

County of Orange
Dana Point Marinas
Workshop No. 6
“Marina Planning”

Meeting No. 7
February 20, 2007



AGENDA

Workshop No. 6

- Revised Dock Plan
- Cost Comparisons
- Phasing Sequences & Timing
- Dock Amenity Details
- Questions & Answers



Marina Improvements Project

- 2004 Original HBP Estimate: \$60M
Not based on detailed analysis or project
- 2004 DBW Available Financing: \$45M



Marina Improvements Project

Current Project Estimate: \$81-85M

@ Construction mid-point, 2011

Current DBW Loan: \$45M

Balance: \$40M



Options

1. Increase DBW Loan Amount - \$15M Requested
2. Increase Original Bond Sale
3. 2nd Bond Sale
4. Phase Construction
5. Reduce Scope of Project



Launch Ramp Parking





Dana Point Harbor Drive

Puerto Place



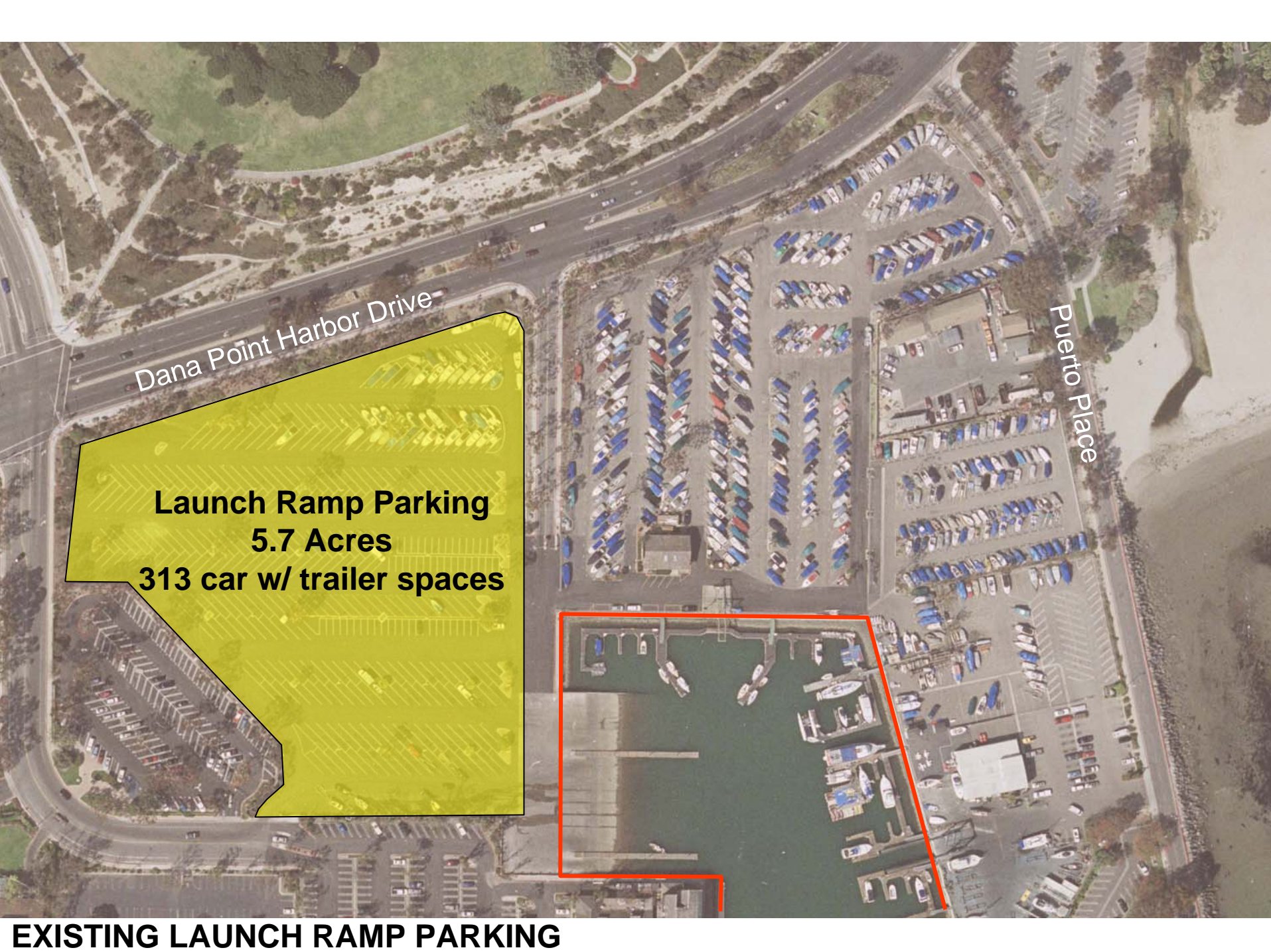
EXISTING LAUNCH RAMP PARKING



Dana Point Harbor Drive

Puerto Place

EXISTING LAUNCH RAMP PARKING

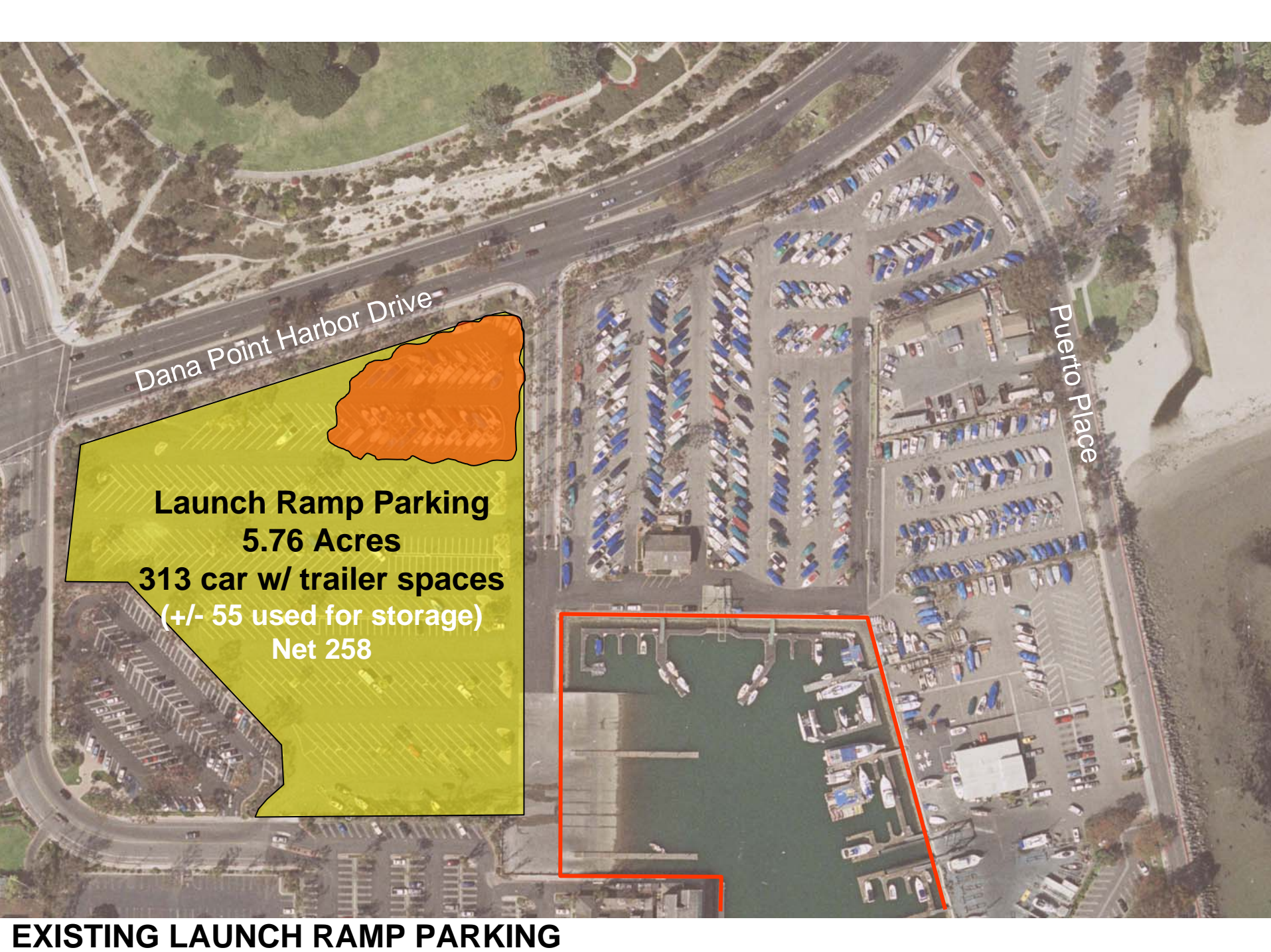


Dana Point Harbor Drive

Puerto Place

**Launch Ramp Parking
5.7 Acres
313 car w/ trailer spaces**

EXISTING LAUNCH RAMP PARKING



Dana Point Harbor Drive

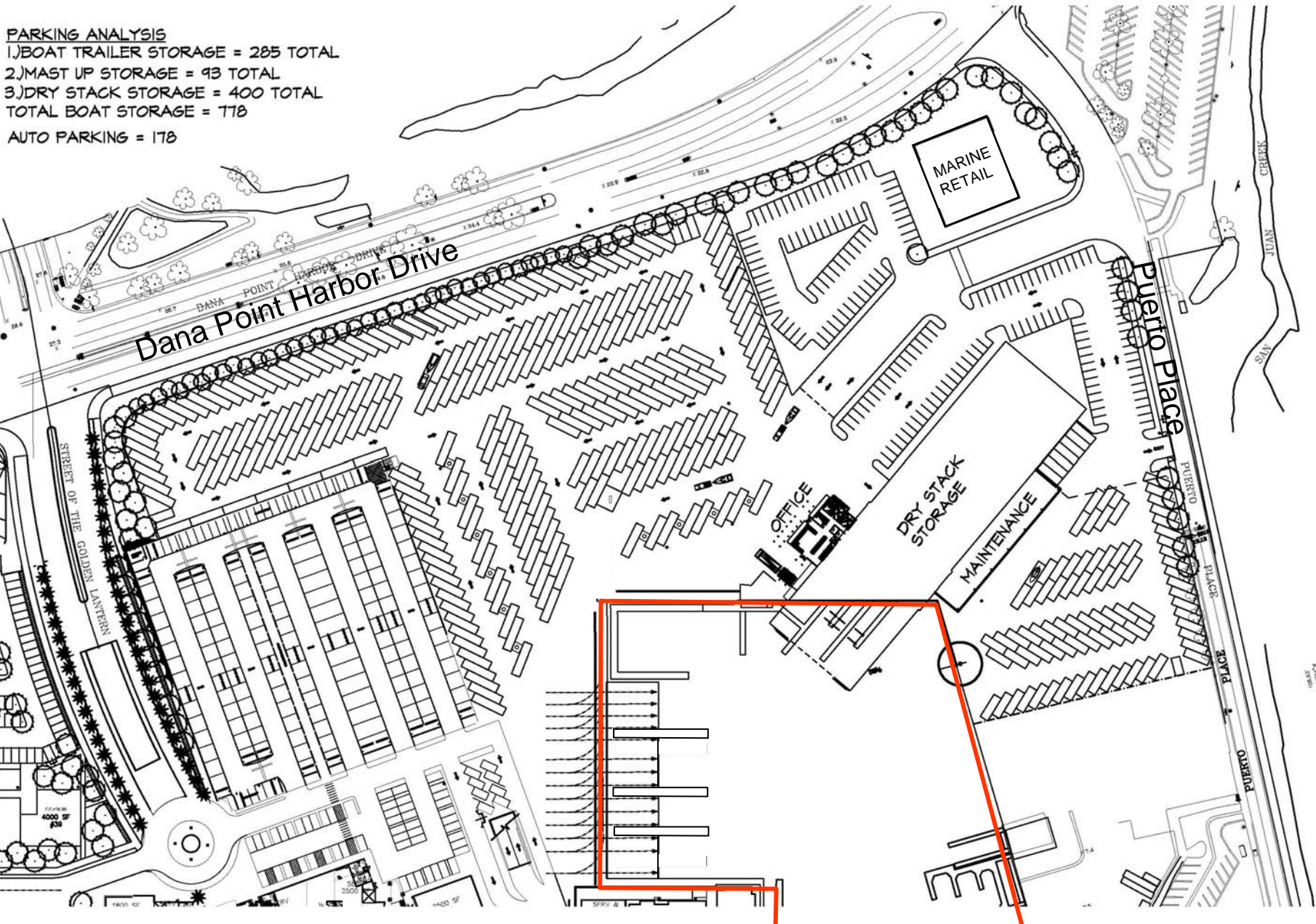
Puerto Place

Launch Ramp Parking
5.76 Acres
313 car w/ trailer spaces
(+/- 55 used for storage)
Net 258

