

DANA POINT HARBOR Marina News

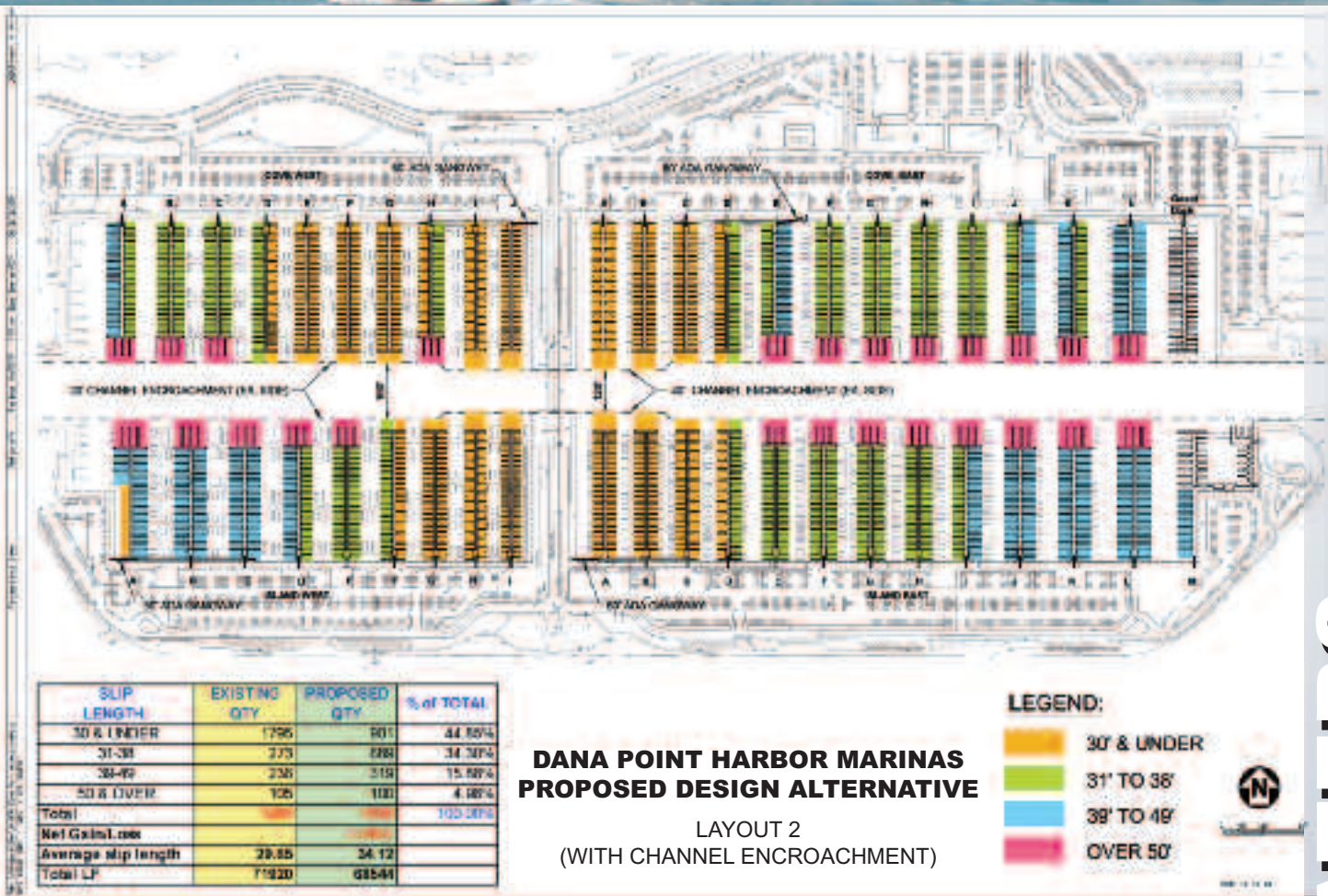


ISSUE 3 • FEBRUARY 2007

Marina Improvement Update

Q. WHAT IS THE STATUS OF THE MARINA IMPROVEMENTS?

A. The Dana Point Harbor Department (DPHD) has hired the consultant team, URS/Cash and Associates, to design and coordinate the permitting for waterside improvements, under our direction. Over the past several months, we have held six meetings resulting in a proposed design alternative. The next steps include fine tuning the proposed slip design, environmental analysis and approval and submittal to the California Coastal Commission for approval.



**BOATER WORKSHOP
FEBRUARY 20, 2007 • 7PM**

PHASE 3 - LAYOUT REFINEMENTS WORKSHOP
Dana Point Youth and Group Facility • 34451 Ensenada Place
For more information: 949.923.2236 • DPHPlan.com

BOATERS

FACTORS IN DETERMINING THE PROPOSED DESIGN ALTERNATIVE

- AGE AND DOCK CONDITION
- EXISTING BOATER FEEDBACK
- DESIGN CRITERIA & CODES
- COASTAL COMMISSION RECOMMENDATIONS
- OVERSIZED BOATS IN SMALLER SLIPS
- WAITLIST
- MARKET DEMAND (*longer & wider*)
- HARBOR WATER DEPTH
- ECONOMIC & FINANCIAL CONSIDERATIONS



Marina Improvement Update

Q. WHAT CHANGES ARE PROPOSED FOR THE SLIPS?

A. We will be replacing the old and deteriorating docks, slips and gangways with new facilities and providing improved disabled access. At the same time, docks will be reconfigured to meet state design criteria and the changing trends in the boating industry.

Q. HOW WILL THE NEW SLIPS DIFFER FROM WHAT WE HAVE TODAY?

A. Marina slip wait lists clearly indicate significant demand for slips 30 ft. and larger, while the demand for slips smaller than 30 ft. is relatively low. Currently, 60% of the slips in the Dana Point Harbor are less than 30 ft. in length. During the last economic downturn the harbor had vacant 25 ft. slips year round and as many as 200 in a single month. To better accommodate public demand for slips DPHD proposes to modify the existing mix of slip sizes. This does not mean providing slips larger than those that exist in the Harbor today, or eliminating all slips smaller than 30 ft. It is proposed that the number of slips smaller than 30 ft. will be reduced, the number of 30-45 ft. slips will increase and slips 50 ft. and up will remain essentially the same.

Additionally, some boaters will have the option of keeping their vessel in a new boat storage building which provides convenient access and lower vessel maintenance costs.

Q. WILL BOATERS LOSE THEIR SLIPS TO ACCOMMODATE THE NEW DESIGN?

A. The reduction in the number of slips is expected to be absorbed by the current turnover in slips. Each month the Harbor sees more than 30 slips vacated by tenants. As we get closer to reconstruction, the slips that are vacated will not be permanently reassigned. Additionally, there are plans to utilize temporary docks, guest docks and allowing existing tenants to occupy larger slips at a discounted rate temporarily until an appropriate slip becomes available. It is a goal of the DPHD to accommodate all existing tenants.