

DANA POINT HARBOR PARTNERS



DANA POINT
HARBOR





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REVITALIZATION BACKGROUND

Why is the Harbor being revitalized?

Dana Point Harbor is almost 50 years old. Construction of the Harbor began in the 60s, and it was officially dedicated on July 31, 1971. Due to the close proximity to the ocean air, being a highly trafficked area, and deferred maintenance, the Harbor's buildings and docks are beyond repair.

What is a P-3?

A P-3 or a "Public-Private Partnership", is a legally binding agreement between public and private-sector organizations. In the case of Dana Point Harbor, the County of Orange (owner), a public entity, has selected Dana Point Harbor Partners (DPHP), a private entity, to revitalize and manage the Harbor.

In a P-3, the private party invests its own capital (no taxpayer dollars are spent) to design, develop, and maintain the property for the full duration of the lease.

Public-private partnerships help fill the void between typical annual government accounting and capital budgeting. Simply, it allows for private entities to invest their own dollars, freeing up funding for government entities to utilize on more critical issues.

Why is a P-3 beneficial?

In the case of Dana Point Harbor, a P-3 is beneficial as the County does not need to fund the needed improvements and revitalization of the Harbor. This frees up tax-payer dollars to be spent in other needed areas within The County of Orange. The County collects rent from DPHP which is put towards funding and improvements in all areas of The County.

Who is funding the revitalization?

The revitalization is privately funded by DPHP. No taxpayer dollars are being spent.

What is the cost of the revitalization?

The revitalization is anticipated to cost nearly \$400 million.

How is the County of Orange involved?

DPHP have a 66 year ground lease with the County of Orange to manage and revitalize Dana Point Harbor. As of October 2018, DPHP have been responsible for the day to day management and expenses of the Harbor. The County of Orange owns Dana Point Harbor.

IMPROVEMENTS & REPAIRS COMPLETED BY DANA POINT HARBOR PARTNERS

COMMERCIAL CORE + PARKSCAPES

- 24/7 security service
- Filtration systems in all Harbor storm drains - Keeps debris from road/drains from entering the ocean
- New BBQs installed at picnic areas
- Parking lot repairs
- Roof leak repairs
- Concrete repairs
- LED Light Conversion
- Sidewalk repairs
- Pergola Repairs & Replacements
- New monument & wayfinding signage
- Painted all buildings
- Added roof line lights to all buildings
- Completed Harbor LED Conversion
- Wrapped palm trees with lights at Henry Dana Statue
- Repairs to dock at fishing pier
- Dry rot repairs to picnic shelter
- Repairs to gangway at public dock
- Little Puerto parking lot grind and overlay
- Excavated old v ditch and installed new concrete gutter with new garden drains at Little Puerto
- Repairs to traffic signal at Golden Lantern and Dana Point Harbor Drive



COMMUNITY PROGRAMS SUPPORTED

Assistance League of Capistrano Valley
Dana Point Chamber of Commerce
Dana Point Turkey Trot
Dana Point Historical Society
Dana Point Surf Club
Dana Point 5th Marine Regiment
Dana Outrigger Canoe Club
Orange County United Way
Orange County Firefighters Association
Monarch Beach Sunrise Rotary
Surfing Heritage and Cultural Center
Stand Up to Trash
Girl Scouts of Orange County
Cystic Fibrosis Foundation or Orange County
Surf & Turf Therapy
National Charity League
Ocean Institute



ENVIRONMENTAL INITIATIVES

- Storm Drain Filtration System - Keeps debris from road/drains from entering the ocean
- Fishing Line Recycling Program
 - 101.86 Pounds Collected in 2022, turned into benches, fishing spools, fishing bags
- Partnership with Stand Up to Trash
- Salvaged & boxed plants to use in revitalization
- LED Conversions
- Harbor-wide Balloon Ban
- Converted gas landscaping equipment to electric to reduce noise pollution
- Drought-resistant plant material

Harbor Groups Take on Green Initiatives

by Dana Point Times — May 14, 2021 12:42PM in EYE ON DP



One of Dana Point Harbor Partners' environmental initiatives includes storm drain filter insert devices for trash and debris management. Photo: Courtesy of Emma Opie



By Lillian Boyd

Stakeholders within the Dana Point Harbor are naming water quality and environmental stewardship as a priority.



