beach and landscape buffers.*
- *Address balance of revenue and non-revenue generating land uses.*
- *Provide restrooms and showers near the docks.*



Golden Lantern

Launch Ramp
(Construction)

Commercial Core
(Approval & Design)

Hotel
(Scoping)

Dredging
(Approval & Design)

Marina Slips (Planning)

Dana Point Harbor Drive



Golden Lantern

Dana Point Harbor Drive

Commercial Core
Project Level Analysis

Programmatic Level Analysis



Street of the Golden Lantern

Day Use Boater & Marine Retail Parking

Launch Ramp Parking

Puerto Place

Marine Retail Store

Restaurant & Retail Parking Deck (2 Levels)

Boater Entrance

Main Entry

Dry Stack Boat Storage Building

Dana Point Harbor Drive

Surface Boat Storage

Restaurant & Retail Parking

Castitas Place

Boat Launch Ramp

Shipyard

Boater Parking

Lighthouse

New Boater Service Building

New Restaurant Buildings

Festival Plaza & New Retail Buildings

Yacht Brokerages

Renovated Restaurants And Retail Shops

Restaurant & Retail Parking

Proposed Commercial Core Plan (PA 1 & 2)

Commercial Core Re-Development

- **Planning Areas 1 & 2**
 - **Planning Area 1 – Marine Services**
 - Dry Stack Boat Storage Building
 - New Marine Retail Store
 - Surface Boat Storage
 - Parking
 - **Planning Area 2 – Day Use Commercial**
 - 35,000 sf outdoor Festival Plaza
 - Construction of +/- 80,000 sf of Restaurant/Retail space oriented around the Festival Plaza (net increase of +/- 30,000 sf)
 - Demolition of +/- 50,000 sf of existing Restaurant/Retail space
 - Renovation of +/- 30,000 sf of Restaurant/Retail space
 - 2 level Parking Deck
 - +/- 400 additional parking spaces
 - New Boater Service Building



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



Commercial Core Boundary
(Planning Areas 1 & 2)



Building Demolition 1A

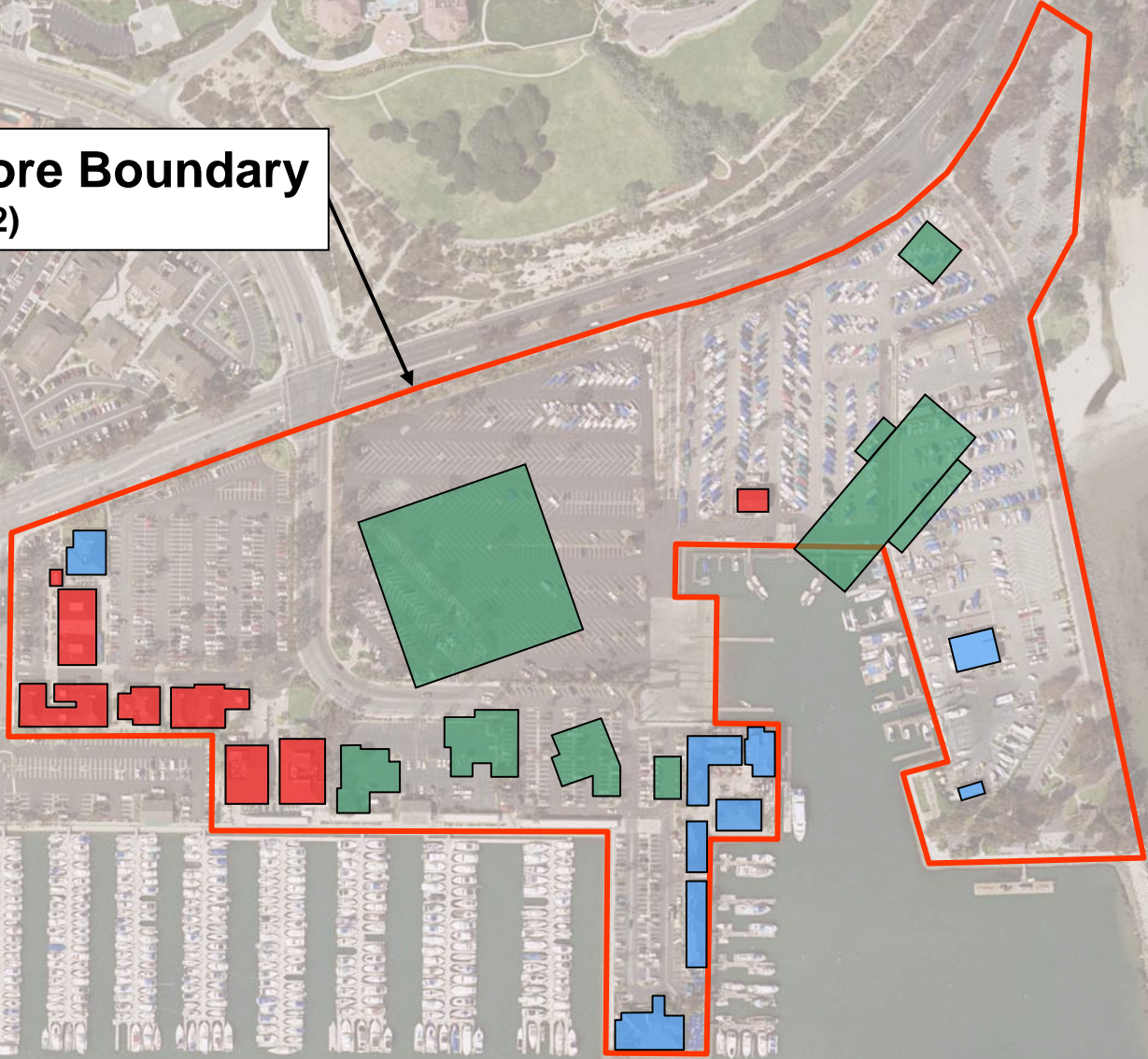
Commercial Core Boundary
(Planning Areas 1 & 2)



