



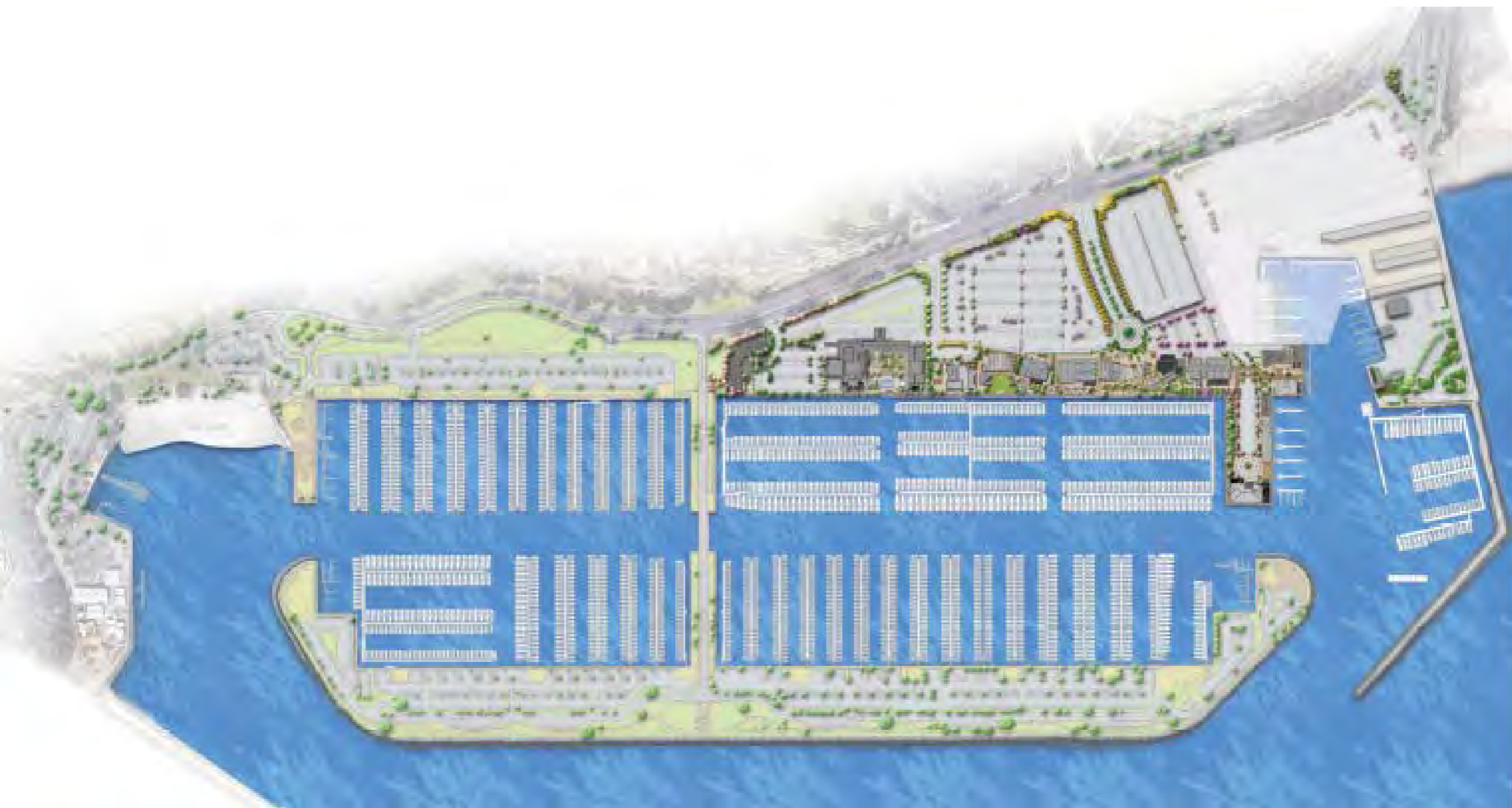
DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM | WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT

 **BELLWETHER**
FINANCIAL GROUP



BWP BLORNHAM I WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT

 **BELLWETHER**
CONSULTANTS

DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

DANA POINT HARBOR COMMERCIAL CORE
OVERALL SITE PLAN

**Dana Point Harbor
Hotel, Marinas and Commercial Core
Project Schedule**

ID	Task Name	Duration	Start	Finish	Predecessors	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	GENERAL	1957 days	Fri 9/1/17	Mon 3/3/25														
2	A - Negotiate County Ground Lease Agreement	11.85 mons	Fri 9/1/17	Mon 7/30/18														
3	B - Option Period/ Due Diligence	3.35 mons	Tue 7/31/18	Wed 10/31/18	2													
4	C - Community Engagement	86 mons	Tue 7/31/18	Mon 3/3/25	2													
5																		
6	RETAIL/COMMERCIAL CORE	1230 days?	Wed 1/2/19	Tue 9/19/23														
7	A - Environmental Review, Entitlements & CDP Amendment	15 mons	Wed 1/2/19	Tue 2/25/20	3FS+44 days													
8	B - Design, Construction Documents and Permits	12 mons	Wed 8/14/19	Tue 7/14/20	7SS+8 mons													
9	C-1 Construction Financing	2 mons	Wed 7/15/20	Tue 9/8/20	8													
10	1 - Street, Intersections and Sewer Lift Station - completed by County	0 days	Tue 6/30/20	Tue 6/30/20														
11	2 - Parking Structure	9 mons	Wed 7/1/20	Tue 3/9/21	10FS+1 day													
12	3 - Wharf Building Renovations - phased to allow access to docks	10 mons	Wed 10/21/20	Tue 7/27/21	11FS-5 mons													
13	4A - Commercial Core Buildings 6, 7, & 8 - Leasing and Absorption 100%	12 mons	Wed 4/7/21	Tue 3/8/22	12FS-4 mons													
14	4B - Commercial Core Buildings 9, 10, 11, & 12 - Leasing and Absorption 100%	12 mons	Wed 12/15/21	Tue 11/15/22	13FS-3 mons													
15	5 - Demo Mariner's Alley	5 mons	Wed 10/19/22	Tue 3/7/23	14FS-1 mon													
16	6 - Commercial Core Golden Lantern Entry Grading	4 mons	Wed 3/8/23	Tue 6/2/23	15													
17	7 - Commercial Core Surface Parking Lot + Complete Golden Lantern Entry	3 mons	Wed 6/28/23	Tue 9/19/23	16													
18	C-2 Permanent Financing	2 mons	Wed 11/16/22	Tue 1/10/23	14													
19																		
20	HOTEL	2885 days	Wed 1/2/19	Tue 1/22/30														
21	A - Hotel Entitlements, Environmental Review & Coastal Development Permit	27 mons	Wed 1/2/19	Tue 1/26/21	3FS+44 days													
22	B - Hotel Construction Documents and Permits	9 mons	Wed 1/27/21	Tue 10/5/21	21													
23	C1 - Construction Financing	2 mons	Mon 7/4/22	Mon 8/29/22	25SF-6.6 mor													
24	D1 - Deferred Maintenance/Renovation of the Existing Hotel	6 mons	Wed 1/2/19	Tue 6/18/19	21SS													
25	D2 - Affordable Hotel Construction	14 mons	Wed 3/1/23	Tue 3/26/24	22													
26	D2.1 - Affordable Hotel Ramp-up (Leasing and Absorption)	36 mons	Wed 3/27/24	Tue 12/29/26	25													
27	D3 - Demolition Existing Hotel	5 mons	Wed 3/27/24	Tue 8/13/24	25													
28	D4 - Relocation of Existing Storm Drain	2 mons	Wed 10/9/24	Tue 12/3/24	27FS+2 mons													
29	D5 - Boutique Hotel Construction	27 mons	Wed 3/26/25	Tue 4/20/27	25SS+27 mor													
30	D5.1 - Boutique Hotel Ramp-up (Leasing and Absorption)	36 mons	Wed 4/21/27	Tue 1/22/30	29													
31	C2 - Permanent Financing	2 mons	Wed 4/21/27	Tue 6/15/27	29													
32																		
33	MARINA/WET SLIPS	2110 days	Thu 3/21/19	Wed 4/21/27														
34	A - Environmental Review, Entitlement, LCPA, ACOE, RWQCB, & Coastal Development Permit	24 mons	Thu 3/21/19	Wed 1/20/21	3FS+5 mons													
35	B - Design, Construction Documents and Permits	12 mons	Thu 1/21/21	Wed 12/22/21	34													
36	C1 - Construction Financing	2 mons	Thu 12/23/21	Wed 2/16/22	35													
37	D1 - Guest Slips and Commercial Slips (Phase 1)	6 mons	Thu 12/23/21	Wed 6/8/22	35													
38	D2 - Broker Docks (Phase 2) - Leasing and Absorption 100%	8 mons	Thu 6/9/22	Wed 8/31/22	37													
39	D3 - Island West Portion (Phase 3) - Leasing and Absorption 100%	5 mons	Thu 9/1/22	Wed 1/18/23	38													
40	D4 - Cove East (Phase 4) - Leasing and Absorption 100%	5 mons	Thu 1/19/23	Wed 6/7/23	39													
41	D5 - Cove East (Phase 5) - Leasing and Absorption 100%	5 mons	Thu 6/8/23	Wed 10/25/23	40													
42	D6 - Cove East (Phase 6) - Leasing and Absorption 100%	5 mons	Thu 10/26/23	Wed 3/13/24	41													
43	D7 - Island West (Phase 7) - Leasing and Absorption 100%	3.5 mons	Thu 3/14/24	Wed 6/19/24	42													
44	D8 - Island West (Phase 8) - Leasing and Absorption 100%	3.5 mons	Thu 6/20/24	Wed 9/25/24	43													
45	D9 - Island East (Phase 9) - Leasing and Absorption 100%	4.5 mons	Thu 9/26/24	Wed 1/29/25	44													
46	D10 - Island East (Phase 10) - Leasing and Absorption 100%	4 mons	Thu 1/30/25	Wed 5/21/25	45													
47	D11 - Island East (Phase 11) - Leasing and Absorption 100%	5 mons	Thu 5/22/25	Wed 10/8/25	46													
48	D12 - Island East (Phase 12) - Leasing and Absorption 100%	4 mons	Thu 10/9/25	Wed 1/28/26	47													
49	D13 - Cove West (Phase 13) - Leasing and Absorption 100%	5 mons	Thu 1/29/26	Wed 6/17/26	48													
50	D14 - Cove West (Phase 14) - Leasing and Absorption 100%	3 mons	Thu 6/18/26	Wed 9/9/26	49													
51	D15 - Cove West (Phase 15) - Leasing and Absorption 100%	4 mons	Thu 9/10/26	Wed 12/30/26	50													
52	D16 - Cove West (Phase 16) - Leasing and Absorption 100%	4 mons	Thu 12/31/26	Wed 4/21/27	51													
53	C2 - Permanent Financing	2 mons	Thu 12/31/26	Wed 2/24/27	51													

Project: 2018.06.25 DPH Project
Date: Fri 9/21/18

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
Milestone	Inactive Task	Manual Task	Manual Summary	External Task	Progress	

The image features a background of dark blue, rippling water with white text overlaid. The text is centered horizontally and reads "COMMERCIAL CORE" in a bold, sans-serif font.