EXISTING LAUNCH RAMP PARKING

PARKING ANALYSIS

- 1.) BOAT TRAILER STORAGE = 285 TOTAL
- 2.) MAST UP STORAGE = 93 TOTAL
- 3.) DRY STACK STORAGE = 400 TOTAL
- TOTAL BOAT STORAGE = 778
- AUTO PARKING = 178



PROPOSED LAUNCH RAMP PARKING

PARKING ANALYSIS

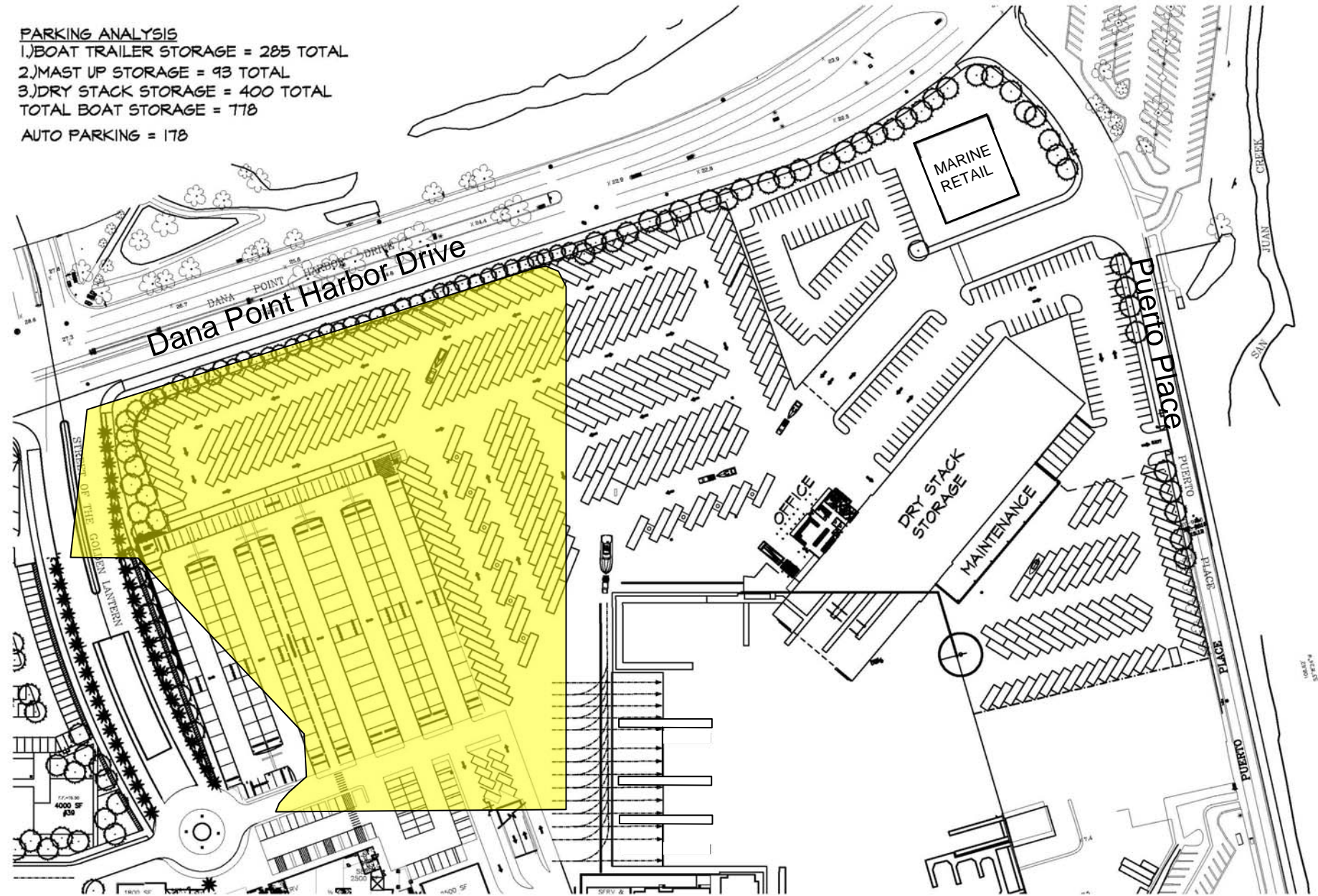
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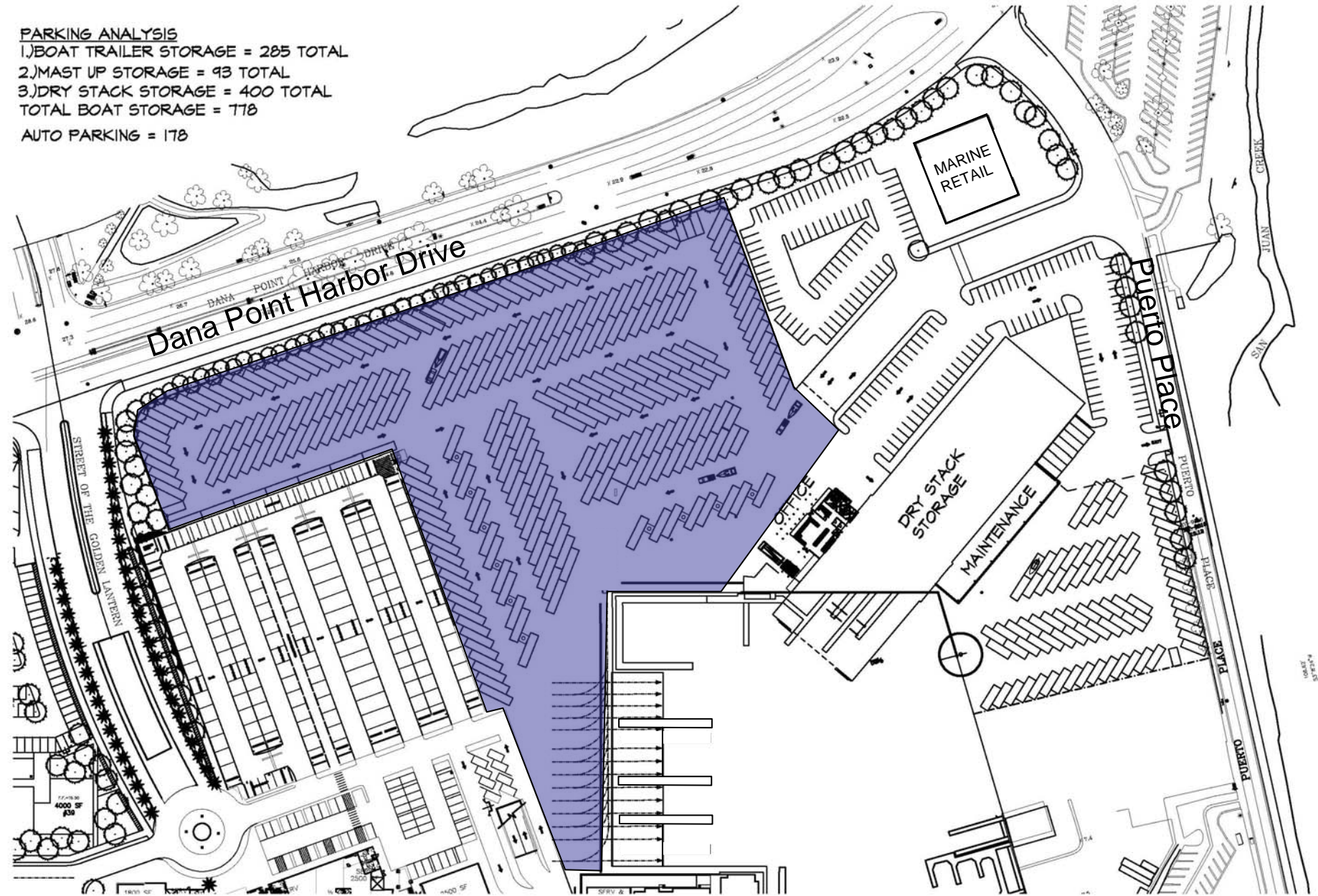
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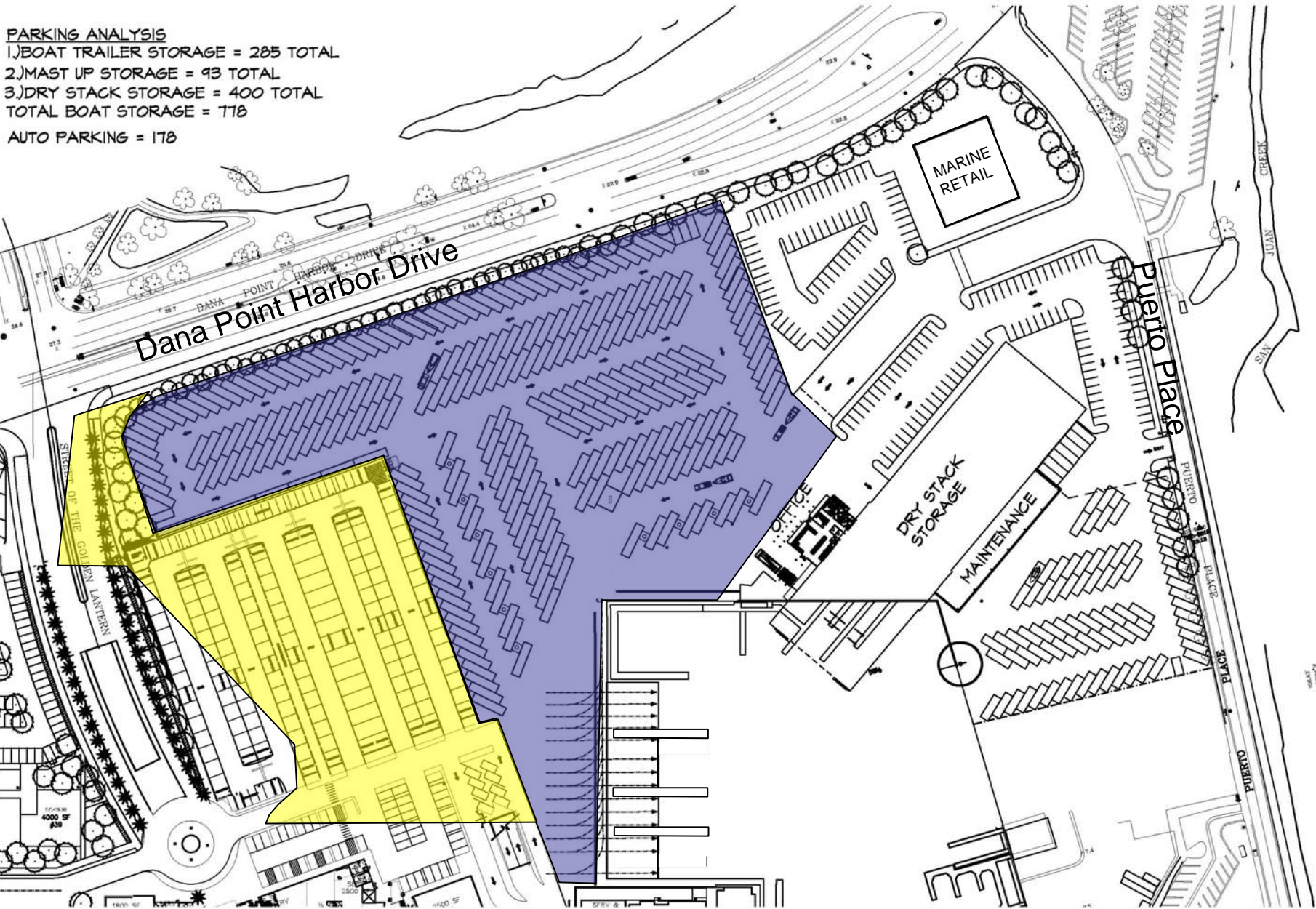
AUTO PARKING = 178