Building Construction 1A



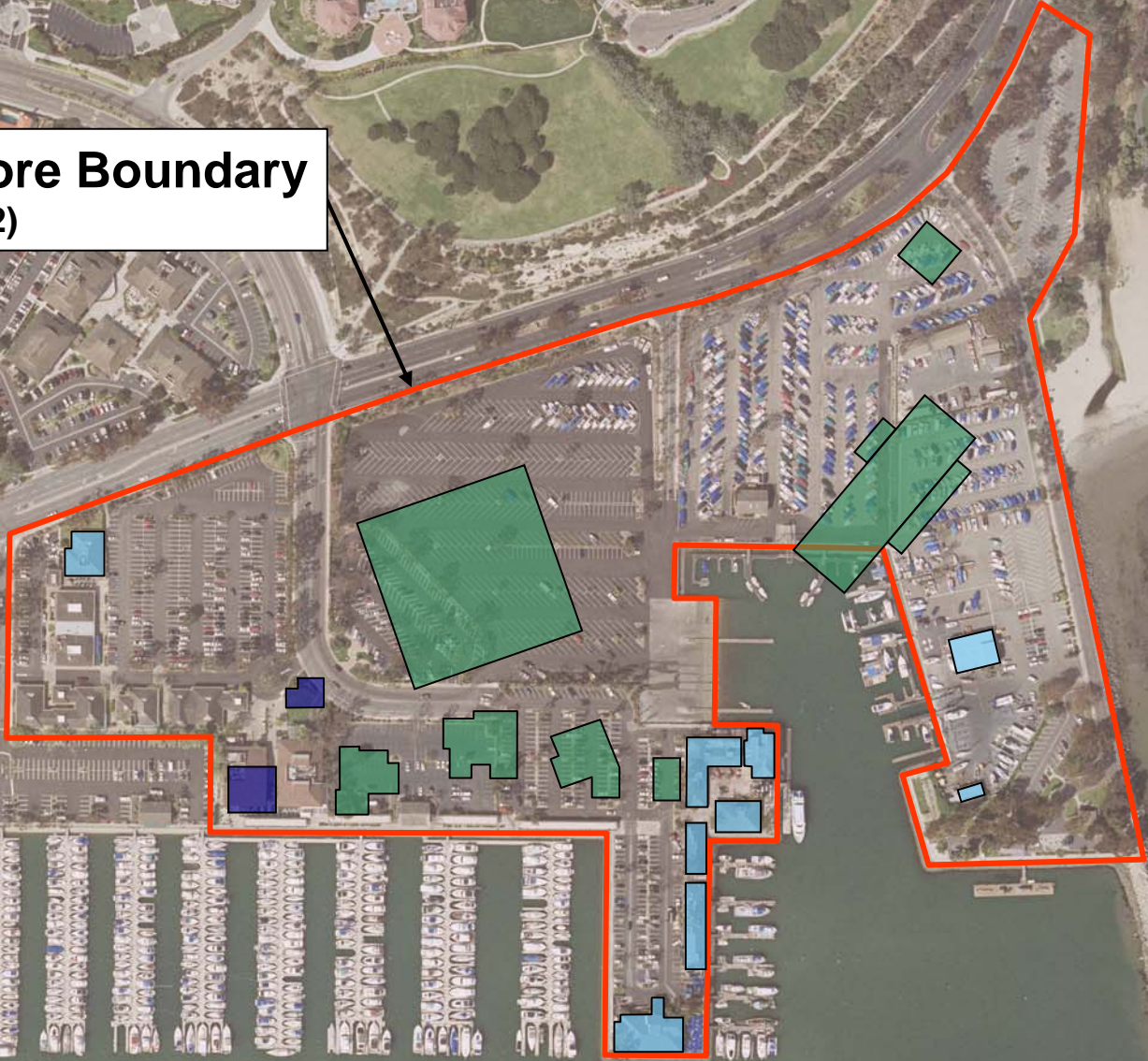
Commercial Core Boundary
(Planning Areas 1 & 2)