SPECIAL EVENTS

- Hosted 5 Blood Drives in Partnership with the Red Cross
- Little Folk Club Children's Music Program
- Modern Makers Market
- Dana Point Fine Arts Association Art Fairs
- Vintage Surfboard Collectors Club
- Expanded on Holiday Lights Program
- Marine Flare Collection Event with The Marina at Dana Point
- Festival of Whales
- Turkey Trot
- Public Art Installations - Fluke & Harbor Love Wall
- Time Capsule & Clock Dedication
- Hansen Plaza Dedication
- Drive-In Movie Nights
- Summer Music Series
- 4th of July & Holiday Photoshoots





SITE PLANS + COMMERCIAL CORE RENDERINGS



BABY BEACH

DAY BOATER &
DRYSTACK AREA

DRYSTACK AREA

CANAL SLIPWAY DOCK

EMPTY BERCHES DOCK

RAMP DOCK

BAY DOCK



DAY BOATER &
DRYSTACK AREA

DRYSTACK
AREA

CATALINA EXPRESS DOCK

SPORT/FISHING/CHARTER DOCKS

FUEL DOCK

GOLDEN LANTERN

DANA POINT HARBOUR BLVD









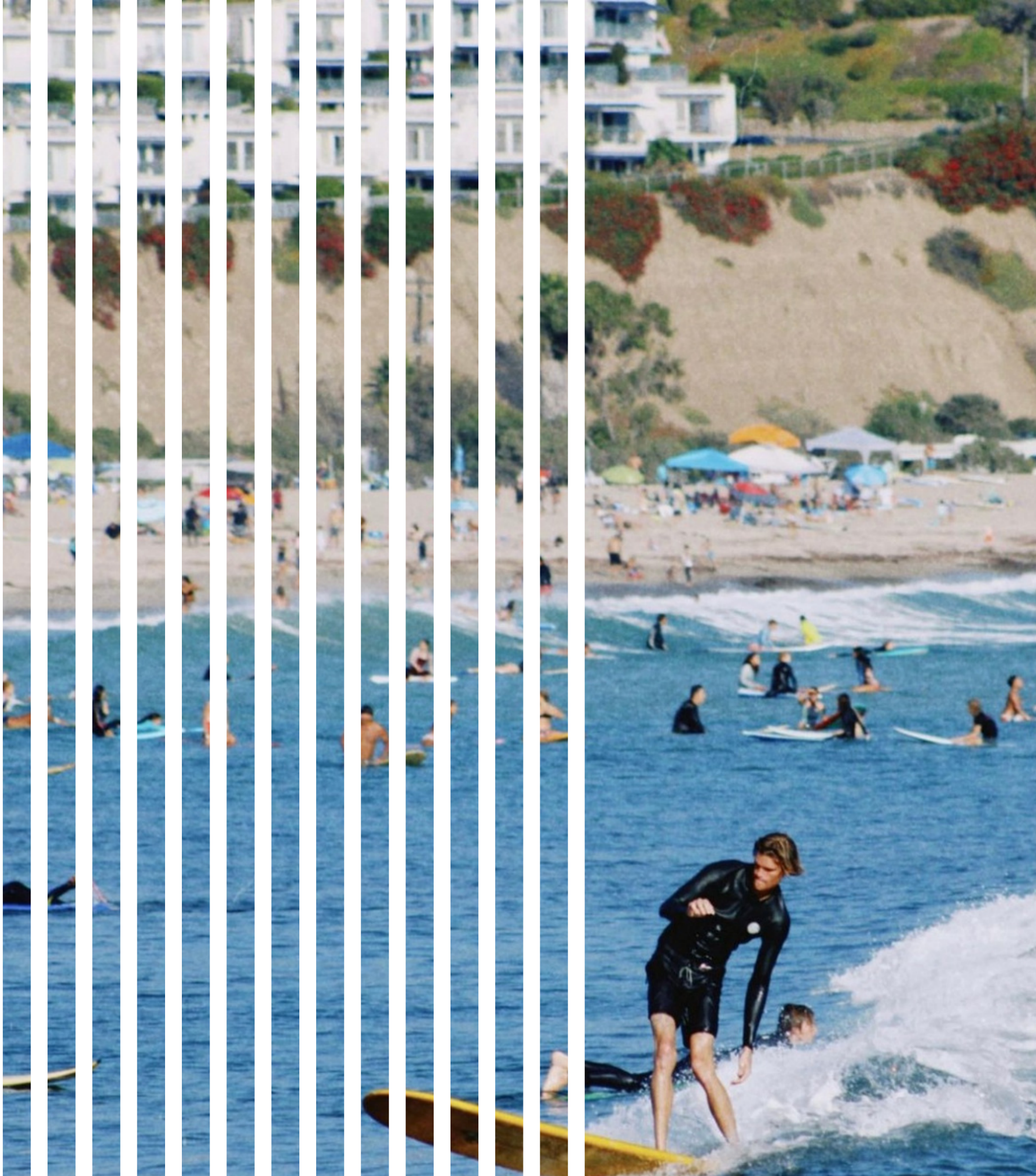




SWEET BURGER FAMILY

BEECH FRONT

BIG BAMA



HOTEL RENDERINGS











The Point

SUN LODGE





BELLWETHER
FINANCIAL GROUP

The Marina at Dana Point Revitalization



Scope of Work

\$180 million marina redevelopment budget

- \$3 million entitlement budget
- \$117 million in-water construction
- East, West, and Outer Basin
- Includes constructing 2,264 slips, guest facility, and fuel dock
 - \$60 million in landside investment including 10 boaterservice buildings

Ongoing major capital obligations