PROPOSED LAUNCH RAMP PARKING

PARKING ANALYSIS

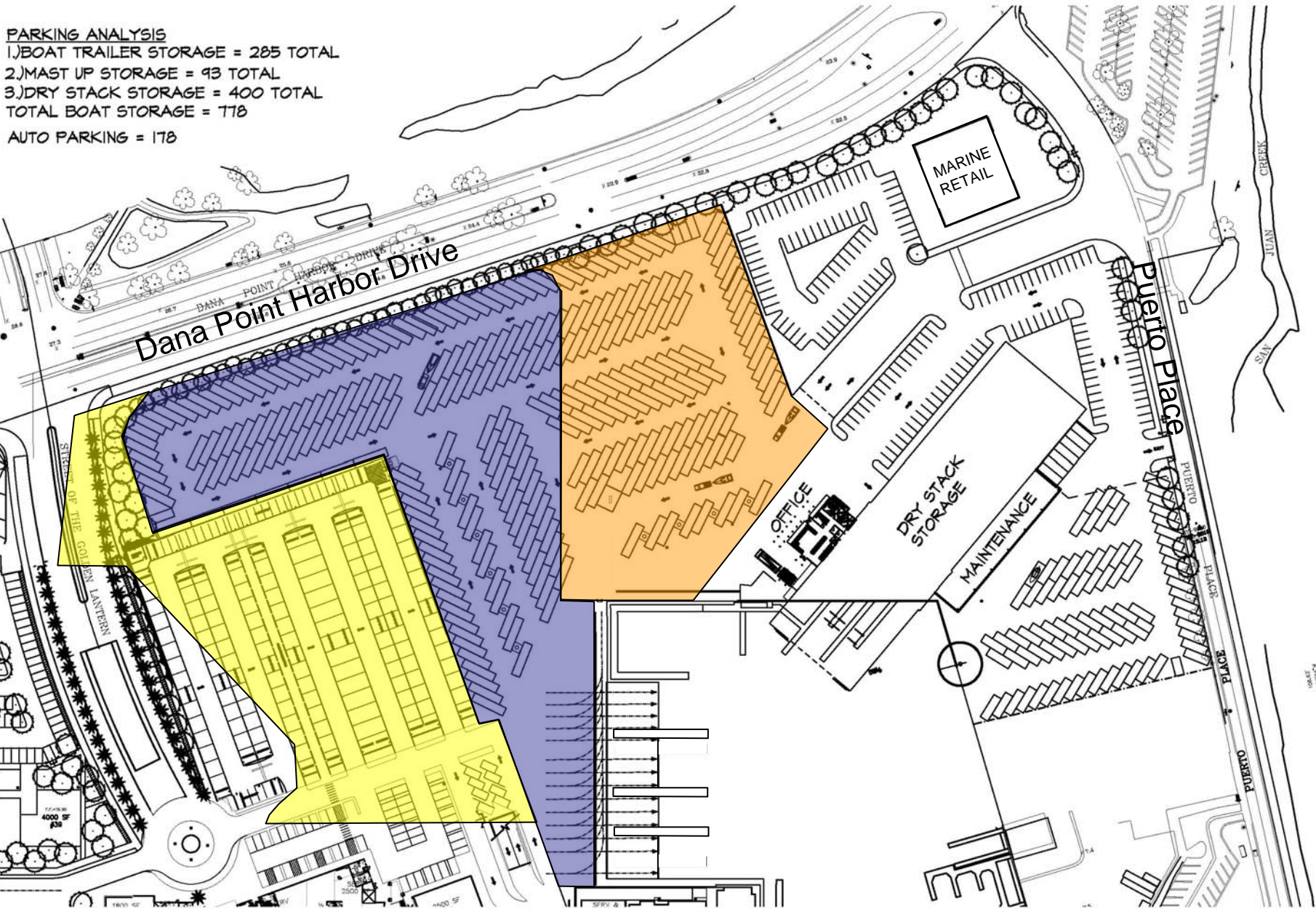
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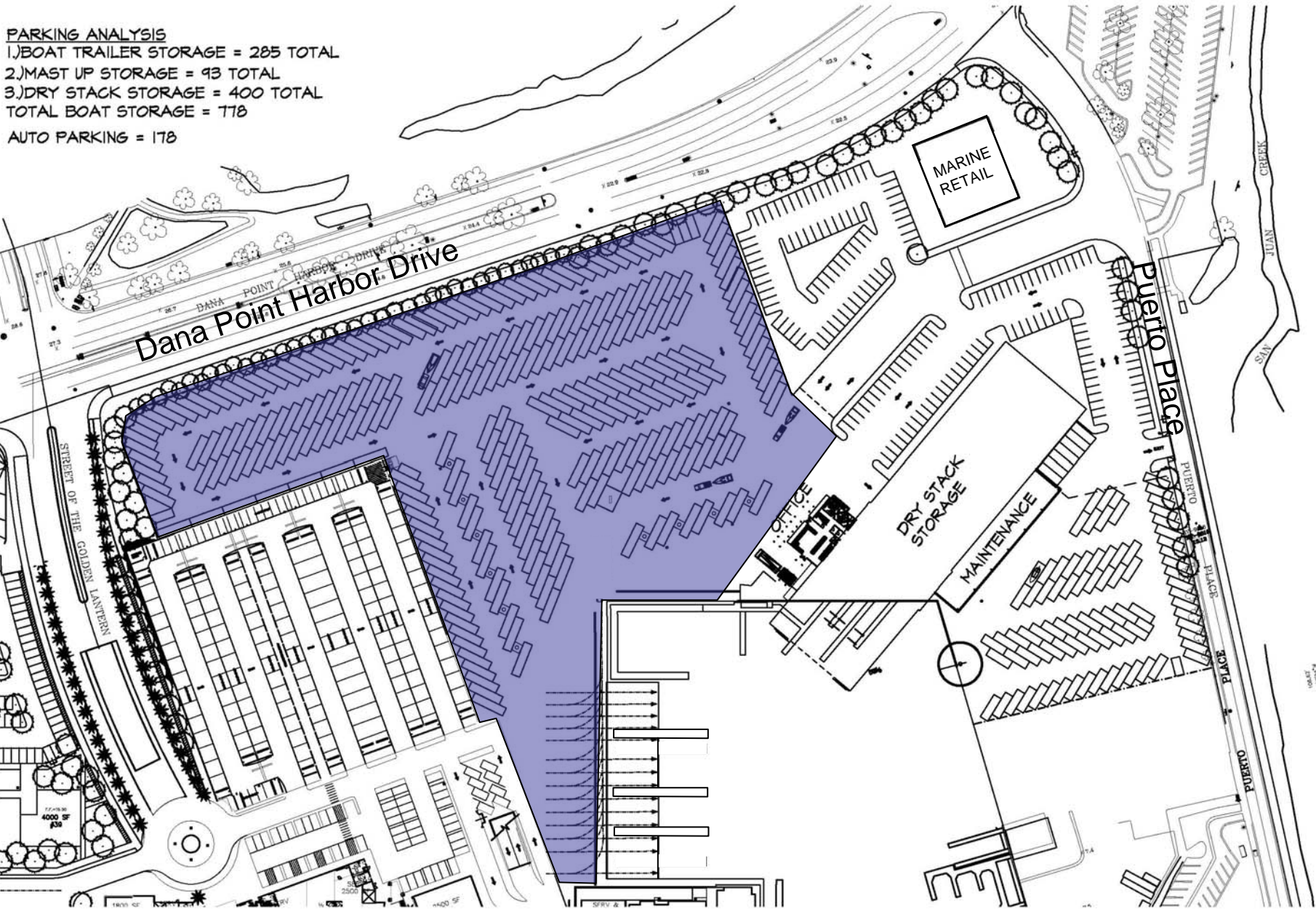
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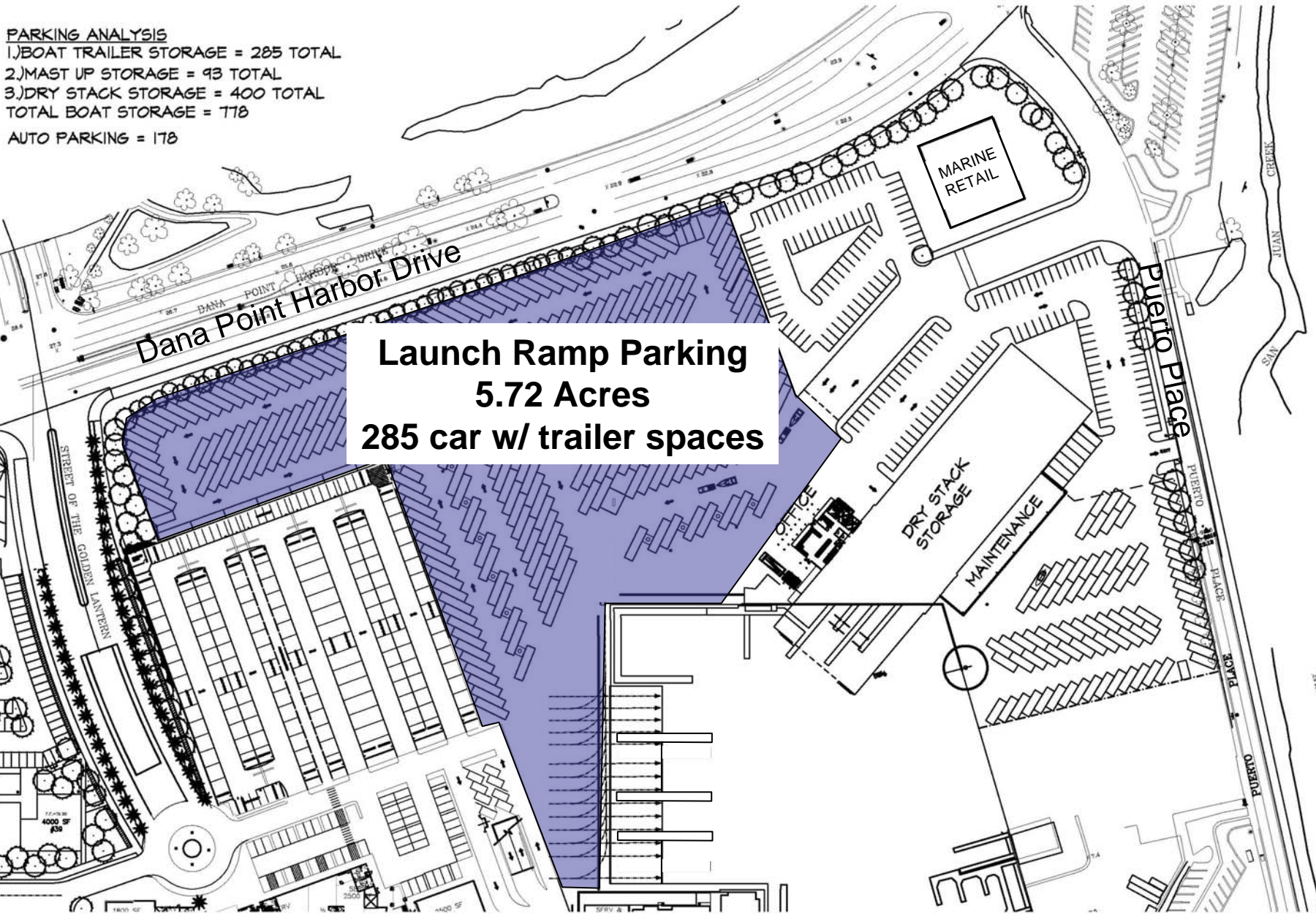
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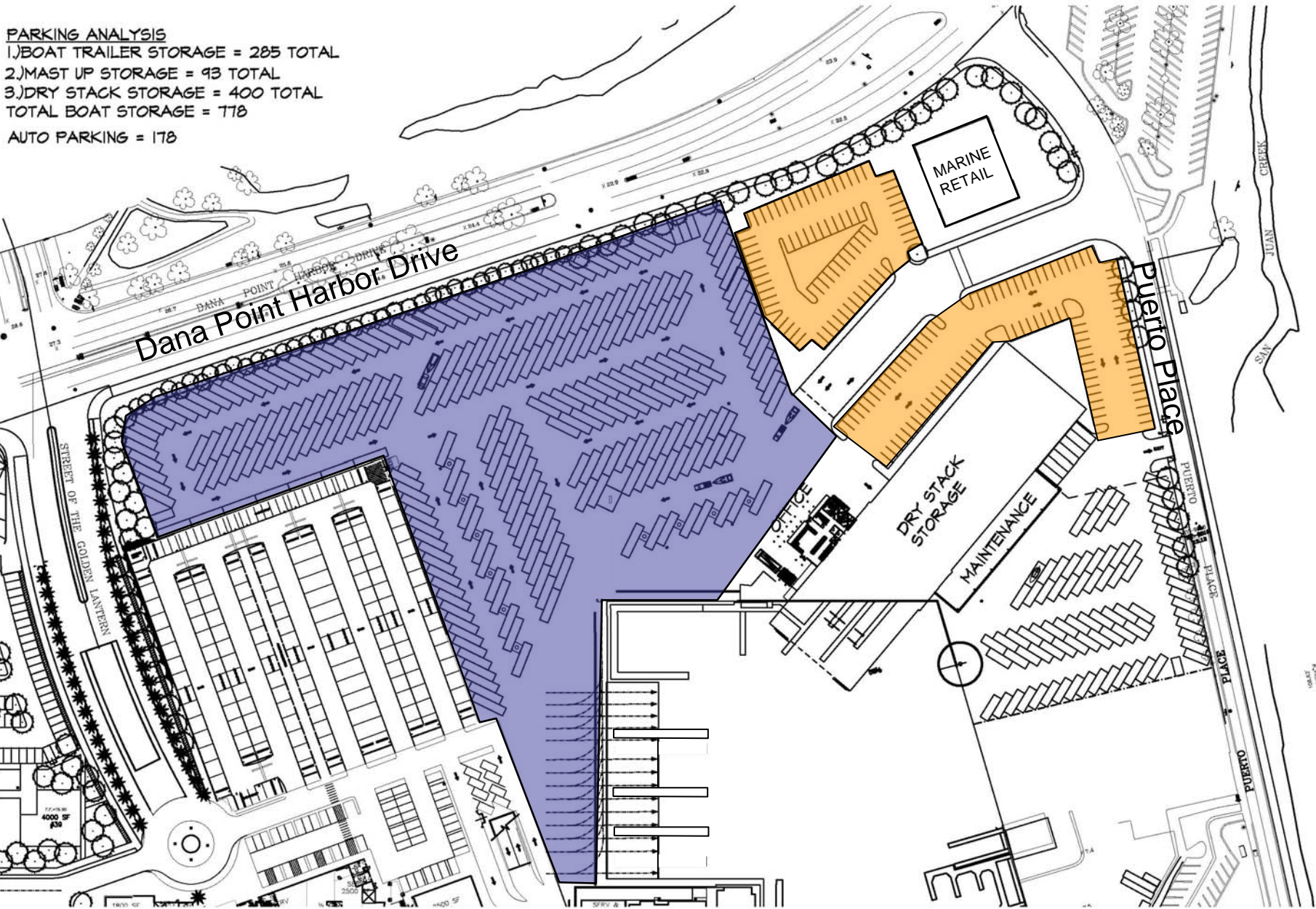