Building Demolition 1B



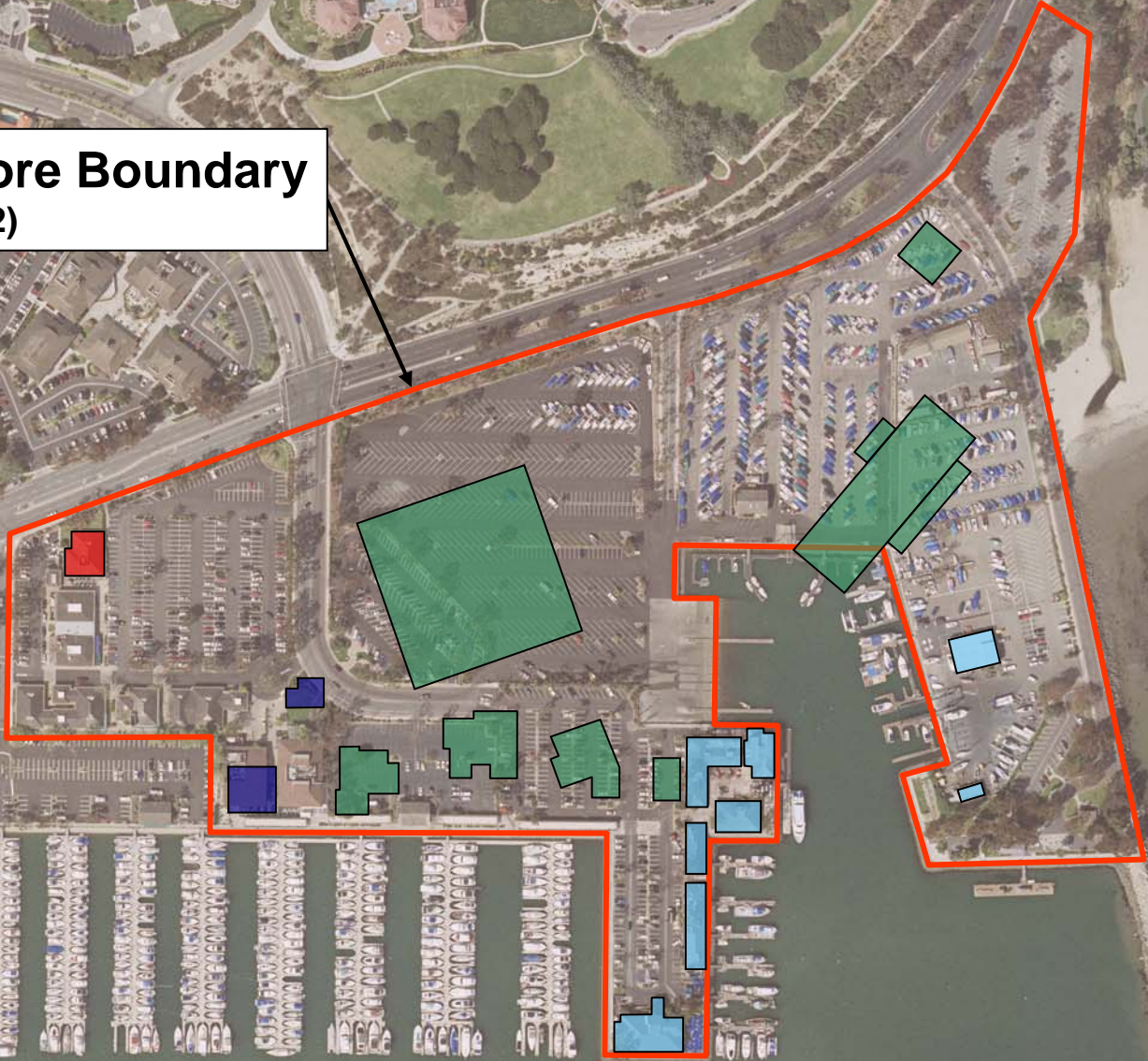
Commercial Core Boundary
(Planning Areas 1 & 2)