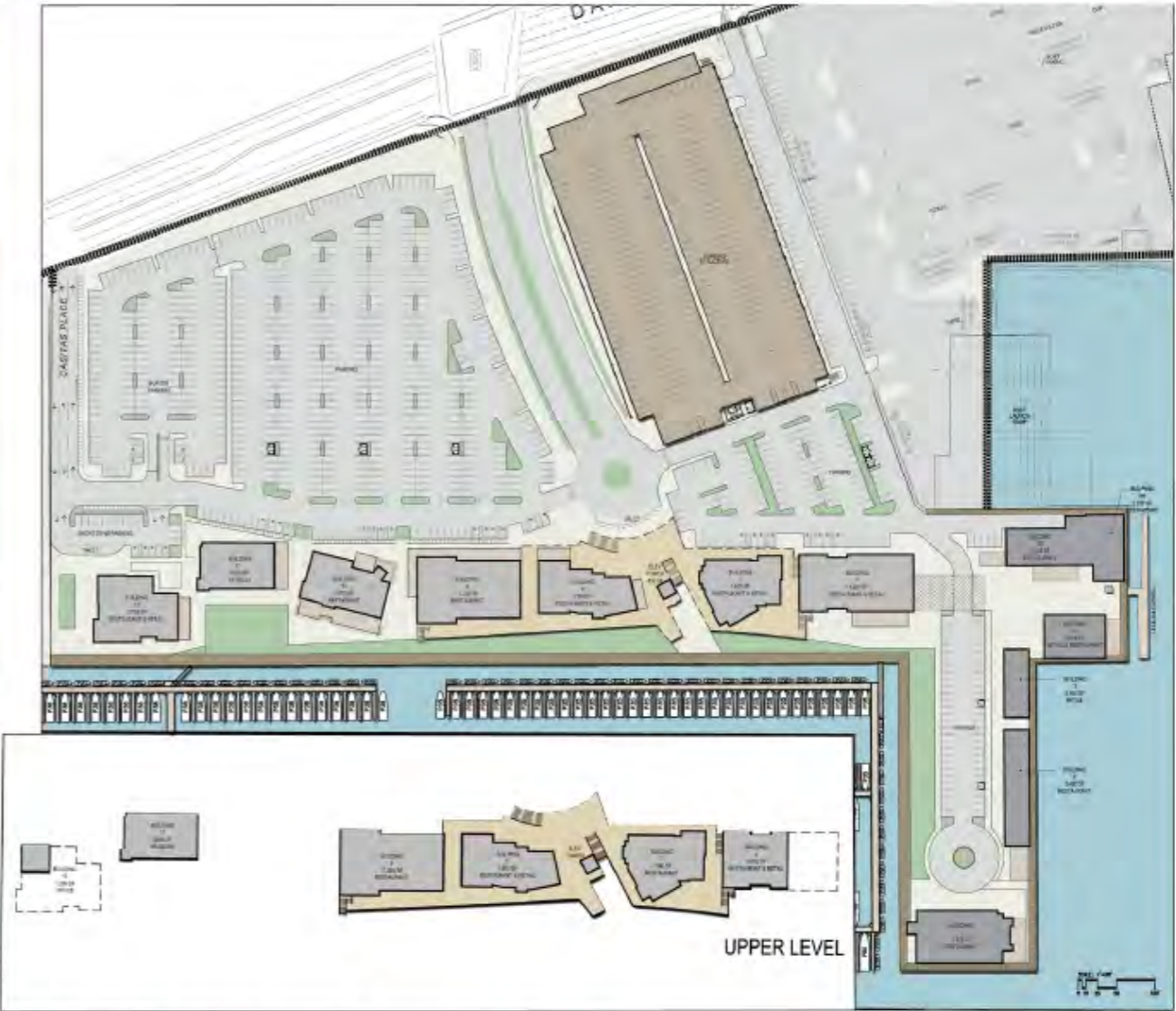
COMMERCIAL CORE



SITE PLAN



CDP APPROVED SITE PLAN



BWP PROPOSED SITE PLAN

COUNTY RFP Dana Point Harbor Revitalization -

Planning Area 2 Summary

BUILDING NUMBER	EXISTING OR NEW	USE	HIGHT (NOTE 1)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	Existing	Restaurant		9,375	2,112
BUILDING 2	Existing	Restaurant		3,483	1,112
BUILDING 3	Existing	Retail		2,462	
BUILDING 4	Existing	Retail		3,643	
BUILDING 5A	Existing	Restaurant		5,327	850
BUILDING 5B	Existing	Restaurant		4,334	654
BUILDING 6	New	Retail (Level One)	56'-0"	3,332	
		Office (Level Two)		3,493	
		Office (Level Three)		3,224	
		Total		10,049	
BUILDING 7	New	Restaurant	32'-0"	7,120	1,200
BUILDING 8	New	Restaurant	54'-2"	12,829	2,081
BUILDING 9	New	Restaurant	92'-4"	11,061	1,507
BUILDING 10	New	Restaurant	35'-0"	10,000	1,000
BUILDING 11	New	Restaurant	31'-0"	4,004	1,000
BUILDING PD1	New	Building 7			
		Restaurant		3,168	402
		Retail		6,674	
		Building 8			
		Restaurant		3,563	1,491
		Retail		6,305	
		Building 9			
		Restaurant		3,594	400
		Retail		7,523	
		Total		36,717	
TOTAL				110,804	13,822

Burnham Ward Dana Point Harbor Revitalization -

Planning Area 2 Summary

BUILDING NUMBER	EXISTING OR NEW	USE	HIGHT (NOTE 1)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	Existing	Restaurant		9,375	2,112
BUILDING 2	Existing	Restaurant		3,483	1,112
BUILDING 3	Existing	Retail		2,462	
BUILDING 4	Existing	Retail		3,643	
BUILDING 5A	Existing	Restaurant		5,327	850
BUILDING 5B	Existing	Restaurant		4,334	654
BUILDING 6	New	Restaurant & Retail	56'-0"	16,852	
BUILDING 7	New	Restaurant & Retail	46'-3"	15,000	1,065
BUILDING 8	New	Restaurant & Retail	49'-0"	15,000	3,522
BUILDING 9	New	Restaurant	50'-11"	22,800	1,907
BUILDING 10	New	Restaurant	35'-0"	7,000	1,000
BUILDING 11	New	Restaurant, Retail & Office	31'-0"	8,950	1,000
TOTAL				113,804	13,822
BUILDING 11	New	Surf Museum	42'-0"	9,000	
TOTAL				122,804	13,822

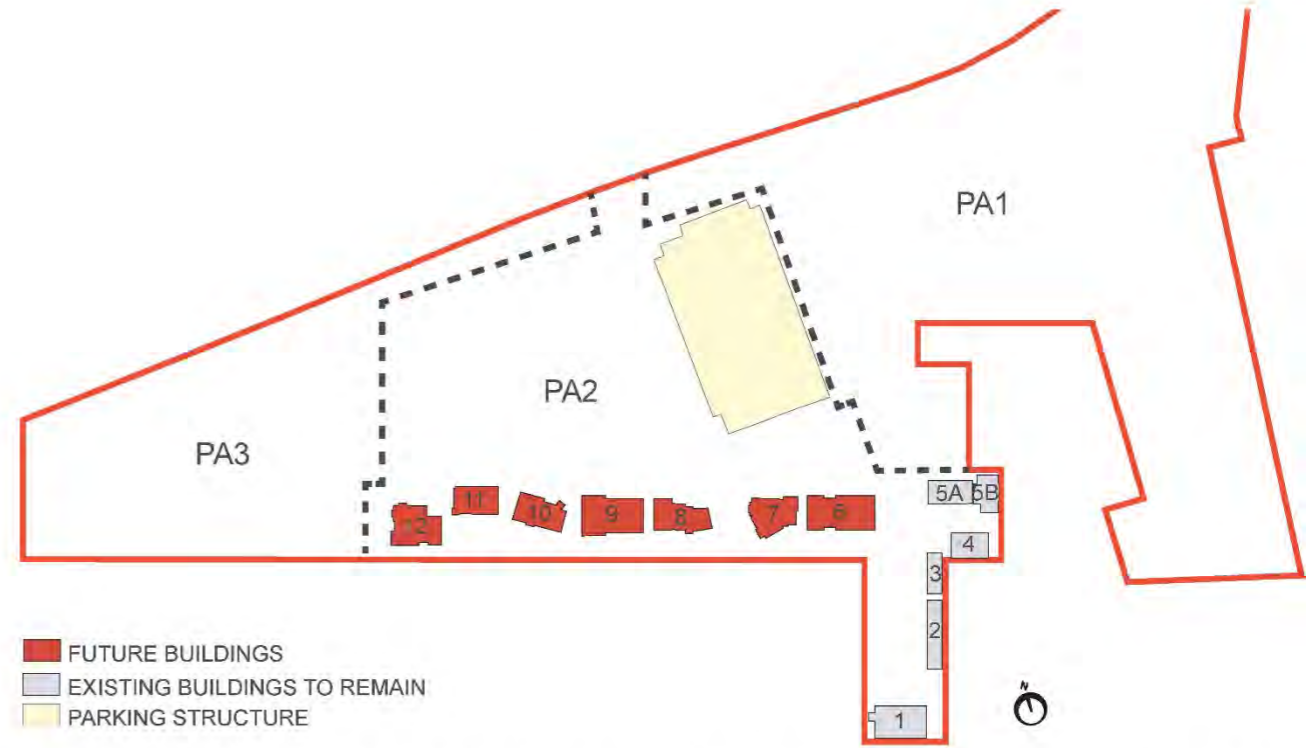
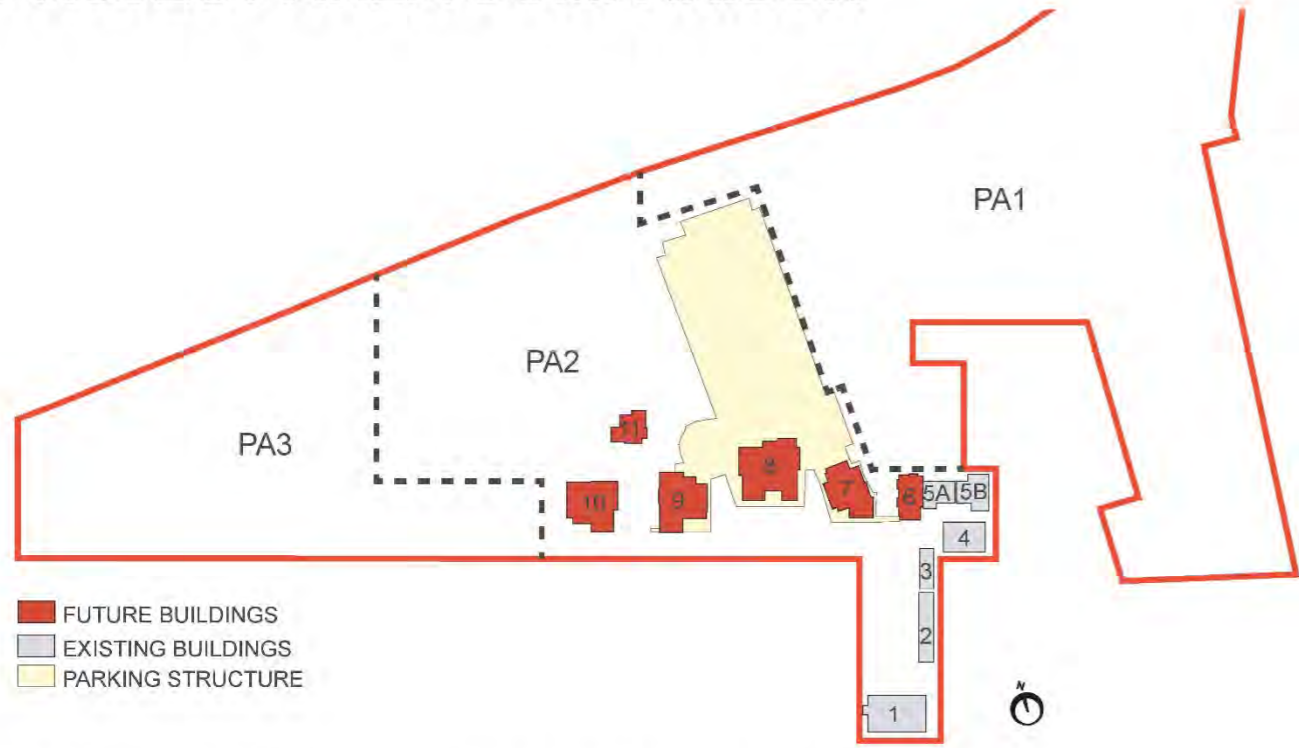


DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

CDP APPROVED VS. BWP PROPOSED
SITE PLAN



PROJECT AREA COMPARISON



CDP APPROVED GROSS LEASABLE AREA

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHT (NOTE 2)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	Existing	Restaurant	N/A*	35 Feet Max.	9,375	2,112
BUILDING 2	Existing	Restaurant	N/A*	35 Feet Max.	3,483	1,112
BUILDING 3	Existing	Retail	N/A*	35 Feet Max.	2,462	
BUILDING 4	Existing	Retail	N/A*	35 Feet Max.	3,643	
BUILDING 5A	Existing	Restaurant	N/A*	35 Feet Max.	5,337	850
BUILDING 5B	Existing	Restaurant	N/A*	35 Feet Max.	4,334	654
BUILDING 6	New	Total	56'-0"	60 Feet Max.	10,041	
		Retail (Level One)			3,332	
		Office (Level Two)			3,493	
		Office (Level Three)			3,216	
BUILDING 7	New	Restaurant	52'-5"	60 Feet Max.	7,530	1,205
BUILDING 8	New	Restaurant	54'-7"	60 Feet Max.	12,829	2,031
BUILDING 9	New	Restaurant	58'-4"	60 Feet Max.	11,051	1,507
BUILDING 10	New	Restaurant	35'-0"	35 Feet Max.	10,000	1,000
BUILDING 11	New	Restaurant	31'-6"	35 Feet Max.	4,004	1,000
BUILDING PD1	New	Total			29,747	2351
	Building 7		52'-5"			
		Restaurant			3,168	460
		Retail			6,674	
	Building 8		54'-7"			
		Restaurant			3,563	1,491
		Retail			6,305	
	Building 9		58'-4"			
		Restaurant			2,504	400
		Retail			7,533	
TOTAL					113,836	13,822

CDP Dana Point Harbor Revitalization - PA 2 Summary

Retail	29,949
Restaurant	77,178
Office	6,709
TOTAL	113,836

Note 1. The existing building heights are unknown at this time, but are identified based on the CDP Maximum allowed building height of 35'.
 Note 2. The existing building heights do not exceed the maximum allowed building height of 35 feet.