**Launch Ramp Parking
5.72 Acres
285 car w/ trailer spaces**

PROPOSED LAUNCH RAMP PARKING

PARKING ANALYSIS

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PROPOSED LAUNCH RAMP PARKING

Marine Services Area Circulation





Dana Point Harbor Drive

Puerto Place



EXISTING LAUNCH RAMP PARKING

PARKING ANALYSIS

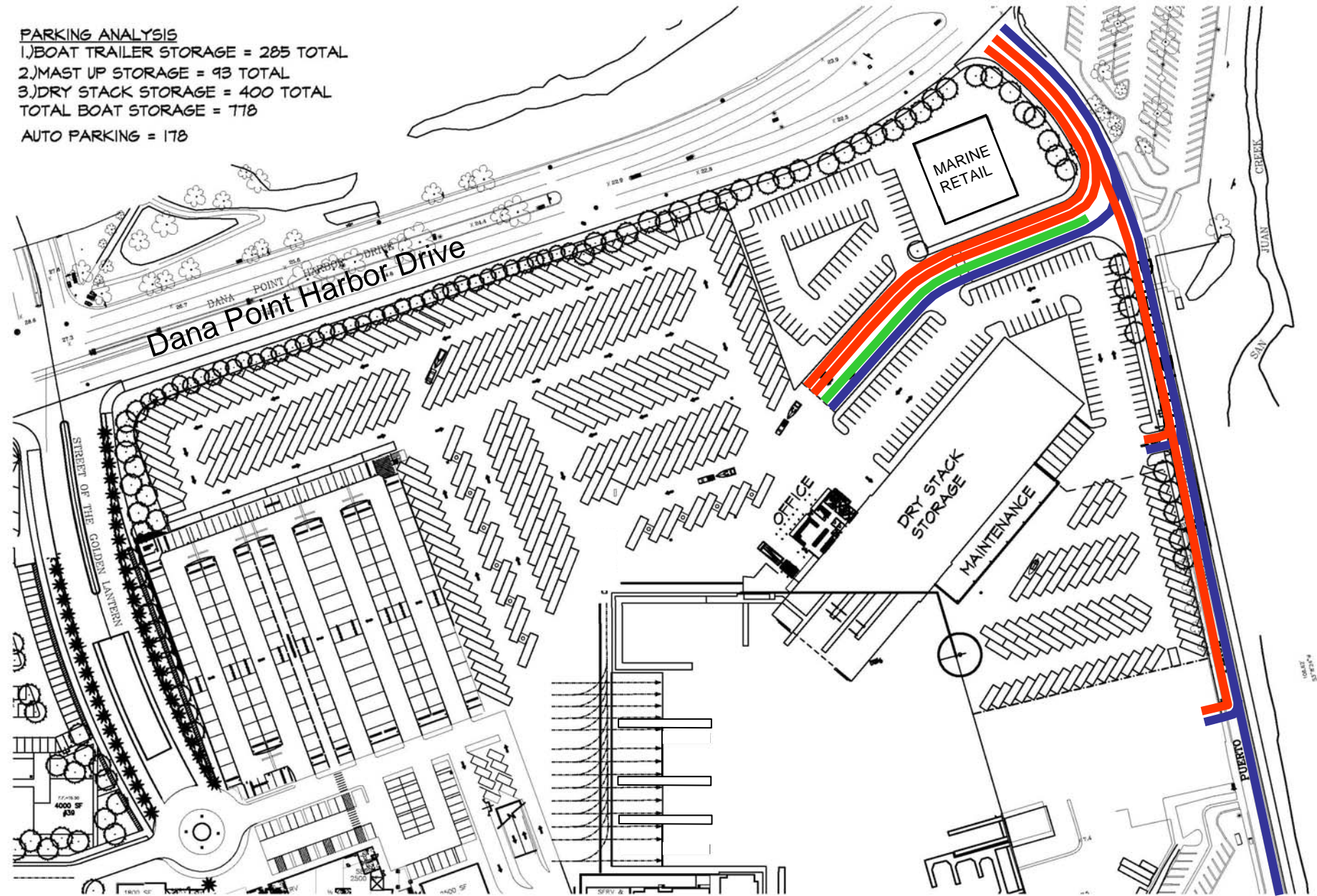
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PROPOSED MARINE SERVICES AREA CIRCULATION

PARKING ANALYSIS

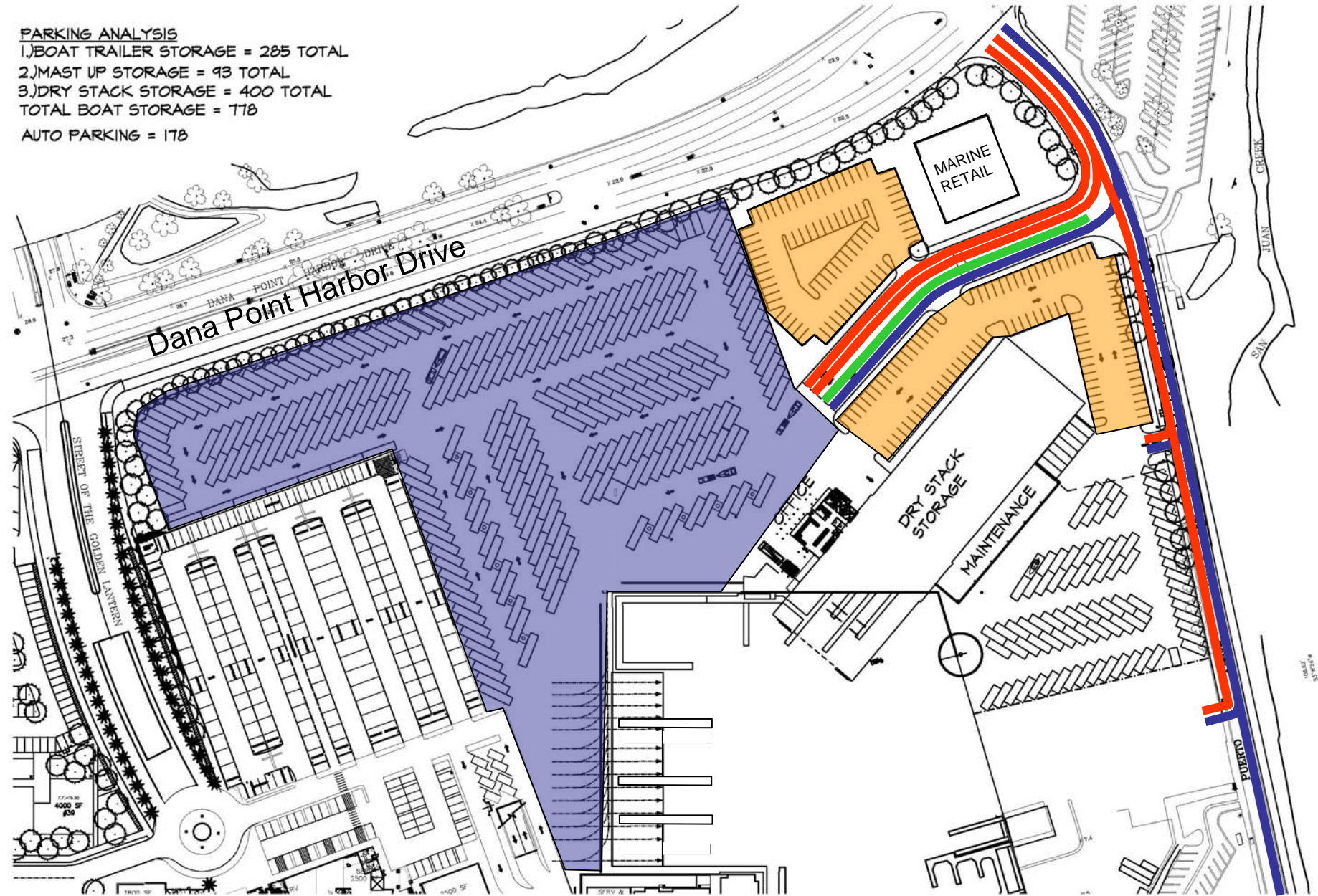
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PROPOSED MARINE SERVICES AREA CIRCULATION