- Dredging - \$1 million accrued a year
- Sea wall maintenance
- Near-term - \$1 million +
- Long term – unknown

The investment is 100% funded by DPHP



What We Have Done

Entitlement Process

- Signed Master Ground Lease on October 29th, 2018
- Received California Coastal Commission Permit on February 23rd, 2021, 13 months after application submittal (expected to take 2 years)
- Permitted the entire waterside project – completed in August 2022 with a couple deferred submittals (took 9 months longer than anticipated)
- All waterside improvements have now been approved. Utility connection permits will be pulled per the phasing plan

Construction – Phase 1 and 2

An aerial photograph showing a white boat docked at a concrete pier. Several construction workers in safety gear are visible on the pier, engaged in work. The water is a calm, light blue-green color.

- Demolition commenced August 4th, 2022
- First Pile Driven on October 3rd, 2022
- 257 new slips will be occupied by mid-May
- First new slip occupied on April 7th, 2023

Moving In!

- All 257 new slips between phase 1 and 2 have been claimed by current tenants via slip selection seniority list!
- Electrical Testing -we have tested over 100 vessels, 12 have failed, 4 have successfully repaired the issue and are in new slips
- 5 boats have failed for seaworthy issues that are fixable (non-functioning bilge pumps)
- Environmental Upgrades