Dana Point Harbor Partners - Dana Point Harbor Revitalization - PA 2 Summary

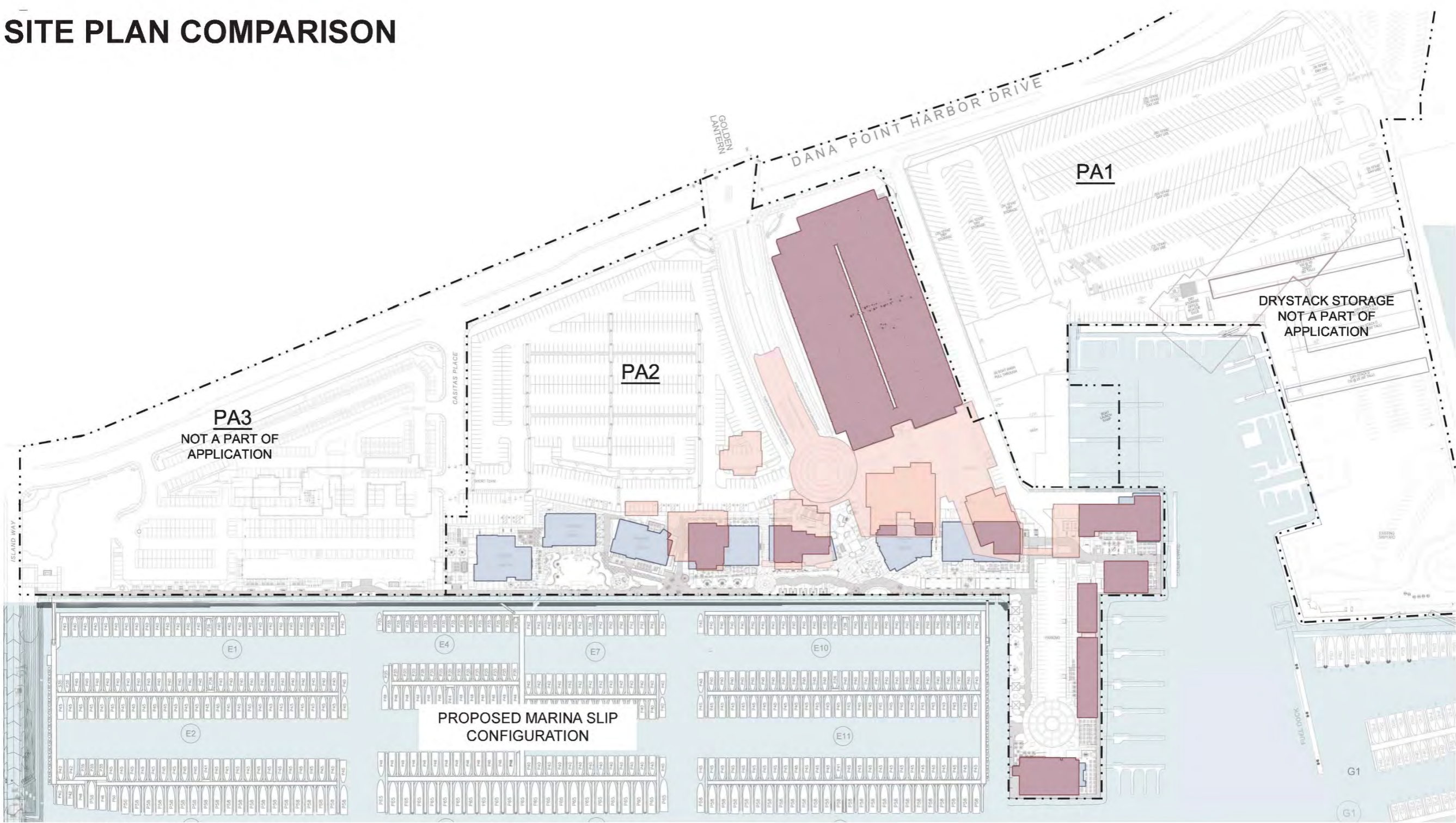
Retail	29,949
Restaurant	77,178
Office	6,709
TOTAL	113,836
Surf Museum	9,000
TOTAL	122,836

Note 1. The existing building heights are unknown at this time, but are identified based on the CDP Maximum allowed building height of 35'.
 Note 2. The existing building heights do not exceed the maximum allowed building height of 35 feet.

DANA POINT HARBOR PARTNERS GROSS LEASABLE AREA

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHTS (NOTE 2)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	Existing	Restaurant	35'-0"	35 Feet Max.	9,375	2,112
BUILDING 2	Existing	Restaurant	21'-4"	35 Feet Max.	3,483	1,112
BUILDING 3	Existing	Retail	20'-6"	35 Feet Max.	2,462	
BUILDING 4	Existing	Retail	30'-10"	35 Feet Max.	3,643	
BUILDING 5A	Existing	Restaurant	31'-10"	35 Feet Max.	5,337	850
BUILDING 5B	Existing	Restaurant	20'-6"	35 Feet Max.	4,334	654
BUILDING 6	New	Restaurant	56'-0"	60 Feet Max.	16,852	
BUILDING 7	New	Retail	46'-3"	60 Feet Max.	1,991	
		Restaurant			7,500	1,665
		Office			5,509	
BUILDING 8	New	Retail	49'-0"	60 Feet Max.	7,500	
		Restaurant			7,500	3,522
BUILDING 9	New	Retail	56'-11"	60 Feet Max.	9,603	
		Restaurant			12,797	1,907
BUILDING 10	New	Restaurant	35'-0"	35 Feet Max.	7,000	1,000
BUILDING 12	New	Retail	31'-6"	35 Feet Max.	4,750	
		Restaurant			3,000	1,000
		Office			1,200	
TOTAL					113,836	13,822
BUILDING 11	New	Surf Museum	35'-0"	35 Feet Max.	9,000	
TOTAL with Bldg 11					122,836	13,822

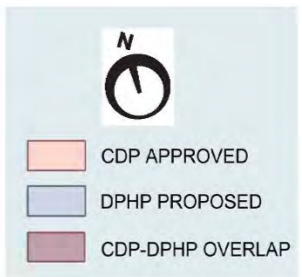
SITE PLAN COMPARISON



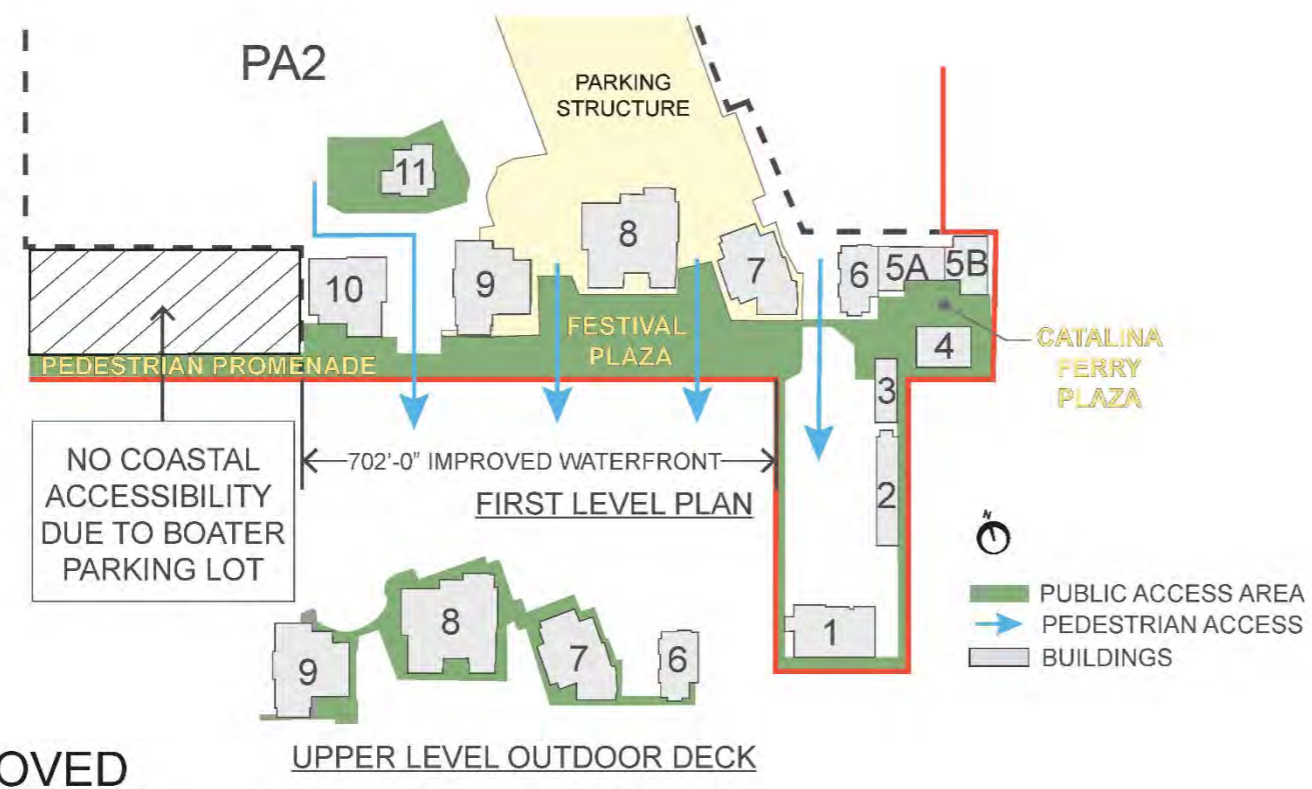
Site Plan Comparisons

The Site Plan compares the CDP (orange) to the proposed DPHP (blue) and indicates where the plans overlap (red). The DPHP plan proposes to use the same building area (SF) as the CDP and locate the buildings along the length of the waterfront. The DPHP plan also proposes to dis-engage the parking structure from the commercial buildings.

These plan adjustments greatly reduce the overall massing and scale of the Commercial Core while increasing public access and maximizing the waterfront for public use.



PUBLIC ACCESS AREA



CDP APPROVED

CDP APPROVED

Festival Plaza	.609 Acre
Pedestrian Promenade	.684 Acres
Catalina Ferry Plaza	.305 Acres
Upper Outdoor Deck	.609 Acres
Building 11 Open Space	.379 Acres
Total	2.58 Acres

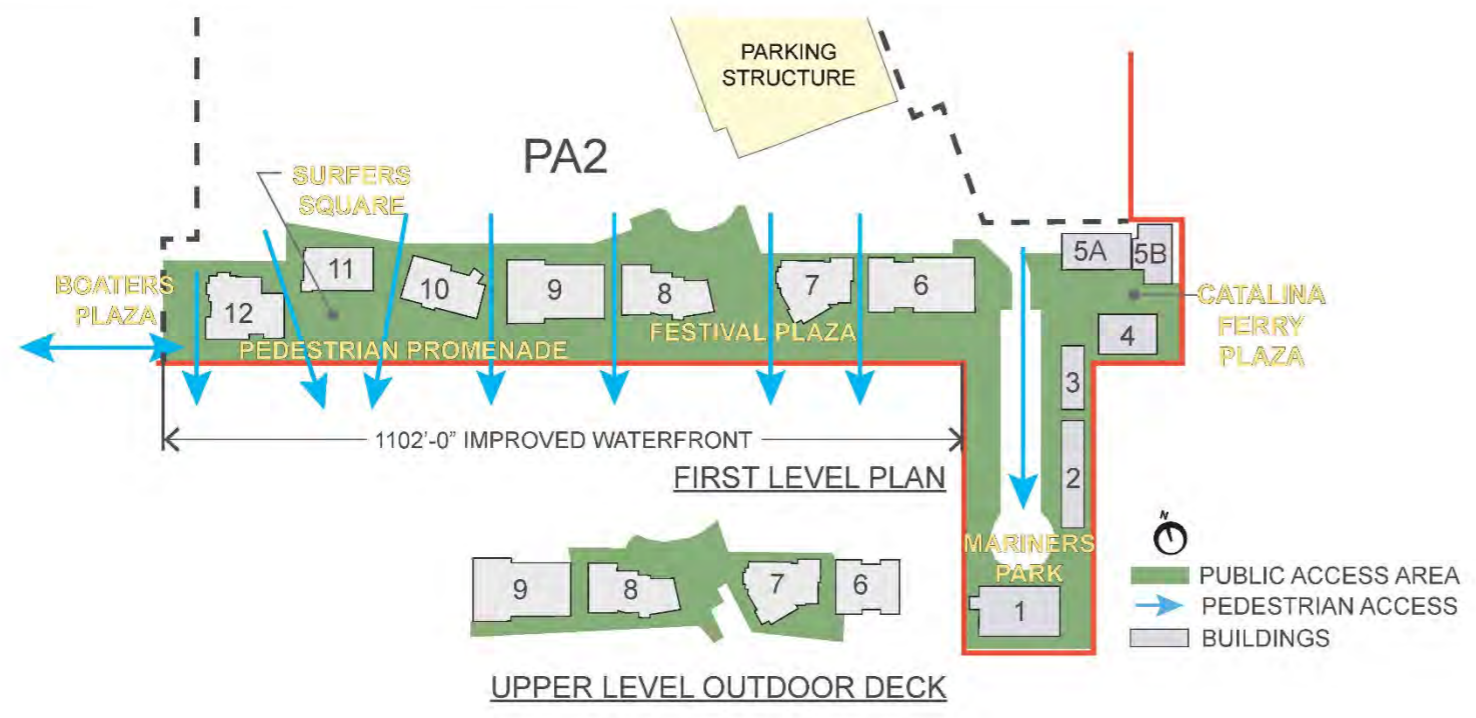
DPHP PROPOSED

Festival Plaza	1.33 Acres
Pedestrian Promenade	.684 Acres
Catalina Ferry Plaza	.317 Acres
Mariners Park	.597 Acres
Surfers Square	.434 Acres
Boaters Plaza	.302 Acres
Upper Outdoor Deck	.715 Acres
Outdoor Public Space	.105 Acres
Total	4.48 Acres