Building Construction 1B



Commercial Core Boundary
(Planning Areas 1 & 2)



Building Demolition 1C



Commercial Core Boundary
(Planning Areas 1 & 2)



Phase 1 Building Construction Complete



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

Shipyards

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)

Questionnaire

General Information (Q1 & Q16)

Workshop 2 Data:

Total Questionnaires Returned:	115 ea.	
Power Boat Owners:	55	50%
Sail Boat Owners:	56	50%
Live Aboard Boaters:	4	
Dry Storage Boaters:	8	
Waiting List Boaters:	3	

Workshop 5 Data: (45 Additional Responses)

Total Questionnaires Returned:	160 ea.		Change
Power Boat Owners:	75	48%	- 2% -
Sail Boat Owners:	81	52%	+2%
Live Aboard Boaters:	6		
Dry Storage Boaters:	11		+3
Waiting List Boaters:	3		- 0 -



Questionnaire

Existing Boat Mix of Respondents (Q2)

Workshop 2 Data:

	Total	
29 Ft. & Under	46	40%
30 - 34 Ft.	23	20%
35 - 39 Ft.	20	17%
40 - 44 Ft.	16	14%
45 - 49 Ft.	3	3%
50 - 54 Ft.	6	5%
55 - 60 Ft.	1	1%
	115	100%

Workshop 5 Data:

	Total		Change
29 Ft. & Under	69	43%	+3%
30 - 34 Ft.	32	20%	- 0 -
35 - 39 Ft.	27	17%	- 0 -
40 - 44 Ft.	18	11%	-3%
45 - 49 Ft.	4	3%	- 0 -
50 - 54 Ft.	9	5%	- 0 -
55 - 60 Ft.	1	1%	- 0 -
	160	100%	



Questionnaire

Future Respondent Plans: Larger Boats (Q2 & Q6)

Workshop 2 Data:

Boat Size	No. of Boats		%
	Existing	Planned	
29 Ft. & Under	46	21	46%
30 – 34 Ft.	23	12	50%
34 – 39 Ft.	20	10	50%
40 – 44 Ft.	16	6	38%
45 – 49 Ft.	3	0	0
50 – 54 Ft.	6	3	50%
55 – 60+ Ft.	1	1	100%

Average: 46%

Workshop 5 Data:

Boat Size	No. of Boats		%	Change
	Existing	Planned		
29 Ft. & Under	69	27	39%	-7%
30 – 34 Ft.	32	16	50%	- 0 -
34 – 39 Ft.	27	10	37%	-13%
40 – 44 Ft.	18	8	44%	6%
45 – 49 Ft.	4	- 0 -	- 0 -	- 0 -
50 – 54 Ft.	9	4	44%	-6%
55 – 60+ Ft.	1	1	100%	- 0 -

Average: 41%



Questionnaire

Dock Arrangement (Q13)

Workshop 2 Data:

Independent or Connected Walkway		
Independent Only:	73	66%
Connected Walkway Only:	11	10%
No Preference:	27	24%

Workshop 5 Data:

Independent or Connected Walkway			Change
Independent Only:	96	62%	-4%
Connected Walkway Only:	15	10%	- 0 -
No Preference:	44	28%	+4%