PARKING ANALYSIS

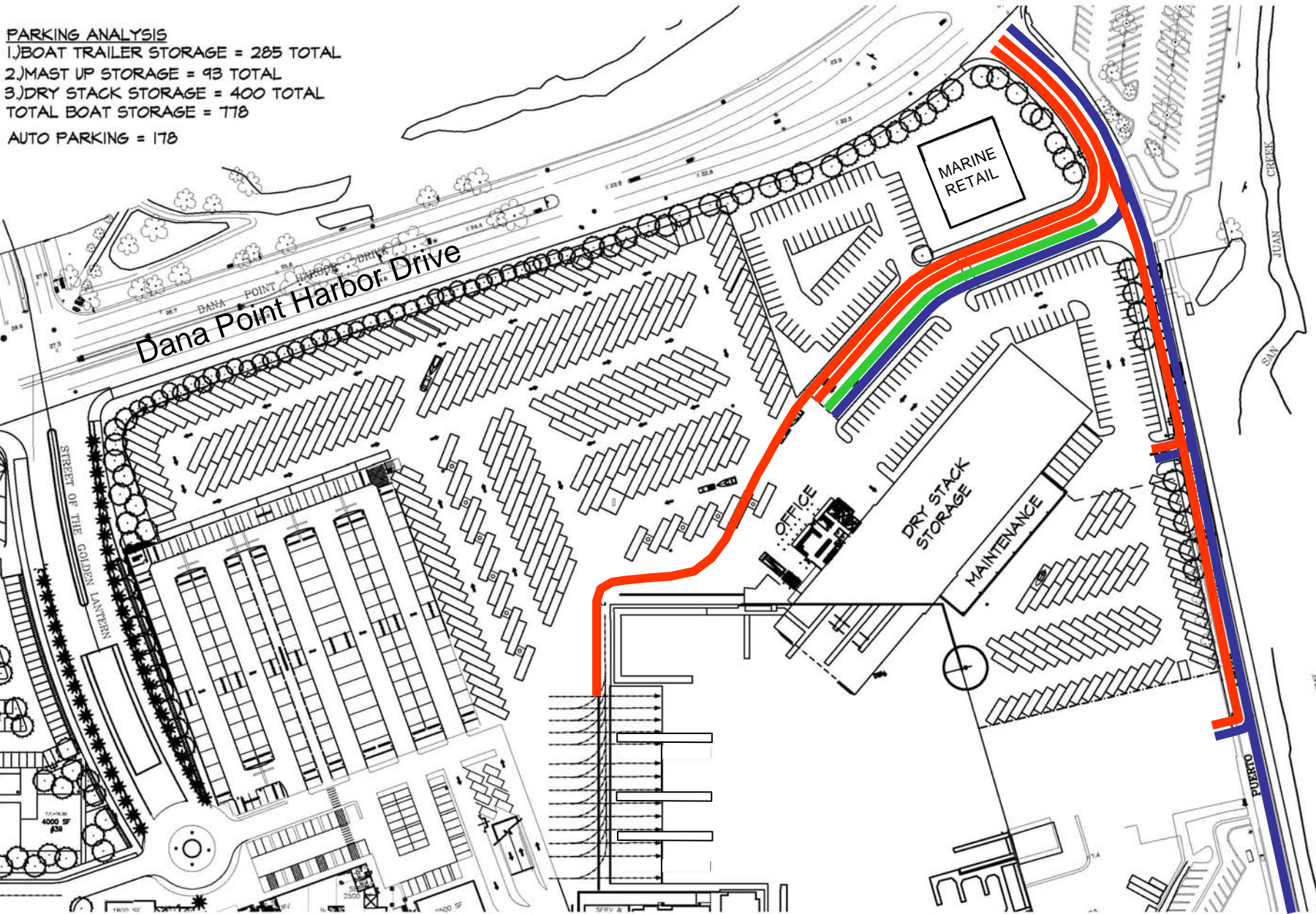
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PROPOSED MARINE SERVICES AREA CIRCULATION

PARKING ANALYSIS

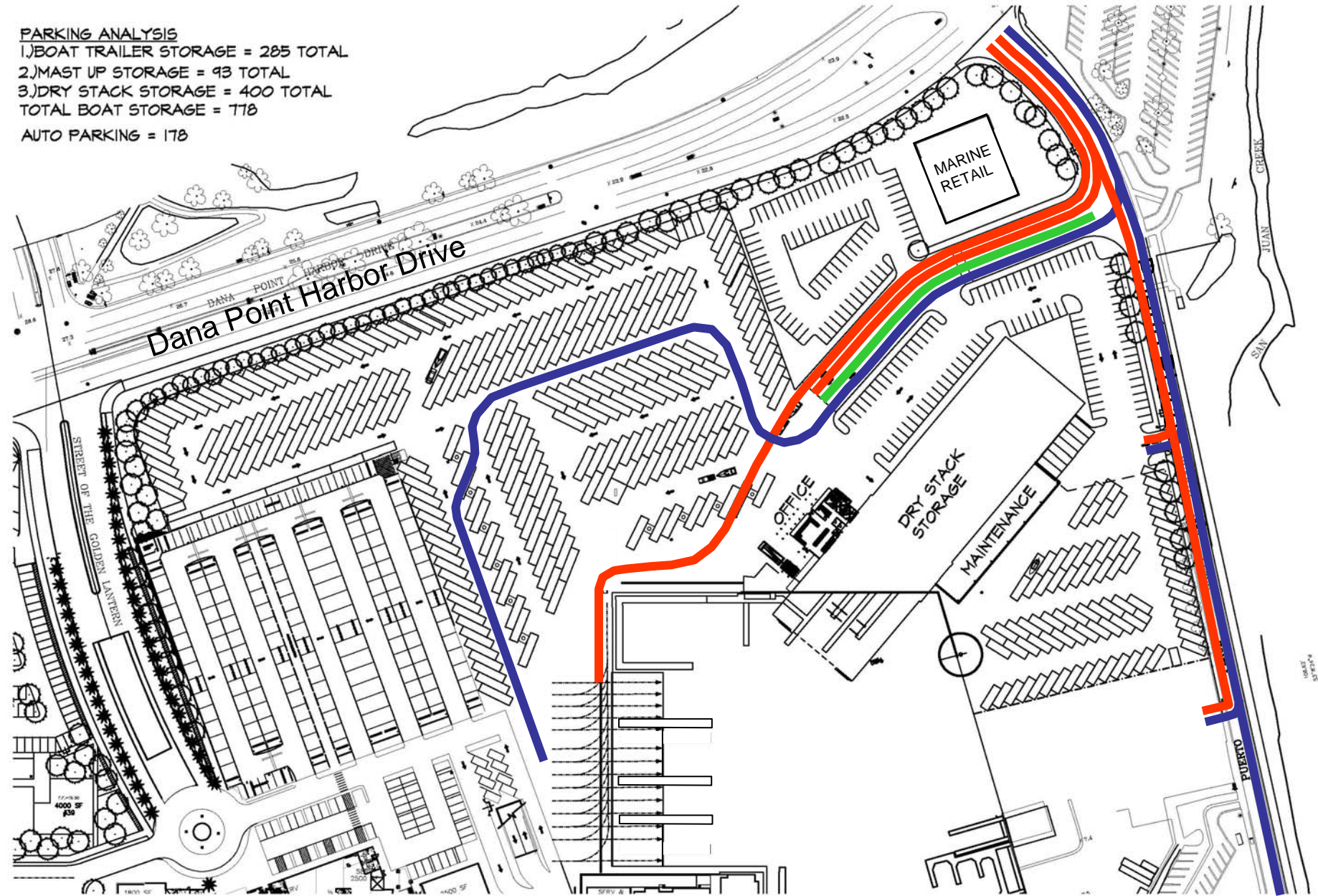
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PROPOSED MARINE SERVICES AREA CIRCULATION