- DPHP increases Public Access Area by +1.9 Acres
- Building 11 Surf Museum 9000 S.F

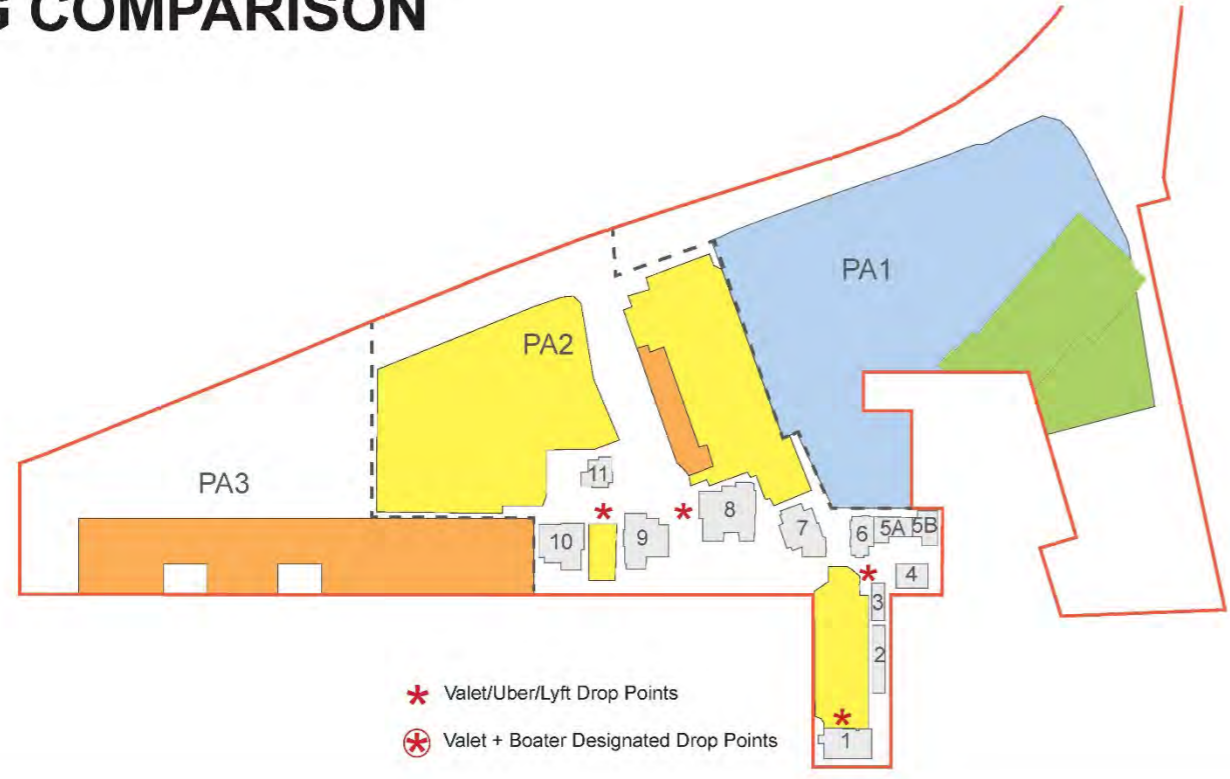
Public Access Area

The DPHP proposed plan provides four sided architecture with outdoor public areas on both the parking side and waterfront. The plan increases public access to the waterfront from 5 to 8 along the entire length of development. Public benefit areas increase by 1.9 acres adding an 83% increase in public areas.



DPHP PROPOSED

PARKING COMPARISON



CDP APPROVED

Parking by Area

# Spaces	Area
704	Parking Structure
72	Boater Parking Structure
95	Wharf Parking
526	Retail Surface Parking
150	Boater Surface Parking
334	Day Boater Parking
493	Day Storage Parking
100	Dry Storage Auto Parking
2,474	Total



DPHP PROPOSED

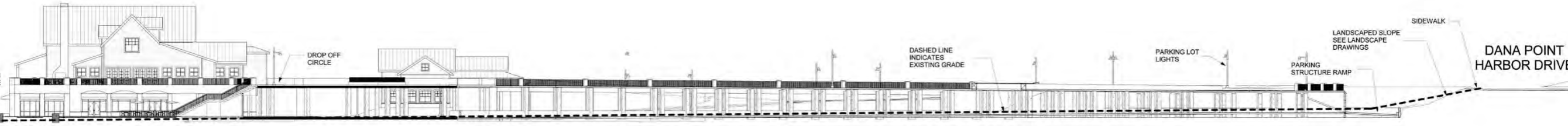
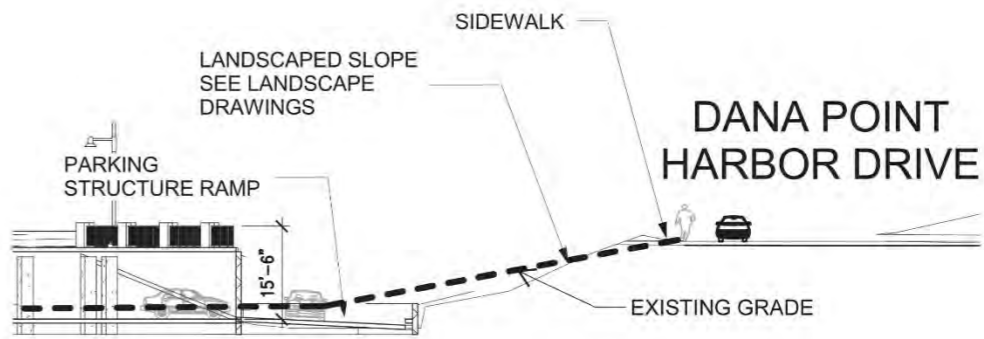
Parking by Area

# Spaces	Area
878	Parking Structure
92	Boater Parking Structure
88	Wharf Parking
638	*Retail Surface Parking
130	Boater Surface Parking
335	Day Boater Parking
500	Day Storage Parking
200	Dry Storage Auto Parking
2,861	Total

+387 Additional Parking Spaces

* Includes 130 Temporary Boater Parking spaces. Temporary Parking Spaces to return to Retail Parking once Hotel Complex is complete.

PARKING STRUCTURE



NEW BUILDING 6

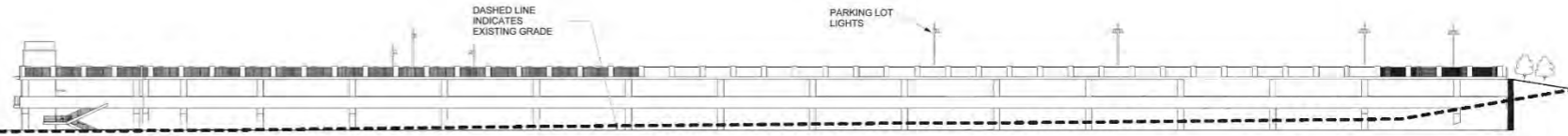
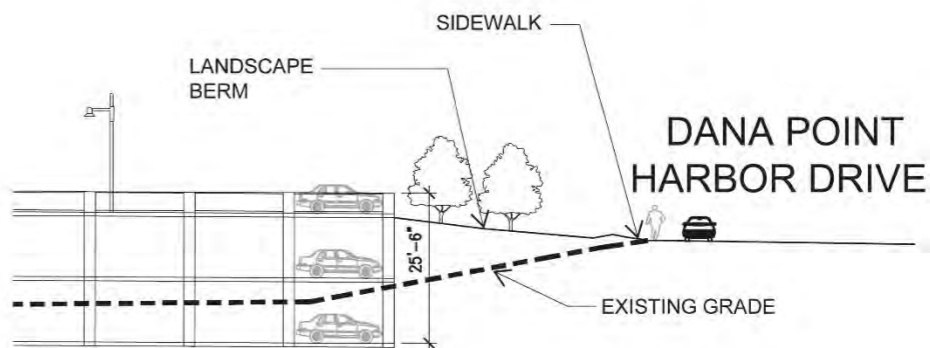
NEW PARKING DECK PD1