Questionnaire

Dock Types (Q17)

Workshop 2 Data:

Dock Material Type Preference		
Concrete Only:	78	72%
Wood Only:	4	4%
Hybrid Only:	6	6%
Multiple Preference:	21	18%

Workshop 5 Data:

Dock Material Type Preference			Change
Concrete Only:	108	72%	- 0 -
Wood Only:	4	3%	-1%
Hybrid Only:	10	7%	+1%
Multiple Preference:	27	18%	- 0 -



Questionnaire

Mooring Preferences/Main Channel Encroachment Opportunities (Q14, Q15 & Q20)

Workshop 2 Data:

Side-Tie Preference:	Yes	21	18%
Double-Wide Preference:	Yes	18	16%
Main Channel Encroachment:	Yes	63	55%

Workshop 5 Data:

Side-Tie Preference:	Yes	30	19%	Change
Double-Wide Preference:	Yes	26	16%	+1%
Main Channel Encroachment:	Yes	96	60%	- 0 -
				+5%



Questionnaire

Dry & Dinghy Storage (Q24 & Q25)

Workshop 2 Data:

Future Use of Dry Storage:	Yes	19	17%
Need More Dinghy Storage:	Yes	74	64%

Workshop 5 Data:

				Change
Future Use of Dry Storage:	Yes	25	16%	-1%
Need More Dinghy Storage:	Yes	101	63%	-1%



Questionnaire

Summary Results

- Same Basic Conclusions as Original Survey
 - Power vs. Sail
 - Boater Size Mix
 - Desire for Independent Docks
 - Desire for Concrete Docks
 - 16% of Boaters favoring Doublewides / 84% disfavoring
 - 41% of Respondents Planning to Purchase a Larger Boats
- Cost & Revenue Projections



Cost & Revenue Comparisons

(Without Channel Encroachment)

	36' Average 1,709 Slips (Larger Mix)	34' Average 1,889 Slips (Layout 1)	34' Average 1,906 Slips (Layout 2)
Construction Cost ⁽¹⁾	\$78,428,978	\$82,052,804	\$81,559,644
Cost Per Slip	\$45,892	\$43,437	\$42,791
Revenue / Year	\$14,932,112	\$14,911,843	\$15,337,405

(1) Mid Point of Construction: Mid 2011

(2) Ex. Marina Projected: **\$15,547,947**

(1) W/o ADA or DBAW compliance



Cost & Revenue Comparisons

(With Channel Encroachment)

	36' Average 1,805 Slips (Larger Mix)	34" Average 1,954 Slips (Layout 1)	34' Average 2,009 Slips (Layout 2)
Construction Cost ⁽¹⁾	\$81,392,951	\$85,104,117	\$84,755,099
Cost Per Slip	\$45,093	\$43,554	\$42,188
Revenue / Year	\$15,737,642	\$15,433,863	\$16,144,470