Launching

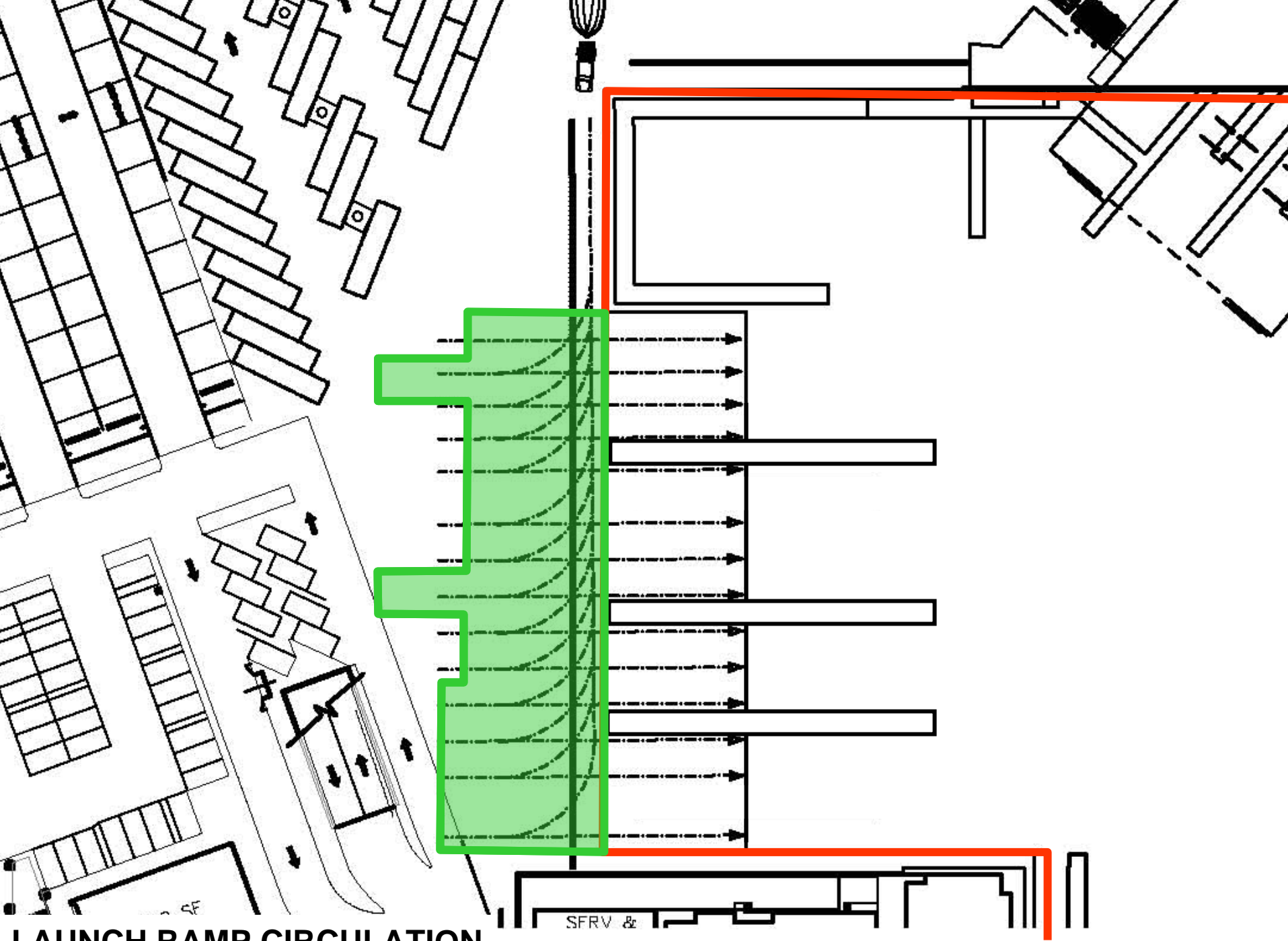




LAUNCH RAMP CIRCULATION

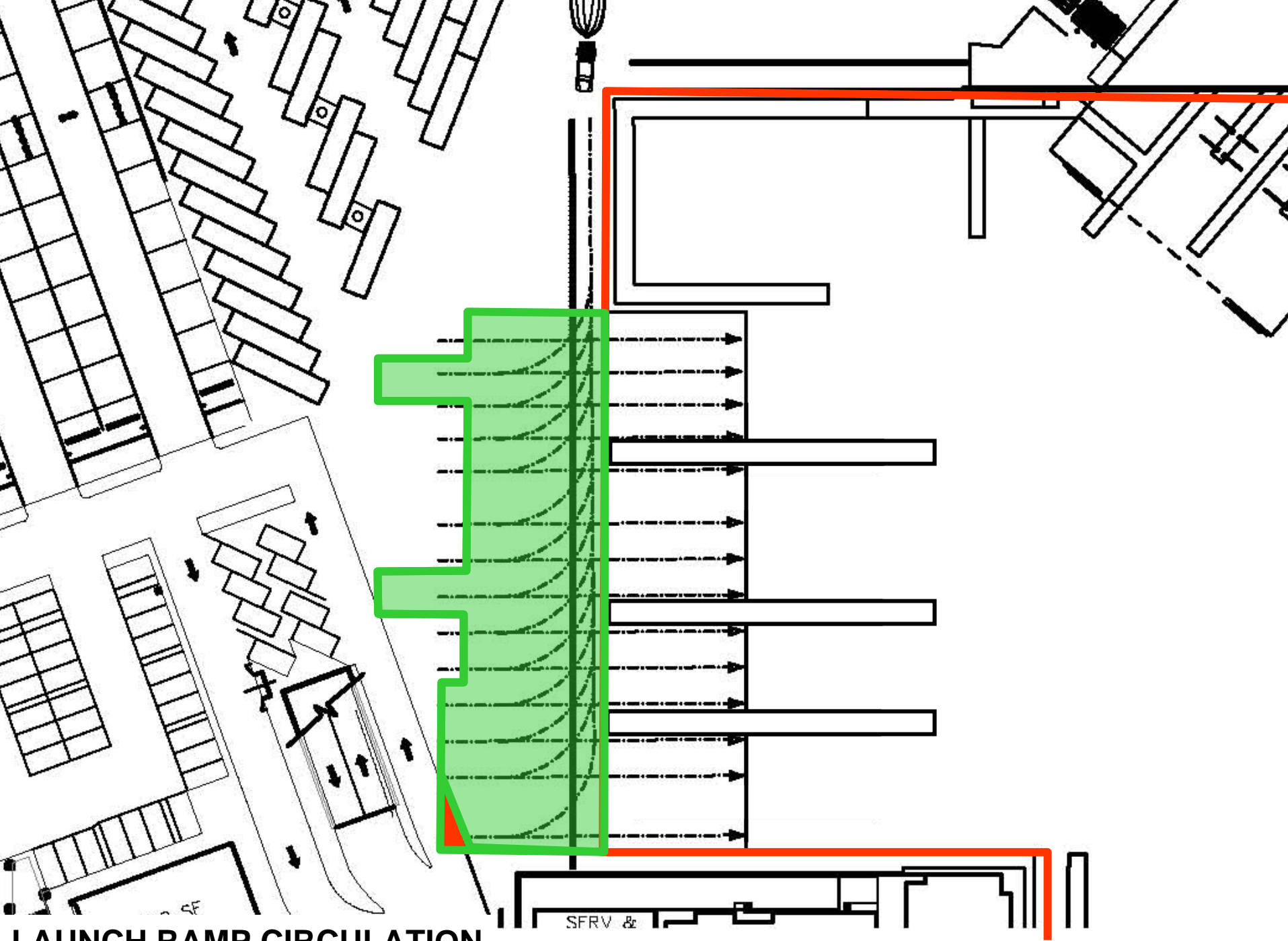


LAUNCH RAMP CIRCULATION



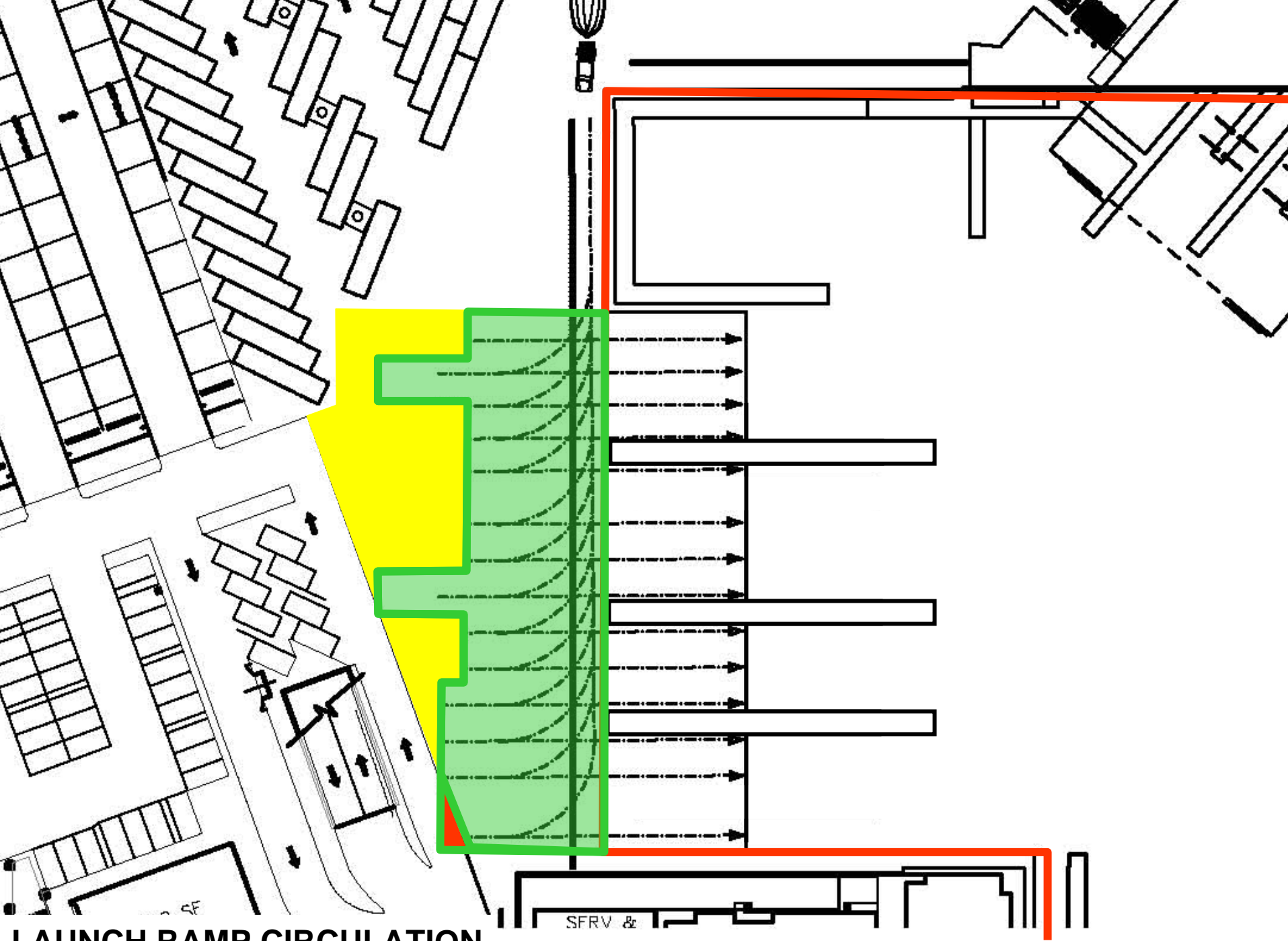
LAUNCH RAMP CIRCULATION

SFRV &



LAUNCH RAMP CIRCULATION

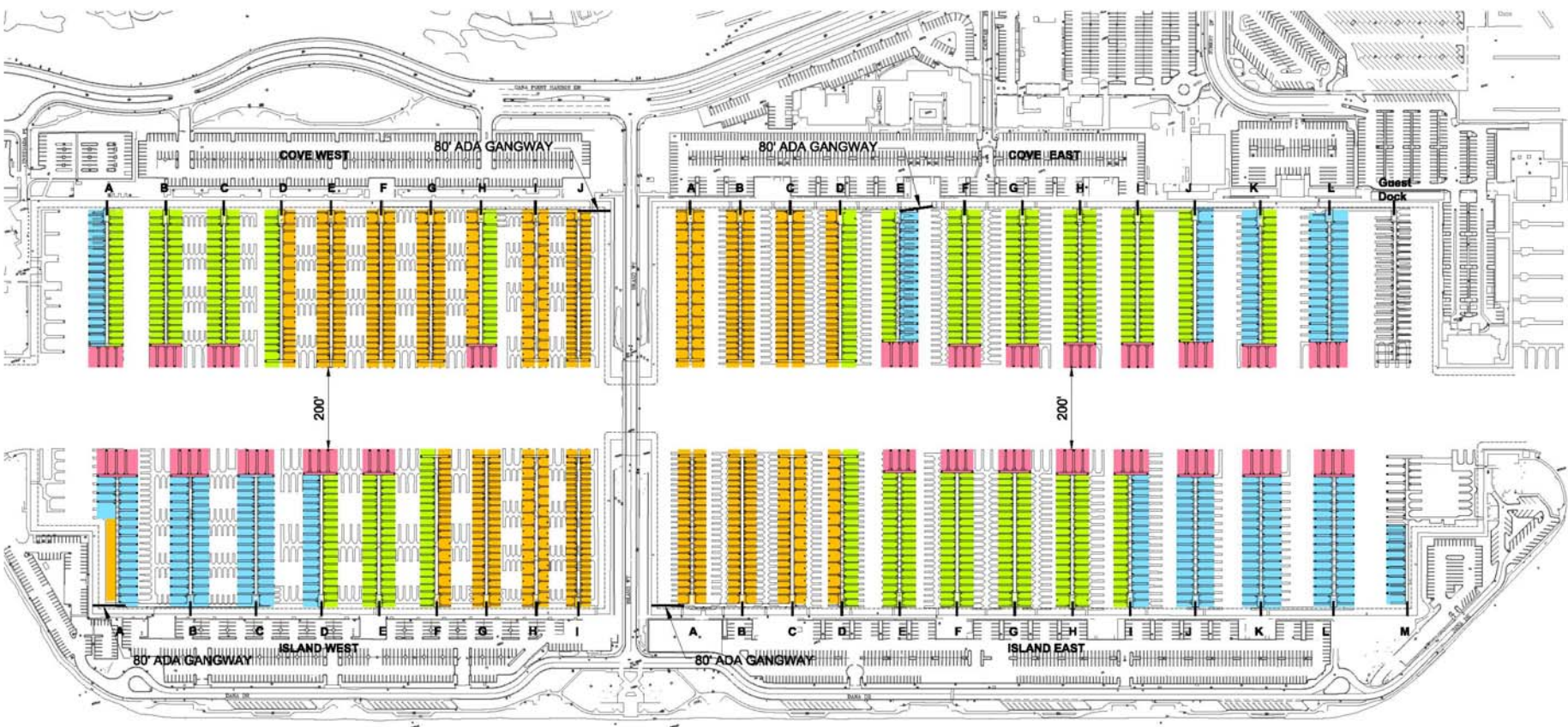
SFRV &



LAUNCH RAMP CIRCULATION

SFRV &

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 PLOT BY: PC14
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 V:\m\10000-1000 : BASE : D:\A-22010
 PLOT DATE: 01/03/07 - 13:58 pm User: Sora by PC14
 PLOT BY: PC14



| 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 | |

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

DANA POINT HARBOR MARINAS

LAYOUT 2



File Date: 07/19/07 - 12:58 pm (Last Save by: PC14 05/17/2006)
 File Name: 071907 - 12:58 pm (Last Save by: PC14 05/17/2006)
 Plot Date: 07/19/07 - 12:58 pm (Last Save by: PC14 05/17/2006)
 Title: D:\Projects\07\071907 - 12:58 pm (Last Save by: PC14 05/17/2006)
 User: 20004-1037 - BACE - 38314-1037 - PHONG - 38314-1037



| SLIP LENGTH | EXISTING QTY | PROPOSED QTY | % of TOTAL |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER | 1795 | 909 | 47.05% |
| 31-38 | 273 | 597 | 30.90% |
| 39-49 | 236 | 326 | 16.87% |
| 50 & OVER | 105 | 100 | 5.18% |
| Total | 2409 | 1932 | 100.00% |
| Net Gain/Loss | | <-477> | |
| Average slip length | 29.85 | 34.10 | |
| Total LF | 71920 | 65882 | |