NEW BUILDING 11

NEW PARKING DECK PD2

SITE SECTION 1 1" = 20'-0" 1

CDP APPROVED



NEW BUILDING 6

SURFACE PARKING AREA

NEW PARKING DECK

DPHP PROPOSED

MAIN ARRIVAL COMPARISON



Dana Point Harbor Drive and Golden Lantern



Main Entry Arrival

CDP APPROVED



Dana Point Harbor Drive and Golden Lantern



Main Entry Arrival

DPHP PROPOSED



RENDERINGS

HARBOR AERIAL VIEW



North View From Harbor Overlooking Proposed DPHP Project

MAIN ENTRY ARRIVAL



View at Main Entry Drop Off

FESTIVAL PLAZA



North Harbor View of Observation Tower and Festival Plaza

MARKETPORT FOOD HALL



North View From Dana Wharf



WATERFRONT ELEVATION



CONSTRUCTION PHASING

Dana Point Harbor Commercial Phasing Schedule

- Phase 1
County Street Improvements

- Phase 2
3 Level Parking Structure

- Phase 3
Dana Wharf Redevelopment and
Renovation of Buildings 1-5

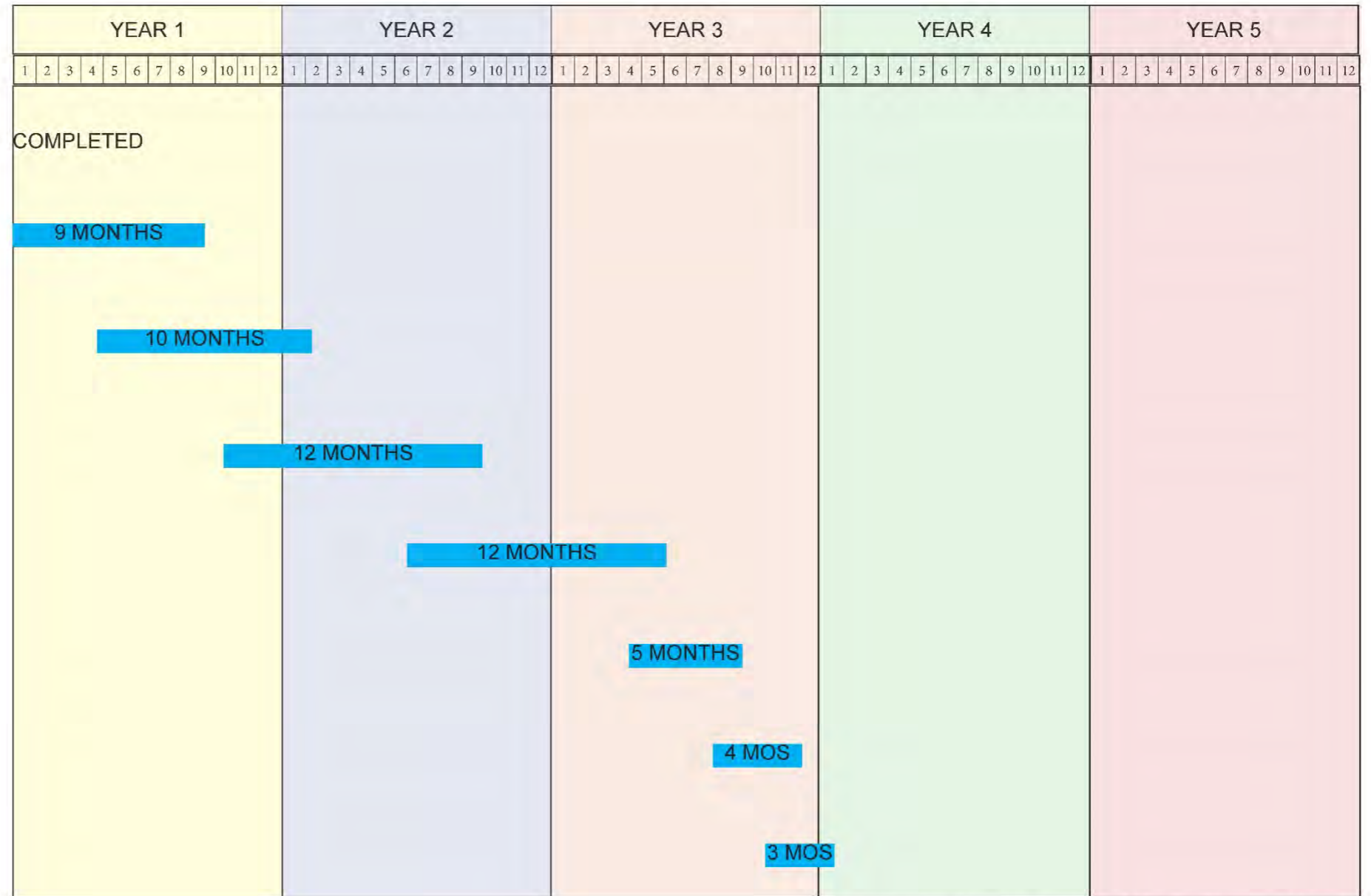
- Phase 4a
Buildings 6-8

- Phase 4b
Buildings 9-12

- Phase 5
Parking Lot

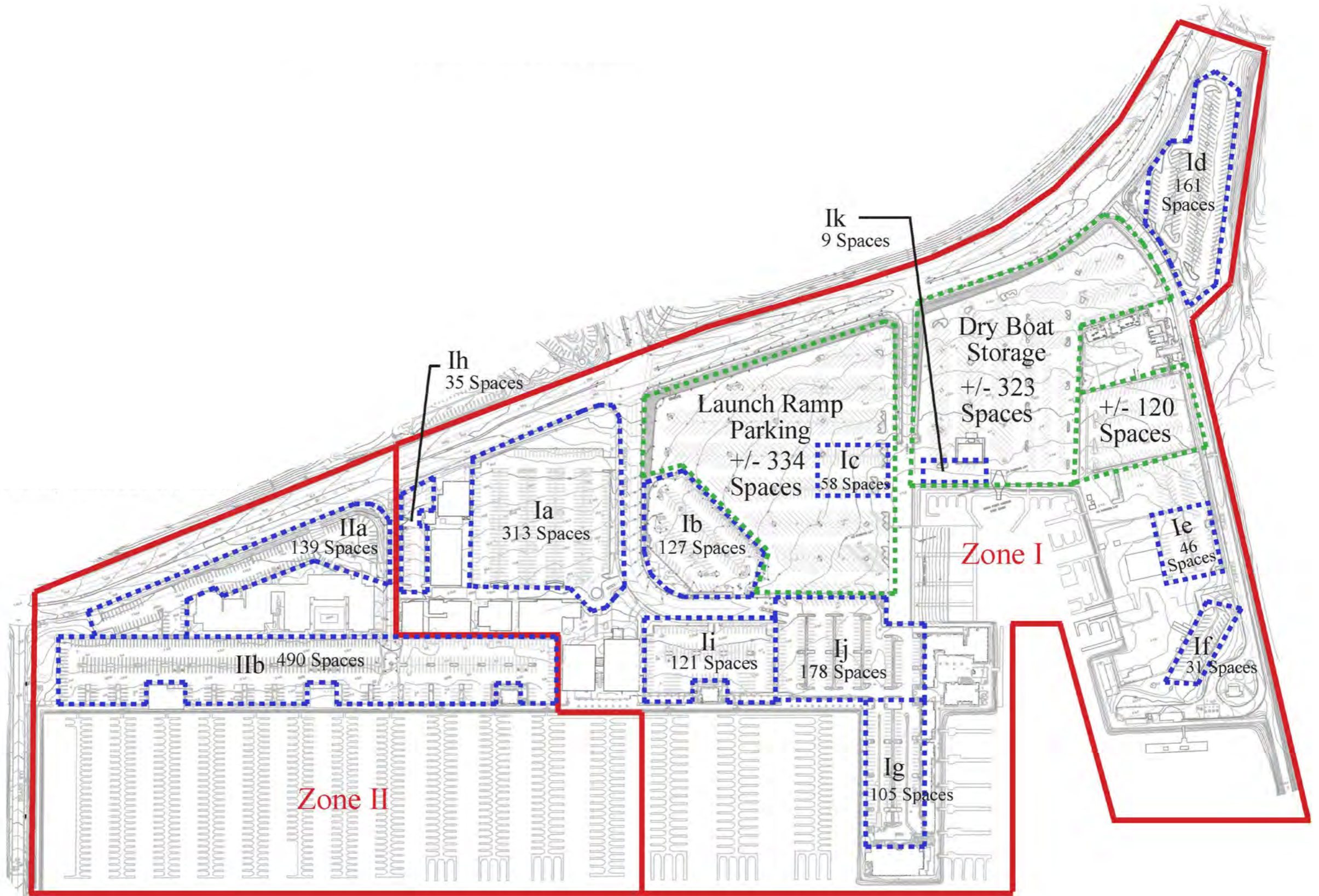
- Phase 6
Main Entrance at Golden Lantern

- Phase 7
Public Parking Lot



* Construction time durations are tentative and subject to future modifications.

EXISTING PARKING



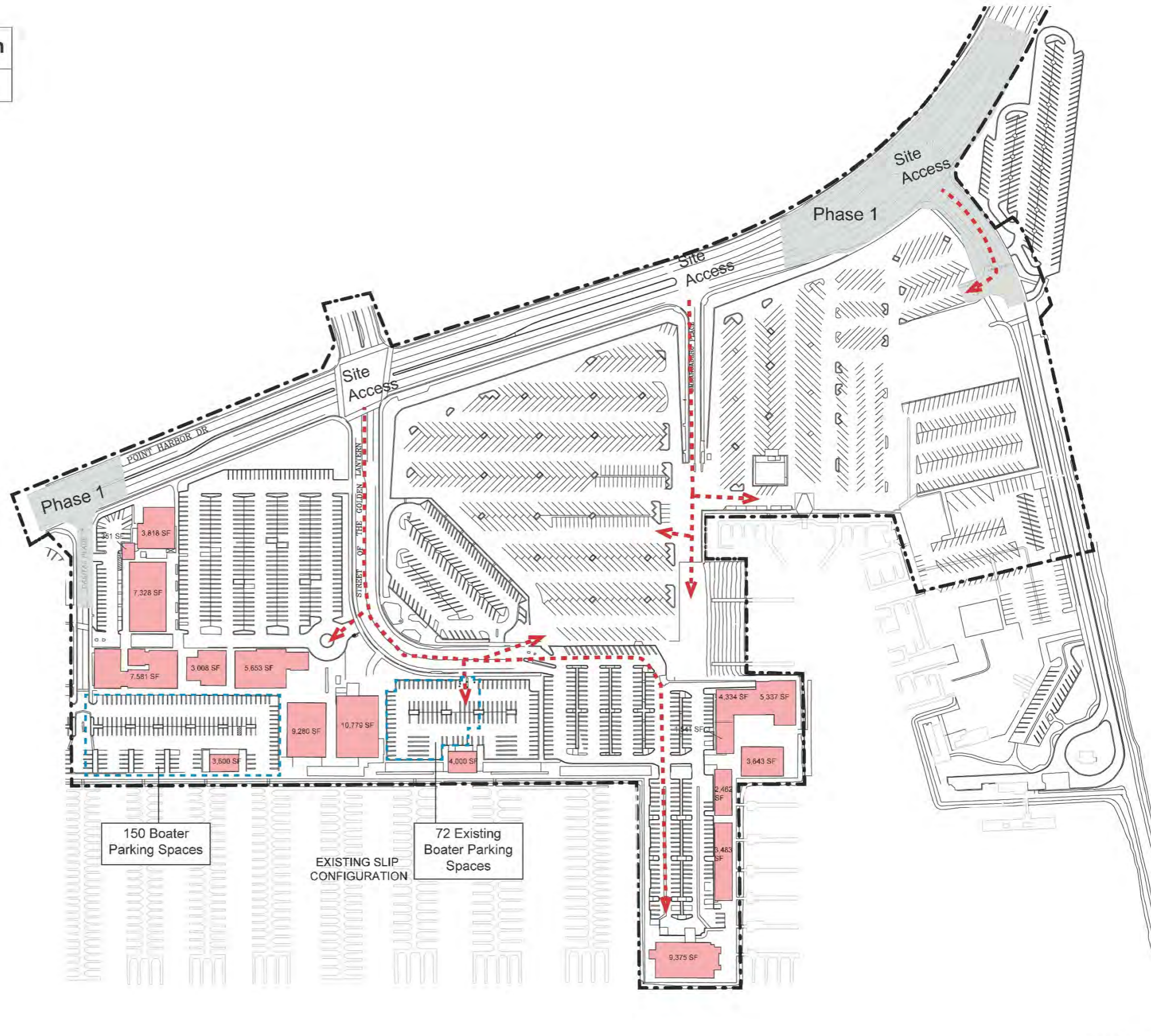
PHASE 1

County Street Improvements

Tentative Construction Time Duration

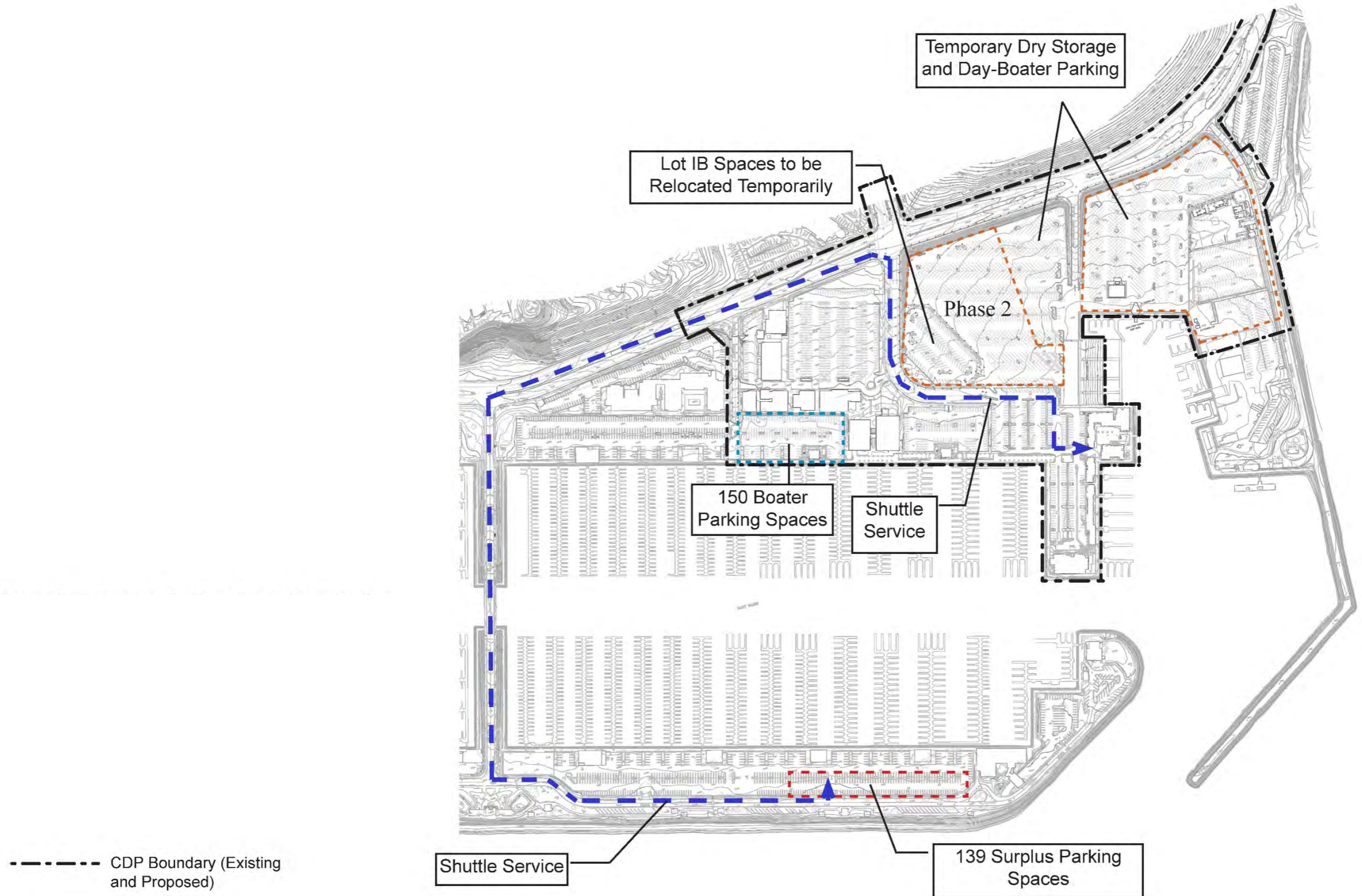
Phase 1	COMPLETED
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* Construction time durations are tentative and subject to future modifications.



PHASE 2a

Relocated Day-Boater Parking to Prepare for New Parking Structure Construction.