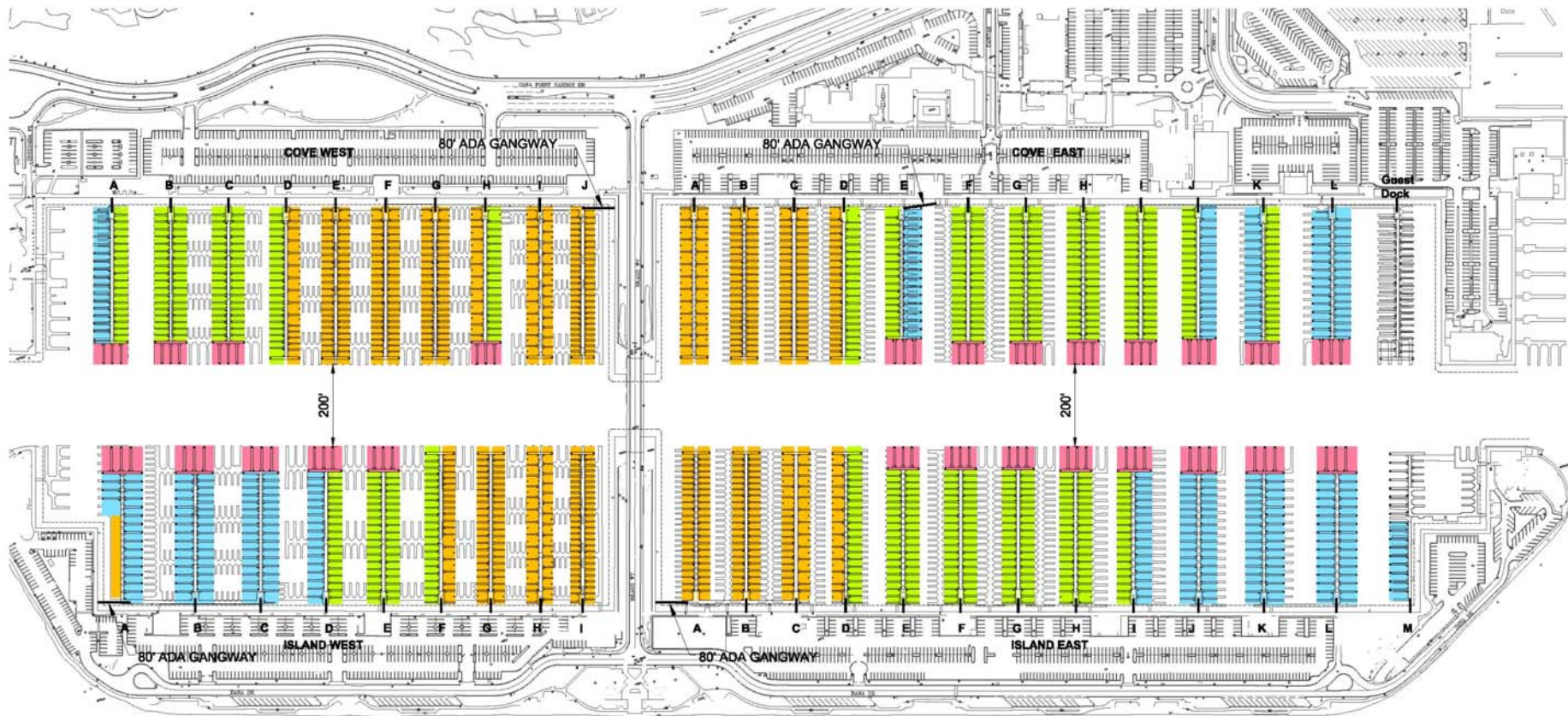
(1) Mid Point of Construction: Mid 2011

(2) Ex. Marina Projected: **\$15,978,979**

(1) W/o ADA or DBAW compliance



PLAN: DANA POINT HARBOR MARINAS - LAYOUT 2
 PLAN DATE: 01/29/07 - 13:28 PM
 PLAN BY: JAC/DA
 PLAN CHECK: JAC/DA
 PROJECT: DANA POINT HARBOR MARINAS - LAYOUT 2
 SHEET: 01-03-07



SLIP LENGTH	EXISTING QTY	PROPOSED QTY	% of TOTAL
30 & UNDER	1795	852	44.70%
31-38	273	656	34.42%
39-49	236	298	15.63%
50 & OVER	105	100	5.25%
Total	2409	1906	100.00%
Net Gain/Loss		<-503>	
Average slip length	29.85	34.16	
Total LF	71920	65104	