DANA POINT HARBOR MARINAS

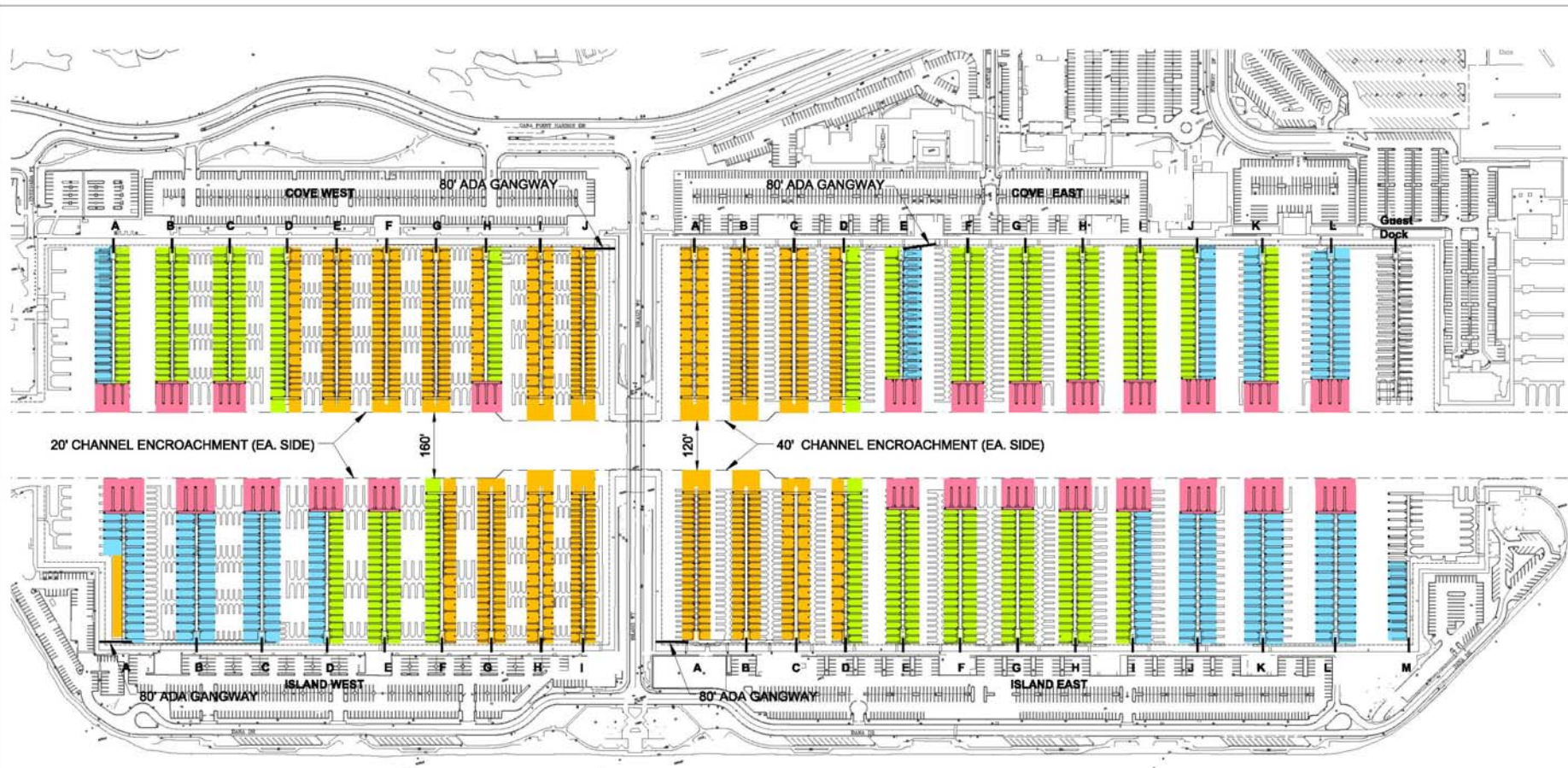
LAYOUT 2C
(34' Avg.)

| ADA SLIPS | |
|-------------|---|
| COVE WEST | 7 |
| COVE EAST | 7 |
| ISLAND WEST | 6 |
| ISLAND EAST | 9 |

LEGEND:

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

File: C:\Projects\Bent 643802 - Dana Point Marina Expansion\Drawings\Layout 2.dwg
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 User: Sean J. PC24
 Plot by: pc24
 File Name: 07/29/07 - 1:00 pm
 User: Sean J. PC24
 Plot by: pc24
 File Name: 07/29/07 - 1:00 pm
 User: Sean J. PC24
 Plot by: pc24



| 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)

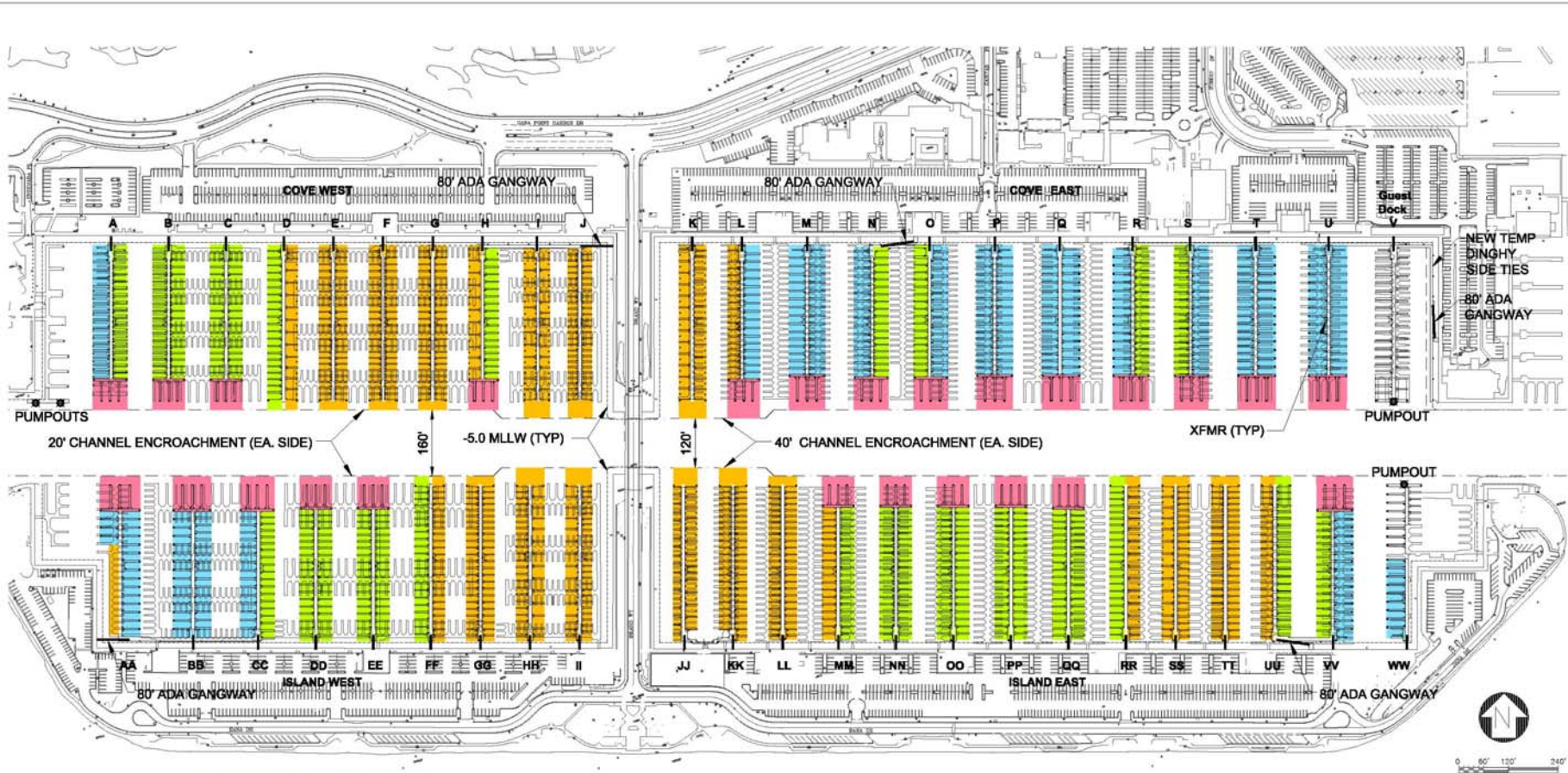
LEGEND:

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



DATE: 12-12-06

Date: 02/19/2019 10:09:00 AM File Path: D:\Projects\2019\02-19-2019\02-19-2019.dwg Plot Date: 02/19/2019 10:09:00 AM Plot Time: 10:09:00 AM Plot User: jay.dobson
 Project: 2019-02-19-2019.dwg
 Date: 02/19/2019 10:09:00 AM File Path: D:\Projects\2019\02-19-2019\02-19-2019.dwg Plot Date: 02/19/2019 10:09:00 AM Plot Time: 10:09:00 AM Plot User: jay.dobson
 Project: 2019-02-19-2019.dwg



| SLIP LENGTH | EXISTING QTY | PROPOSED QTY | % of TOTAL |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER | 1795 | 958 | 47.08% |
| 31-38 | 273 | 627 | 30.81% |
| 39-49 | 236 | 350 | 17.20% |
| 50 & OVER | 105 | 100 | 4.91% |
| Total | 2409 | 2035 | 100.00% |
| Net Gain/Loss | | <-374> | |
| Average slip length | 29.85 | 34.05 | |
| Total LF | 71920 | 69298 | |

DANA POINT HARBOR MARINAS

LAYOUT 2C (34' Avg.) (WITH CHANNEL ENCROACHMENT)

| ADA SLIPS | |
|-------------|---|
| COVE WEST | 7 |
| COVE EAST | 7 |
| ISLAND WEST | 6 |
| ISLAND EAST | 9 |

LEGEND:

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

Dana Point Marinas

Layout Comparisons

Layout 2 Vs. Layout 2C

- Without Channel Encroachment
 - 503 to 477 slips (+26 slips, 30 feet and under)
- With Channel Encroachment
 - 400 to 374 slips (+26 slips, 30 feet and under)



Layout Comparison

(4 Slip Categories)

| SIZE | EXISTING | % OF TOTAL | LAYOUT 2 | % OF TOTAL | LAYOUT 2C | % OF TOTAL | LAYOUT 2 W/ CHANNEL ENCR. | % OF TOTAL | LAYOUT 2C W/ CHANNEL ENCR. | % OF TOTAL |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------|-------------|----------------------------|-------------|
| 30' & Under | 1795 | 75% | 852 | 45% | 909 | 47% | 901 | 45% | 958 | 47% |
| 31' to 38' | 273 | 11% | 656 | 34% | 597 | 31% | 689 | 34% | 627 | 31% |
| 39' to 49' | 236 | 10% | 298 | 16% | 326 | 17% | 319 | 16% | 350 | 17% |
| over 50' | 105 | 4% | 100 | 5% | 100 | 5% | 100 | 5% | 100 | 5% |
| TOTAL | 2409 | 100% | 1906 | 100% | 1932 | 100% | 2009 | 100% | 2035 | 100% |
| NET GAIN/LOSS | | | -503 | | -477 | | -400 | | -374 | |
| AVG SIZE | 29.85 | | 34.16 | | 33.98 | | 34.12 | | 33.96 | |



Layout Comparison

(9 Slip Categories)

| SIZE | EXISTING | % OF TOTAL | LAYOUT 2 | % OF TOTAL | LAYOUT 2C | % OF TOTAL | LAYOUT 2 W/ CHANNEL ENCR. | % OF TOTAL | LAYOUT 2C W/ CHANNEL ENCR. | % OF TOTAL |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------|-------------|----------------------------|-------------|
| 20 - 24 | 250 | 10% | 8 | 0% | 40 | 2% | 8 | 0% | 42 | 2% |
| 25 - 29 | 1157 | 48% | 237 | 12% | 209 | 11% | 249 | 12% | 219 | 11% |
| 30 - 34 | 391 | 16% | 674 | 35% | 711 | 37% | 711 | 35% | 748 | 37% |
| 35 - 39 | 270 | 11% | 589 | 31% | 546 | 28% | 622 | 31% | 576 | 28% |
| 40 - 44 | 129 | 5% | 186 | 10% | 215 | 11% | 200 | 10% | 239 | 12% |
| 45 - 49 | 107 | 4% | 112 | 6% | 111 | 6% | 119 | 6% | 111 | 5% |
| 50 - 54 | 57 | 2% | 40 | 2% | 36 | 2% | 40 | 2% | 36 | 2% |
| 55 - 59 | 33 | 1% | 24 | 1% | 20 | 1% | 24 | 1% | 20 | 1% |
| 60 & over | 15 | 1% | 36 | 2% | 44 | 2% | 36 | 2% | 44 | 2% |
| TOTAL | 2409 | 100% | 1906 | 100% | 1932 | 100% | 2009 | 100% | 2035 | 100% |
| NET GAIN/LOSS | | | -503 | | -477 | | -400 | | -374 | |
| AVG SIZE | 29.85 | | 34.16 | | 33.98 | | 34.12 | | 33.96 | |



Dana Point Marinas

Dock Amenity Details

- Power Centers
- Dock Boxes
- Rub Strip and Cleats
- Gangways
- Pumpouts
- Waste Storage