--- CDP Boundary (Existing and Proposed)

PHASE 2b

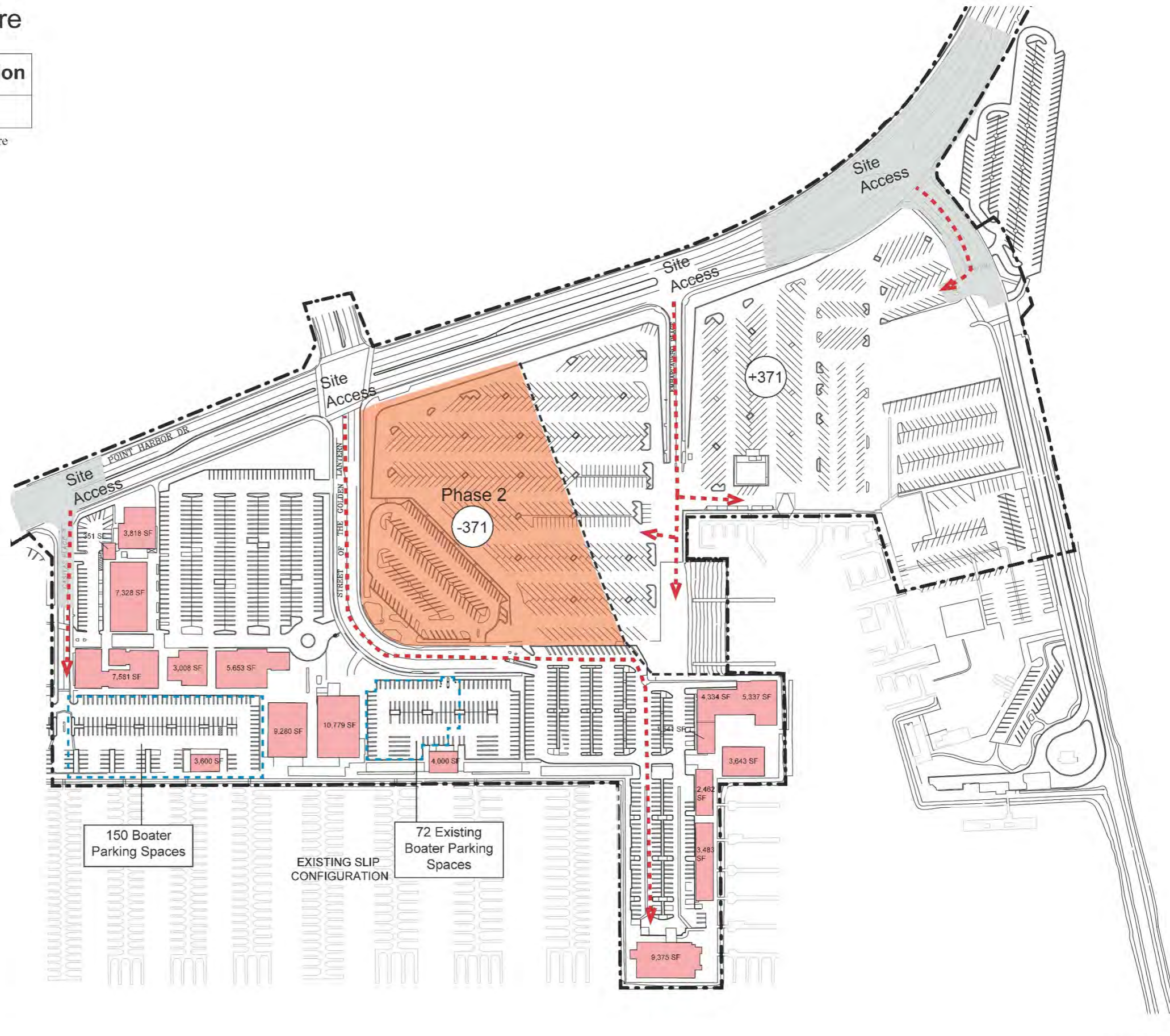
Commercial Core

Three Level Parking Structure

Tentative Construction Time Duration

Phase 2 9 Months

* Construction time durations are tentative and subject to future modifications.



PHASE 3

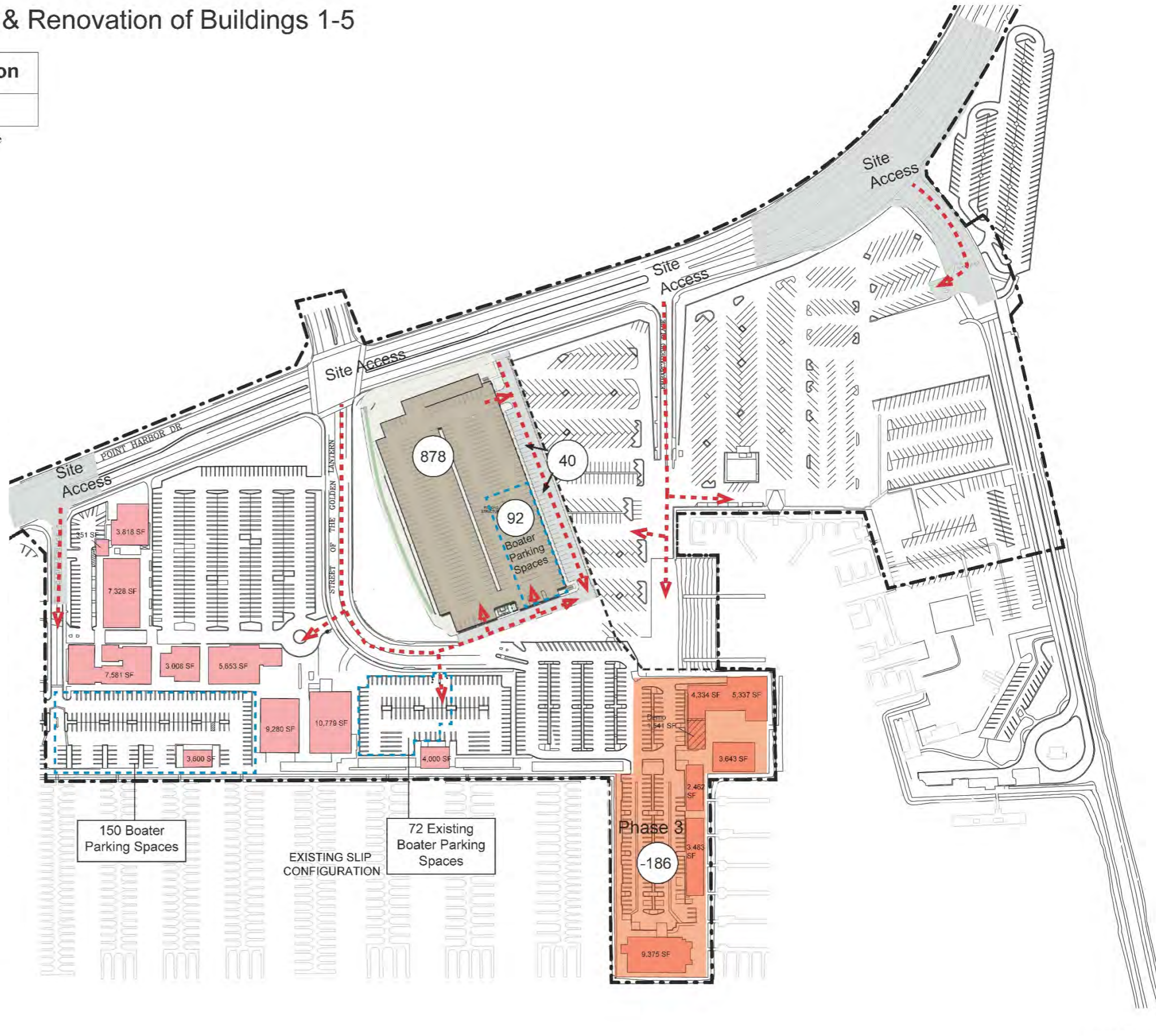
Commercial Core

Dana Wharf Redevelopment & Renovation of Buildings 1-5

Tentative Construction Time Duration

Phase 3 10 Months

* Construction time durations are tentative and subject to future modifications.



PHASE 4a

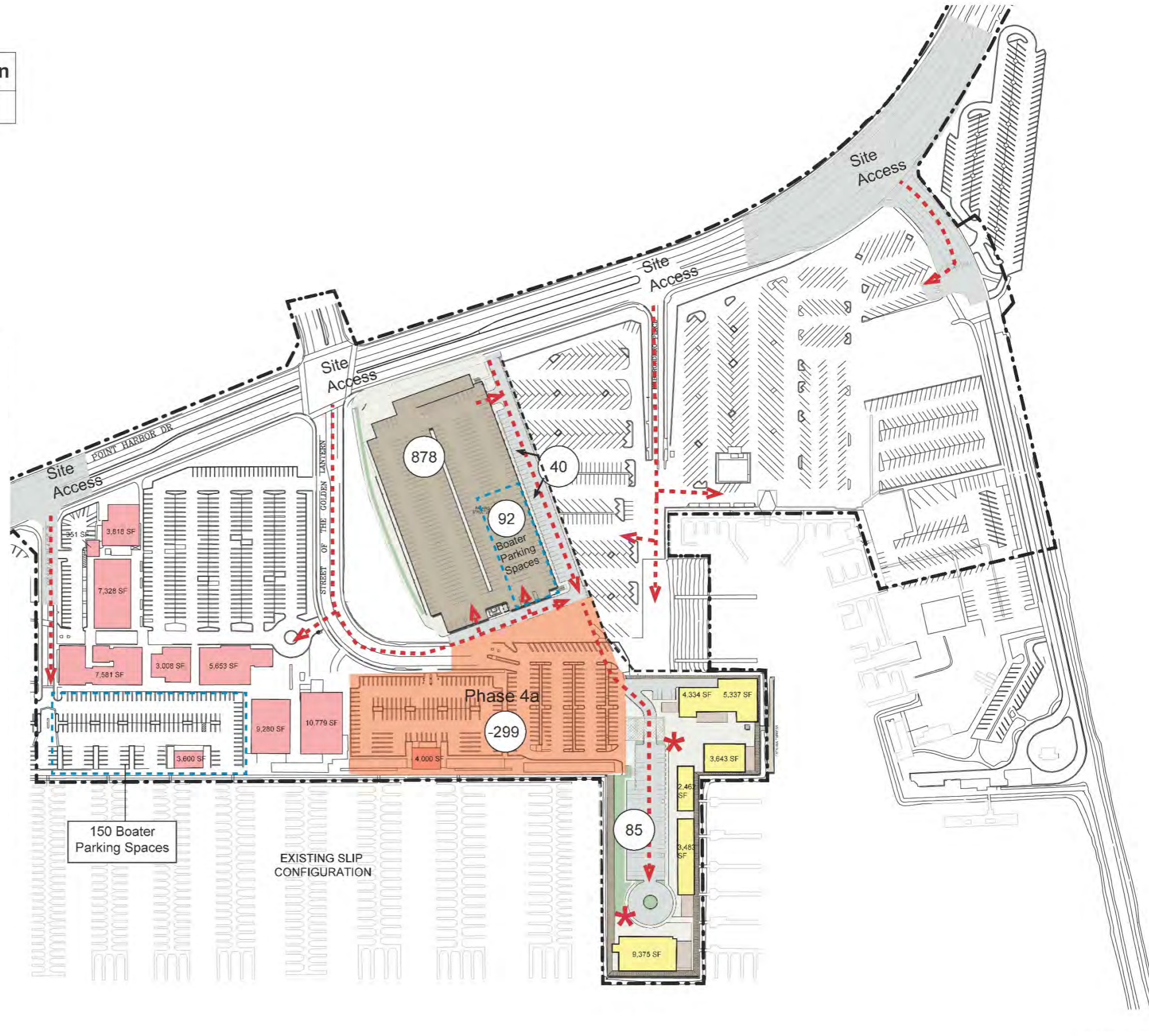
Commercial Core

Buildings 6-8

Tentative Construction Time Duration

Phase 4a 12 Months

* Construction time durations are tentative and subject to future modifications.