DANA POINT HARBOR MARINAS

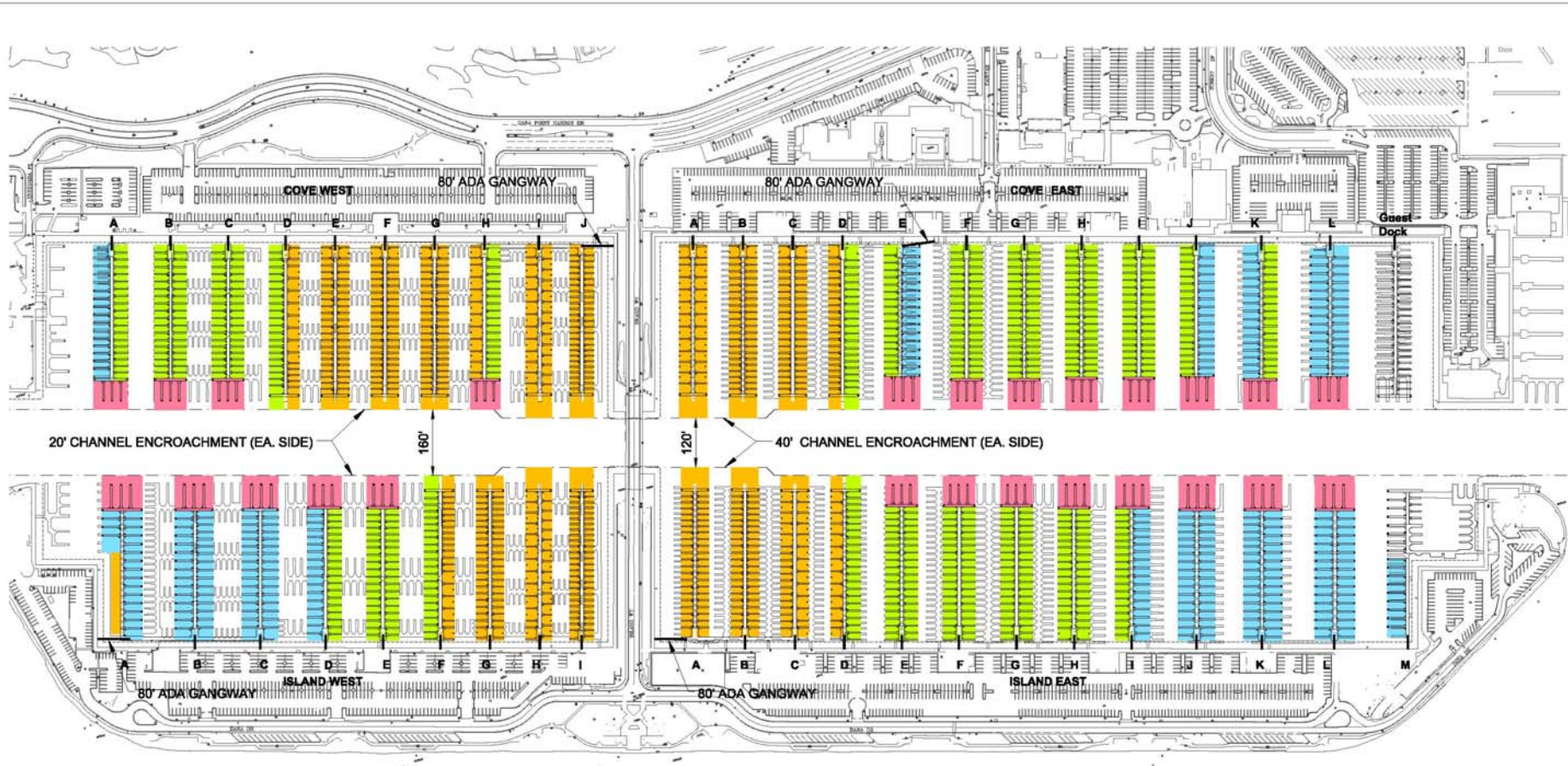
LAYOUT 2

LEGEND:

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



PLAN DATE: 07/29/07 - 1:00 pm. Unit Size by PCS. 06/17/07/2006
 PLAN BY: JCS
 FILE NO.: 03-000-0305 : BASE : DPA-C207H
 FILED IN: 03-000-0305 : BASE : DPA-C207H



SLIP LENGTH	EXISTING QTY	PROPOSED QTY	% of TOTAL
30 & UNDER	1795	901	44.85%
31-38	273	689	34.30%
39-49	236	319	15.88%
50 & OVER	105	100	4.98%
Total	2409	2009	100.00%
Net Gain/Loss		<-400>	
Average slip length	29.85	34.12	
Total LF	71920	68544	

DANA POINT HARBOR MARINAS

LAYOUT 2 (WITH CHANNEL ENCROACHMENT)

LEGEND:

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



Dana Point Marinas

Project Phasing

- Awaiting ACOE Feedback
- 2 Options
 - 10 Phases: 212 to 310 boats per phase
 - 14 Phases: 135 to 235 boats per phase
- Upcoming Analysis
 - Detailed boat movement evaluation
 - o East & West Basin Mgmt Input
 - o Availability of Temporary Docks



Workshop No. 6

Agenda

- Further Refinements of Layout 2
- Further Development of Phasing Plans
- Dock Amenity Presentation
- Cost & Revenue Projection Refinements
- Date: February 20, 2007