Dana Point Marinas

Power at Each Slip

- Under 32 Feet: 1-30a, 125v
- 33 Feet to 44 Feet: 2-30a, 125v
- 45 Feet to 54 Feet: 1-30a, 125v / 1-50a, 225v
- 55 Feet and Over: 2-50a, 225v
- End-Ties: 2-50a, 225v







DANGER
HIGH VOLTAGE
KEEP OUT





Dana Point Marinas

Marina Amenity Details

— Cleats

- 50 Feet and Under: 12-Inch Cleats
- 51 Feet and Over: 15-Inch Cleats

— Rub Strip

- Vinyl Edging





Questionnaire

Photos: Dinghy Storage Options

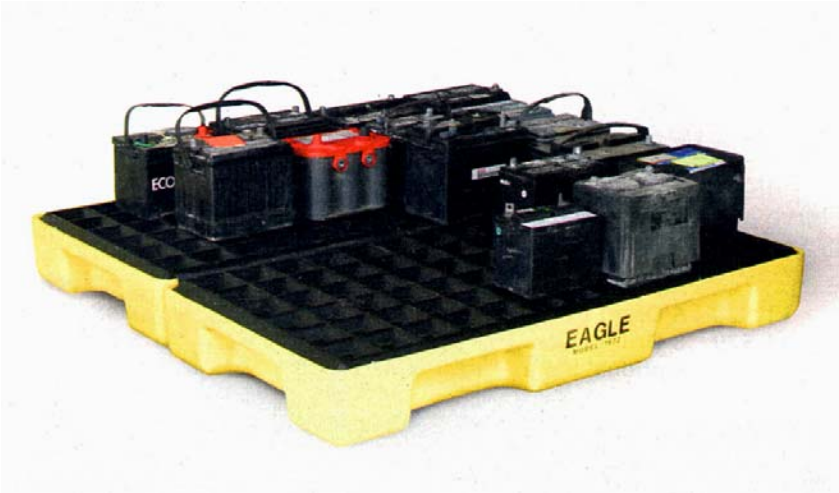
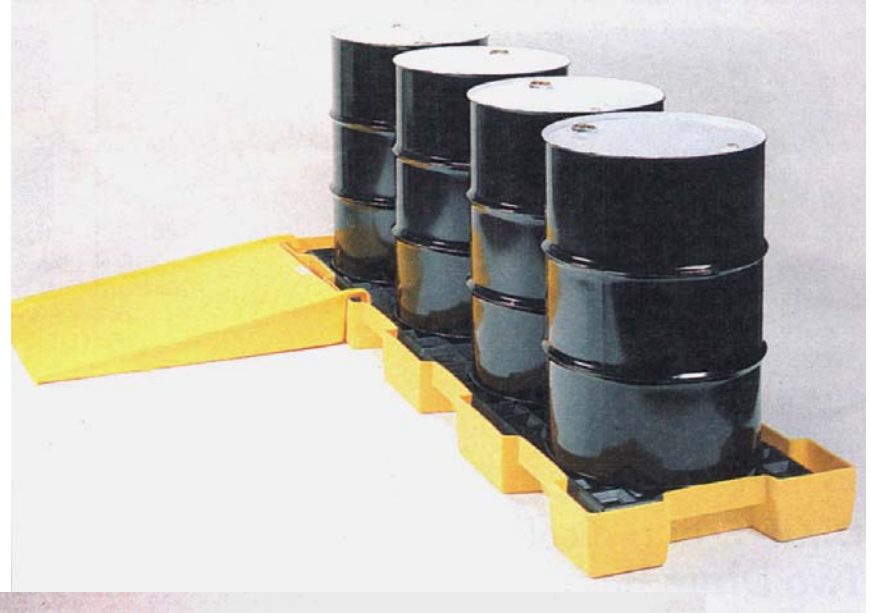




INFORMATION
OPERATING INSTRUCTIONS

YELLOW HOSE





Dana Point Marinas

Phasing

- Awaiting ACOE Feedback-Use of Main Channels.
- 10 Phases: 5 Year Program: 260 Slips Displaced (Average)
- 14 Phases: 7 Year Program: 185 Slips Displaced (Average)
- Project Start: 1st Quarter of 2009



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

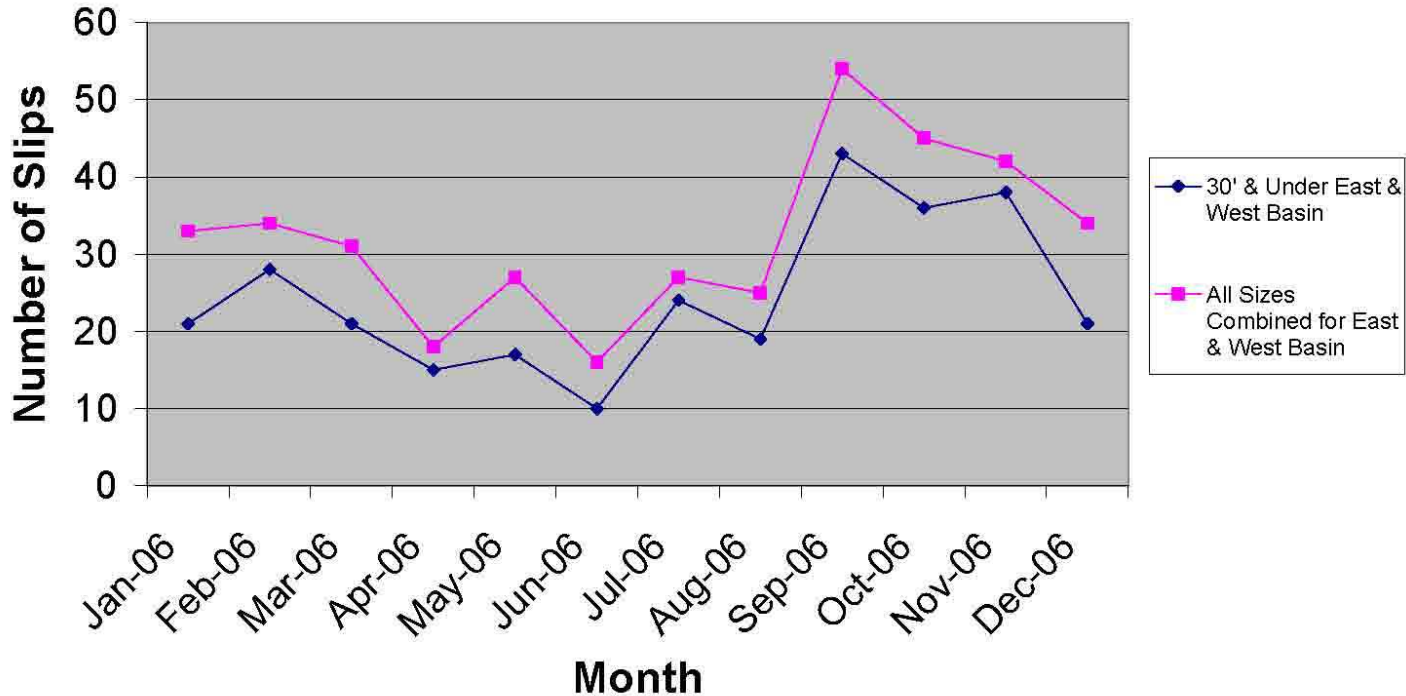
Meeting No. 6
January 30, 2007



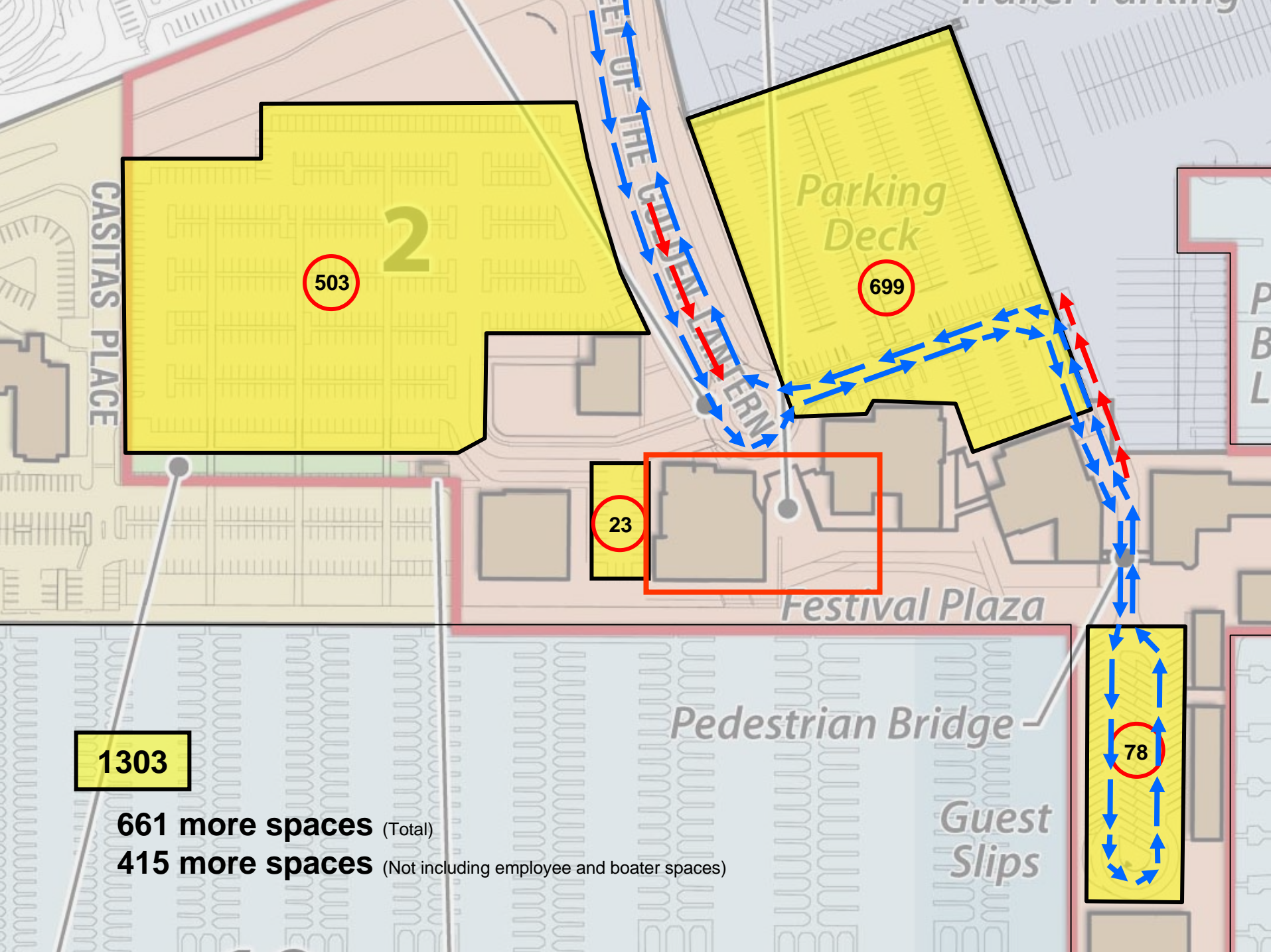
DANA WEST AND EAST MARINA COMBINED SLIP TURNOVER 2006

| SLIP SIZE | Jan-06 | Feb-06 | Mar-06 | Apr-06 | May-06 | Jun-06 | Jul-06 | Aug-06 | Sep-06 | Oct-06 | Nov-06 | Dec-06 | TOTALS |
|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 30' & Under | 27 | 28 | 21 | 15 | 17 | 10 | 24 | 19 | 43 | 36 | 38 | 21 | 299 |
| 31'-39' | 5 | 6 | 7 | 3 | 8 | 3 | 2 | 3 | 6 | 6 | 4 | 10 | 63 |
| 40'-49" | 1 | 0 | 1 | 0 | 2 | 1 | 1 | 2 | 4 | 1 | 0 | 1 | 14 |
| 50' + | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 1 | 1 | 2 | 0 | 2 | 10 |
| Totals | 33 | 34 | 31 | 18 | 27 | 16 | 27 | 25 | 54 | 45 | 42 | 34 | 386 |

Dana Slip Turnover East & West Basin 2006







503

2

699

Parking Deck

23

78

1303

661 more spaces (Total)
415 more spaces (Not including employee and boater spaces)

CASITAS PLACE

Festival Plaza

Pedestrian Bridge

Guest Slips

LET OF THE GOLDEN INTERN