PHASE 4b

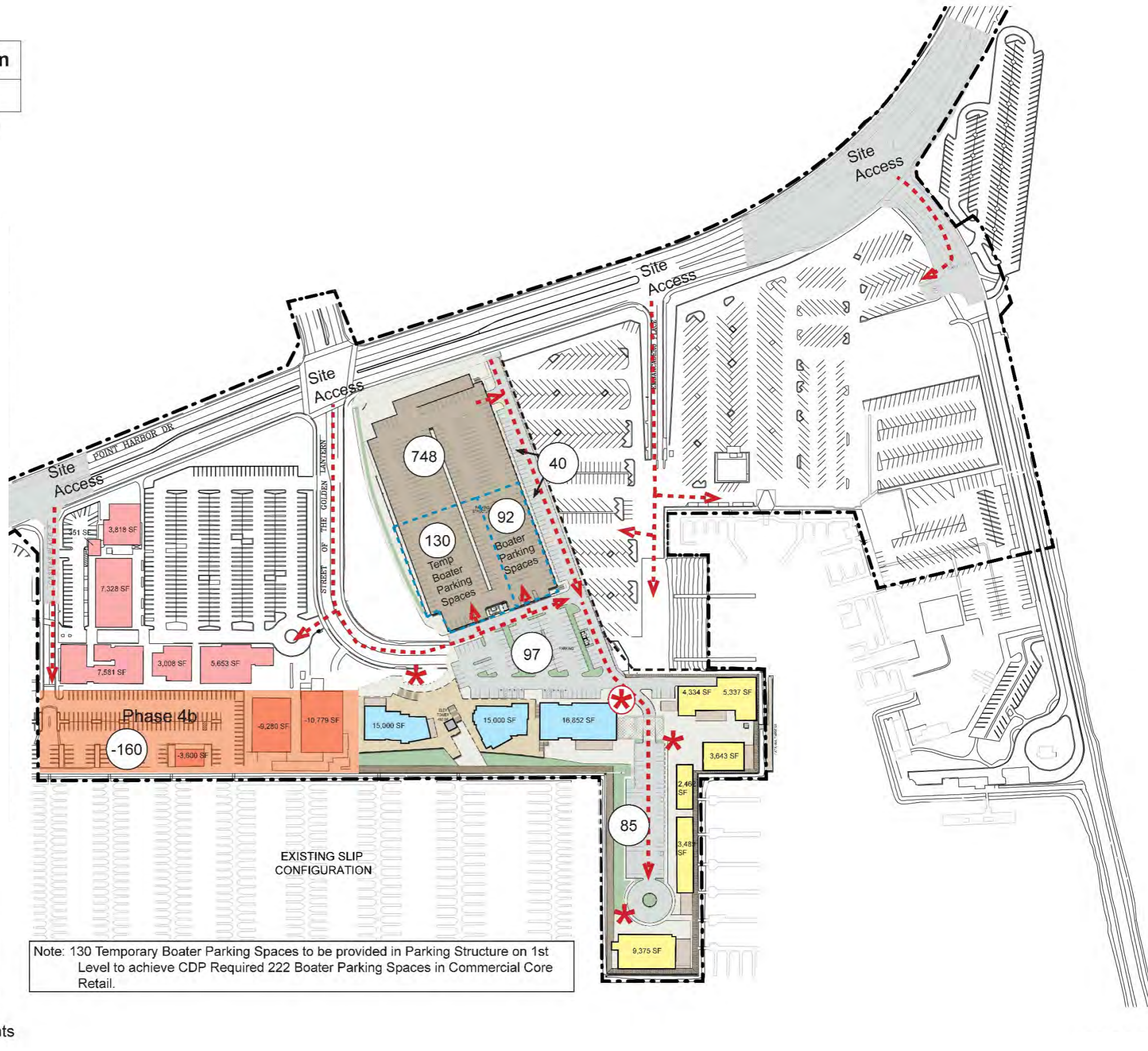
Commercial Core

Buildings 9-12

Tentative Construction Time Duration

Phase 4b 12 Months

* Construction time durations are tentative and subject to future modifications.



- Circulation
- Area Under Construction
- CDP Boundary (Existing and Proposed)
- Valet/Uber/Lyft Drop Points
- Boater Designated Drop Points

Note: 130 Temporary Boater Parking Spaces to be provided in Parking Structure on 1st Level to achieve CDP Required 222 Boater Parking Spaces in Commercial Core Retail.

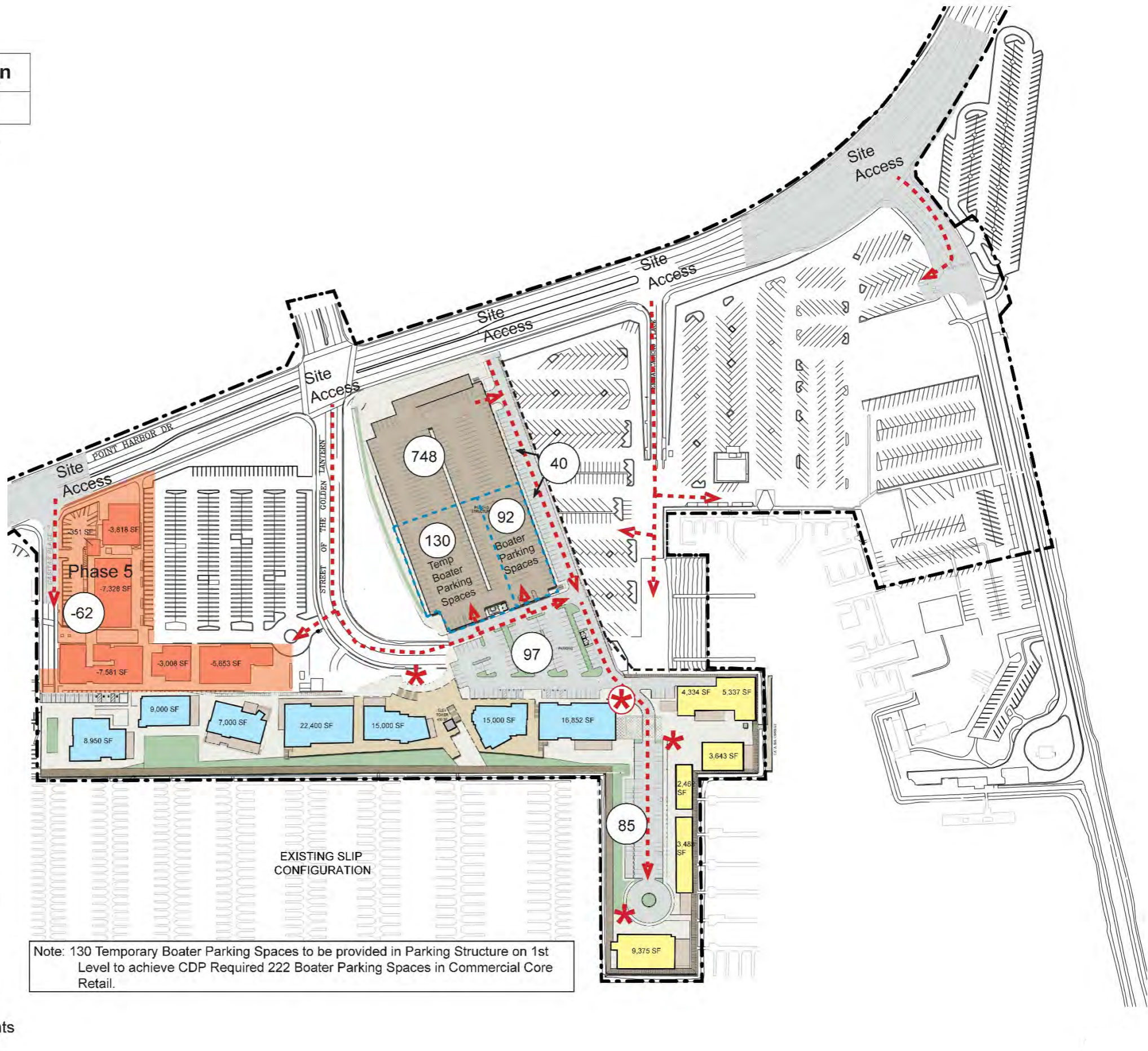
PHASE 5

Commercial Core

Parking Lot

Tentative Construction Time Duration	
Phase 5	5 Months

* Construction time durations are tentative and subject to future modifications.



- - - - - ➔ Circulation
- Area Under Construction
- CDP Boundary (Existing and Proposed)
- * Valet/Uber/Lyft Drop Points
- *⊙ Boater Designated Drop Points

Note: 130 Temporary Boater Parking Spaces to be provided in Parking Structure on 1st Level to achieve CDP Required 222 Boater Parking Spaces in Commercial Core Retail.

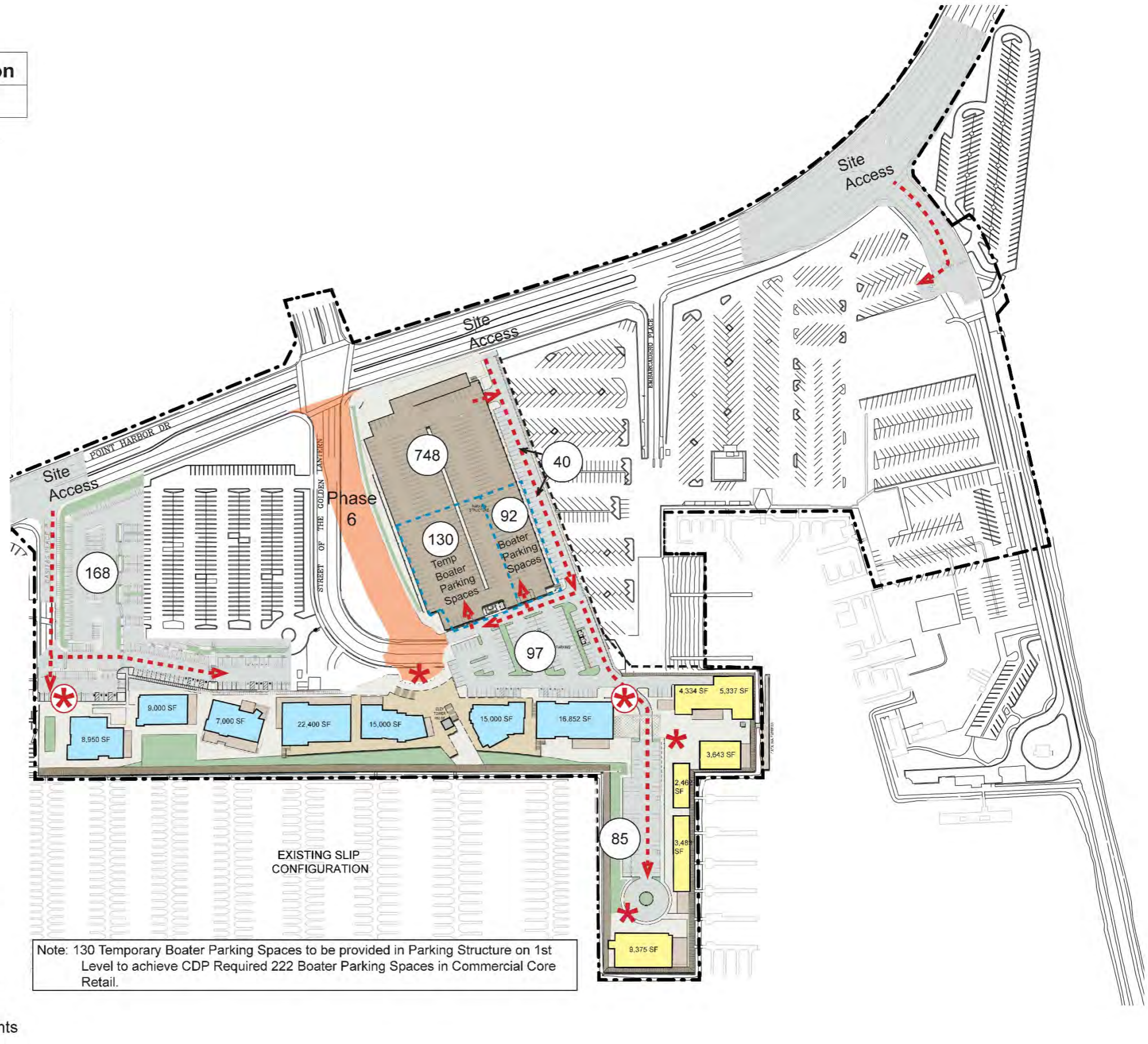
PHASE 6

Commercial Core Main Entrance

Tentative Construction Time Duration

Phase 6 4 Months

* Construction time durations are tentative and subject to future modifications.



- Circulation
- Area Under Construction
- CDP Boundary (Existing and Proposed)
- Valet/Uber/Lyft Drop Points
- Boater Designated Drop Points

Note: 130 Temporary Boater Parking Spaces to be provided in Parking Structure on 1st Level to achieve CDP Required 222 Boater Parking Spaces in Commercial Core Retail.