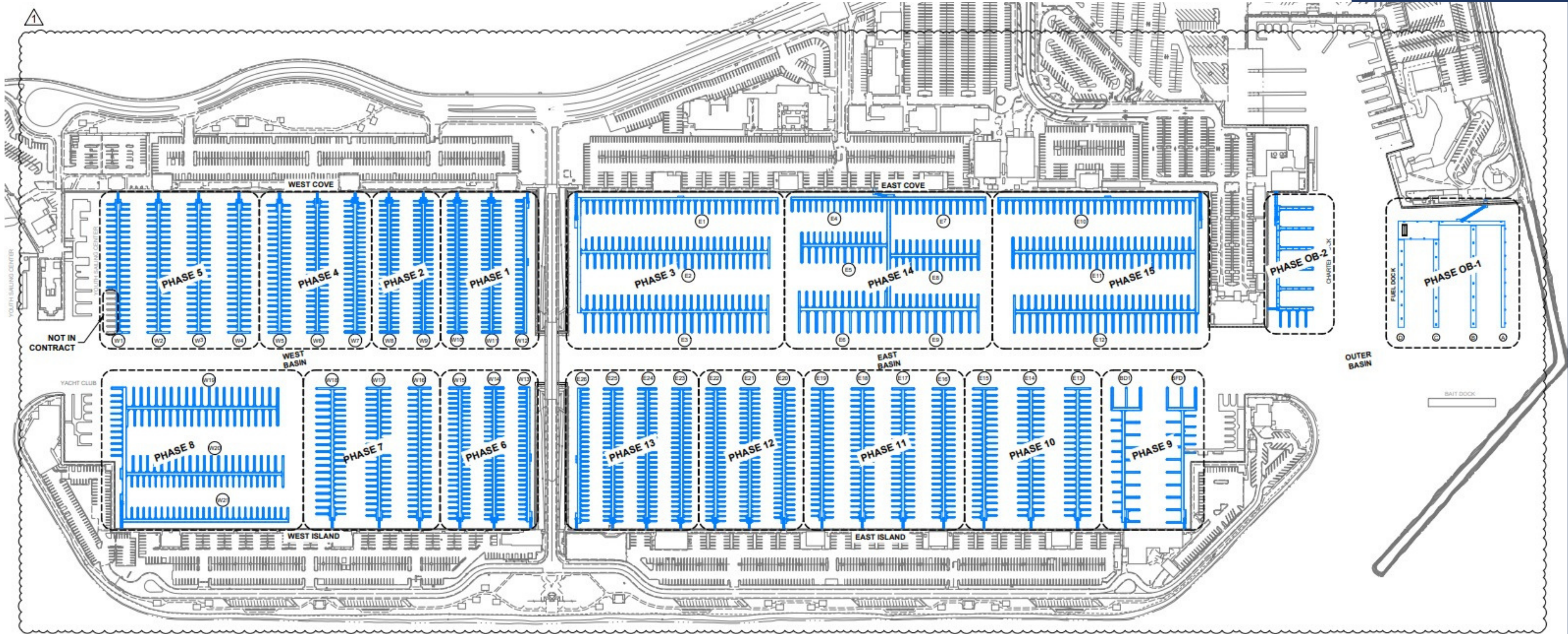
Where We Are Going – Phase 3 Demolition of Docks A-F



We Are Just Getting Started

15 phases in the marina, completion
expected by end of 2026

Updated Phasing Plan



Underserved Youth Program

DPHP is giving over 1,000 underserved kids education and access to our beautiful Harbor every year





Events Include:

- Swim Lessons
- Whale Watching
- Paddle Boarding and Kayaking
- Sailing
- Surfing
- Marine Debris/ Marine Mammals/ Water quality education

We are on track to surpass 1,000 kids served by end of Summer!

Over 40 local organizations are participating in our Underserved Youth Program

Our program partners include (partial list):

- Surfrider Foundation
- Big Brothers Big Sisters
- YMCA
- Boys and Girls Club
- Great Opportunities
- Casa and Olive Crest
- Dana Hills High School Special Needs Classes • Orange Coast College
- Dana Wharf Sportfishing & Whale Watching
- Capt. Dave's Dolphin & Whale Watching
- Westwind Sailing



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