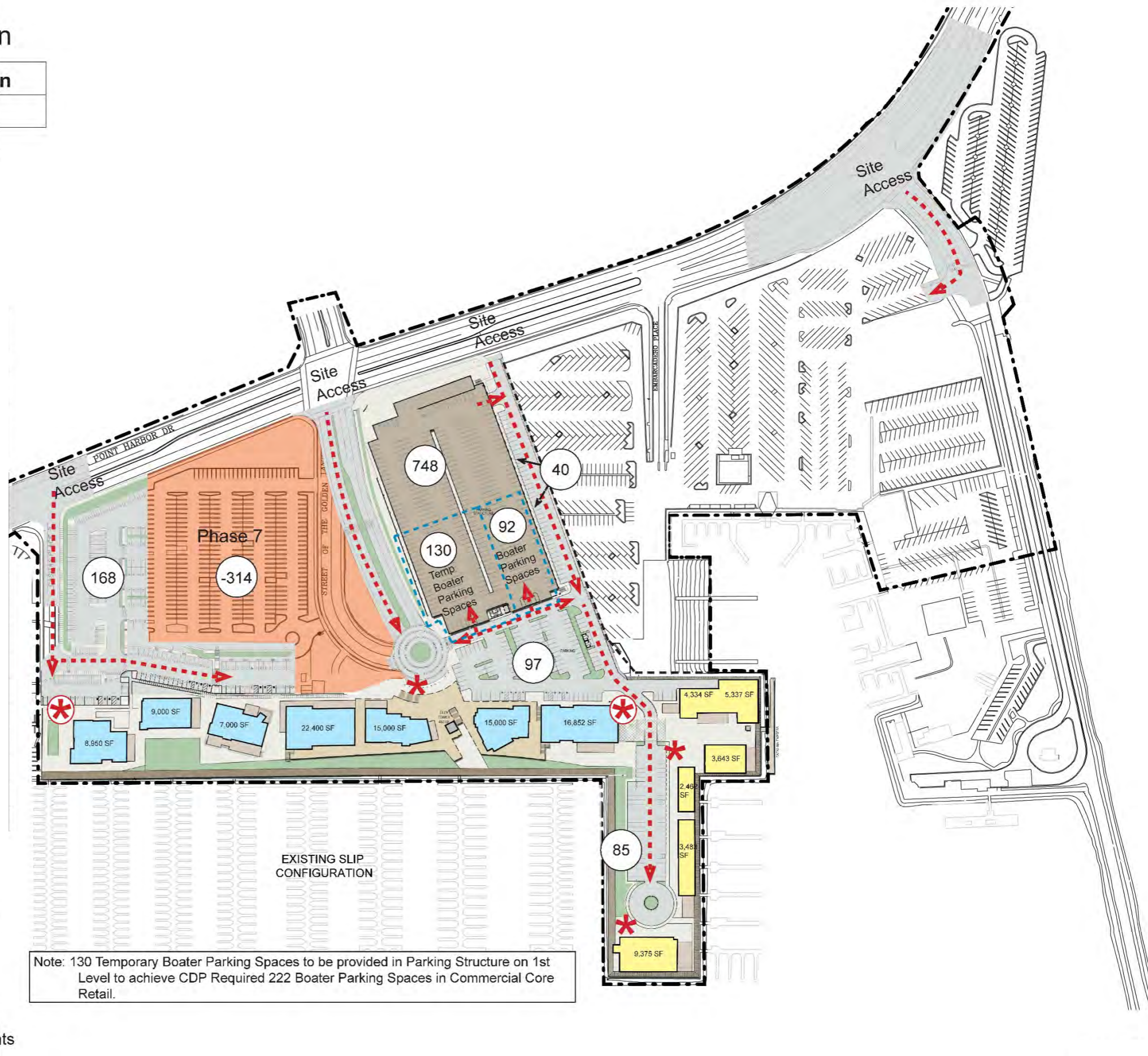
PHASE 7

Commercial Core Public Parking Lot Completion

Tentative Construction Time Duration

Phase 7 3 Months

* Construction time durations are tentative and subject to future modifications.

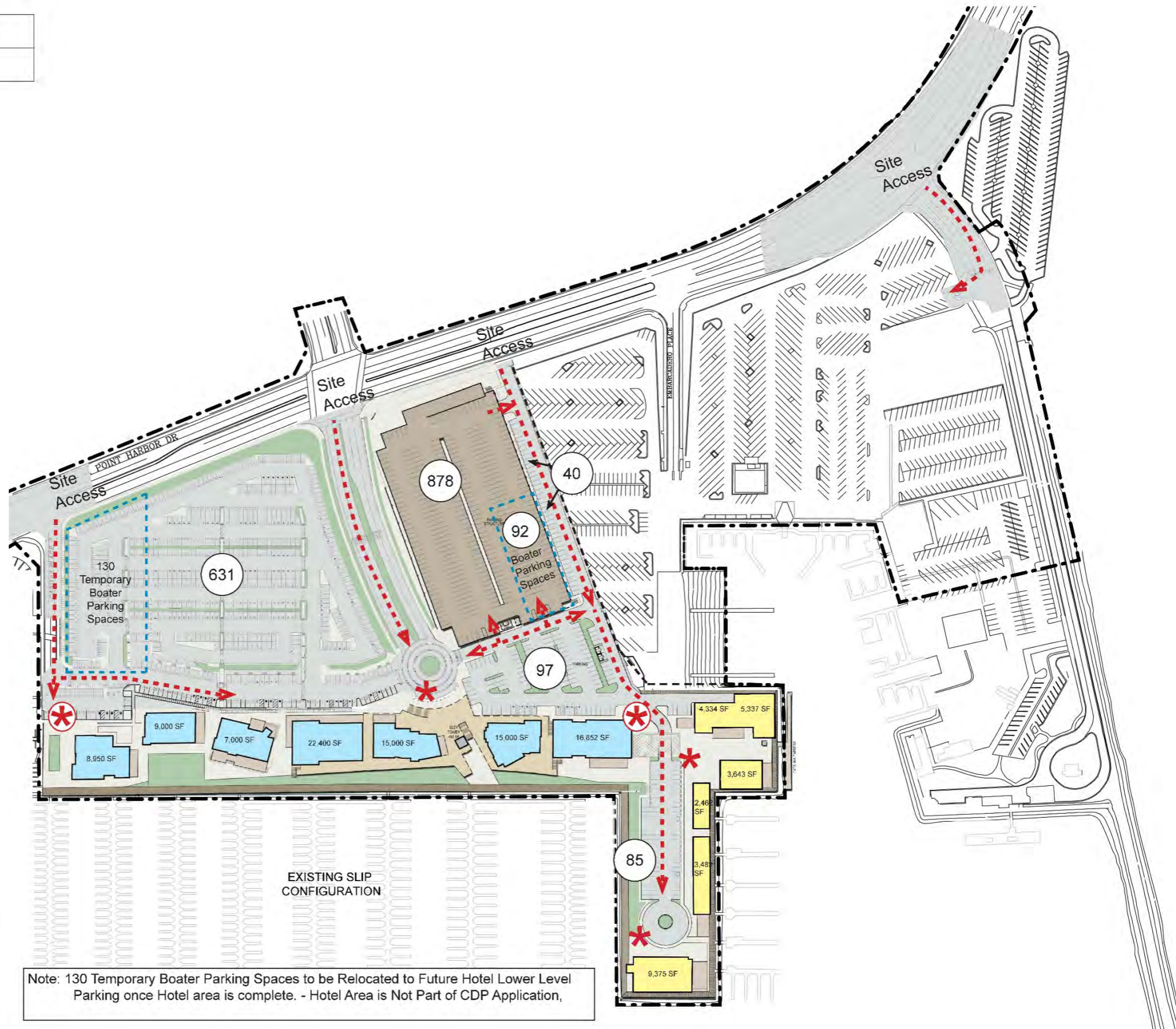







- Circulation
- Area Under Construction
- CDP Boundary (Existing and Proposed)
- Valet/Uber/Lyft Drop Points
- Boater Designated Drop Points

Note: 130 Temporary Boater Parking Spaces to be provided in Parking Structure on 1st Level to achieve CDP Required 222 Boater Parking Spaces in Commercial Core Retail.

Commercial Core Completion

Tentative Construction Time Duration
3 Years



-  Circulation
-  Area Under Construction
-  CDP Boundary (Existing and Proposed)
-  Valet/Uber/Lyft Drop Points
-  Boater Designated Drop Points

Note: 130 Temporary Boater Parking Spaces to be Relocated to Future Hotel Lower Level Parking once Hotel area is complete. - Hotel Area is Not Part of CDP Application,

The image features a close-up, high-angle view of dark blue water with a complex, rippling texture. The water's surface is covered in small, irregular waves and ripples, creating a sense of movement and depth. The color is a deep, slightly muted blue, with lighter highlights where the ripples catch the light. In the lower-left quadrant, the word "HOTEL" is printed in a clean, white, sans-serif font. The letters are bold and evenly spaced, standing out clearly against the darker, textured background of the water.

HOTEL



SITE PLAN

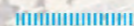



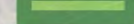
SUMMARY

SITE AREA (UNCONFIRMED)	275,419 SF
AFFORDABLE "SELECT SERVICE" HOTEL UNIT SIZE 13'-2" X 23'-0" = 230 SF GROSS * MAY HAVE JULIET BALCONIES	136 KEYS
FULL SERVICE HOTEL UNIT SIZE 13'-6" X 30'-0" = 405 SF GROSS 15 SUITES 145 MODULES * WITH BALCONIES	130 KEYS
MEETING ROOM	5,000 SF
RESTAURANT	2,750 SF
RETAIL	500 SF
FITNESS	1,500 SF

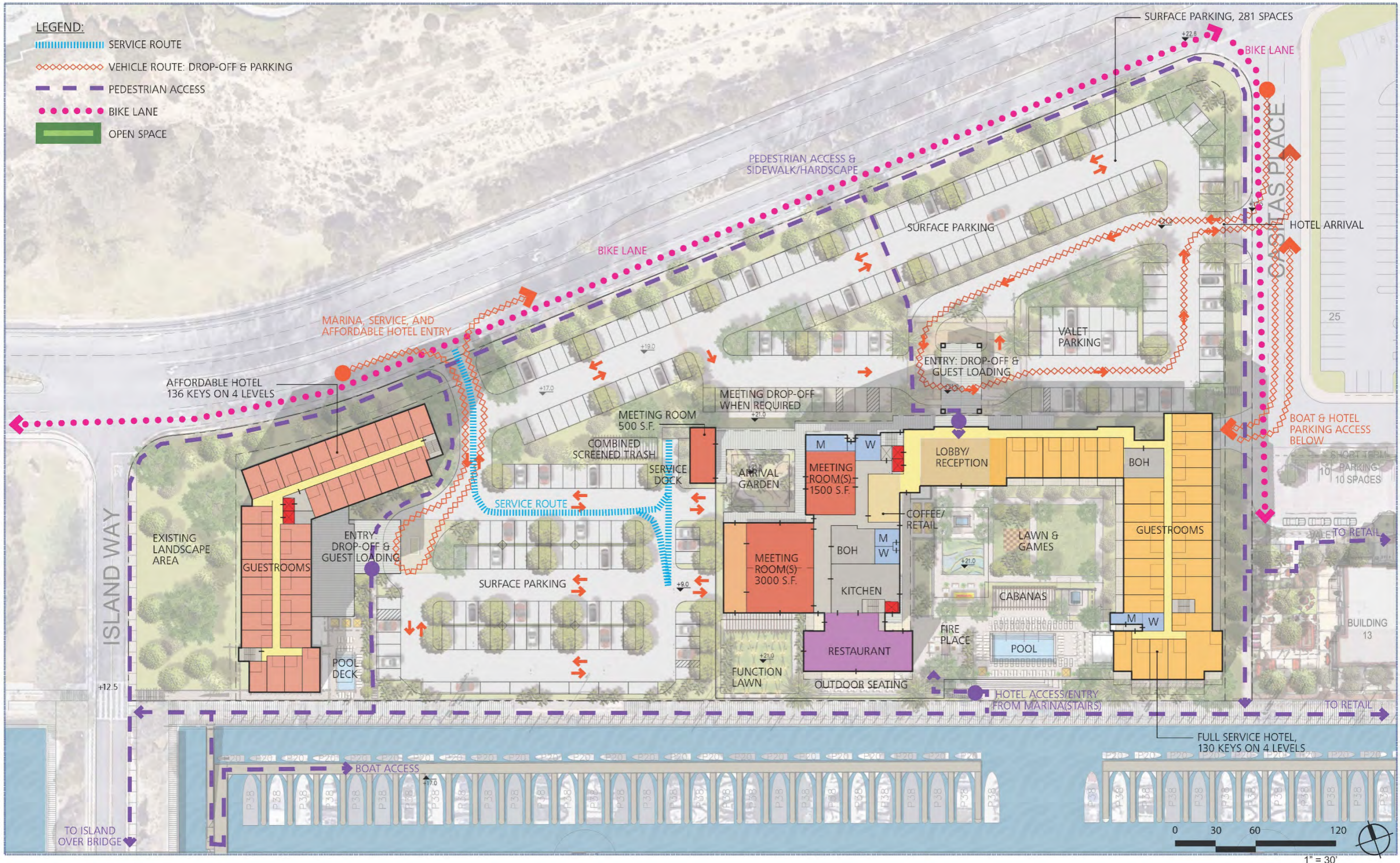
PARKING REQUIREMENTS

AFFORDABLE HOTEL 136 KEYS X 1.0 SPACE/KEY	136.0 SPACES
FULL SERVICE HOTEL 130 KEYS X 1.0 SPACE/KEY	130.0 SPACES
FULL SERVICE MEETING 5000 S.F AT 1/100	50.0 SPACES
MARINA SPACES REQUIRED	248.0 SPACES
TOTAL	564.0 SPACES
PROVIDED	564 SPACES

LEGEND:

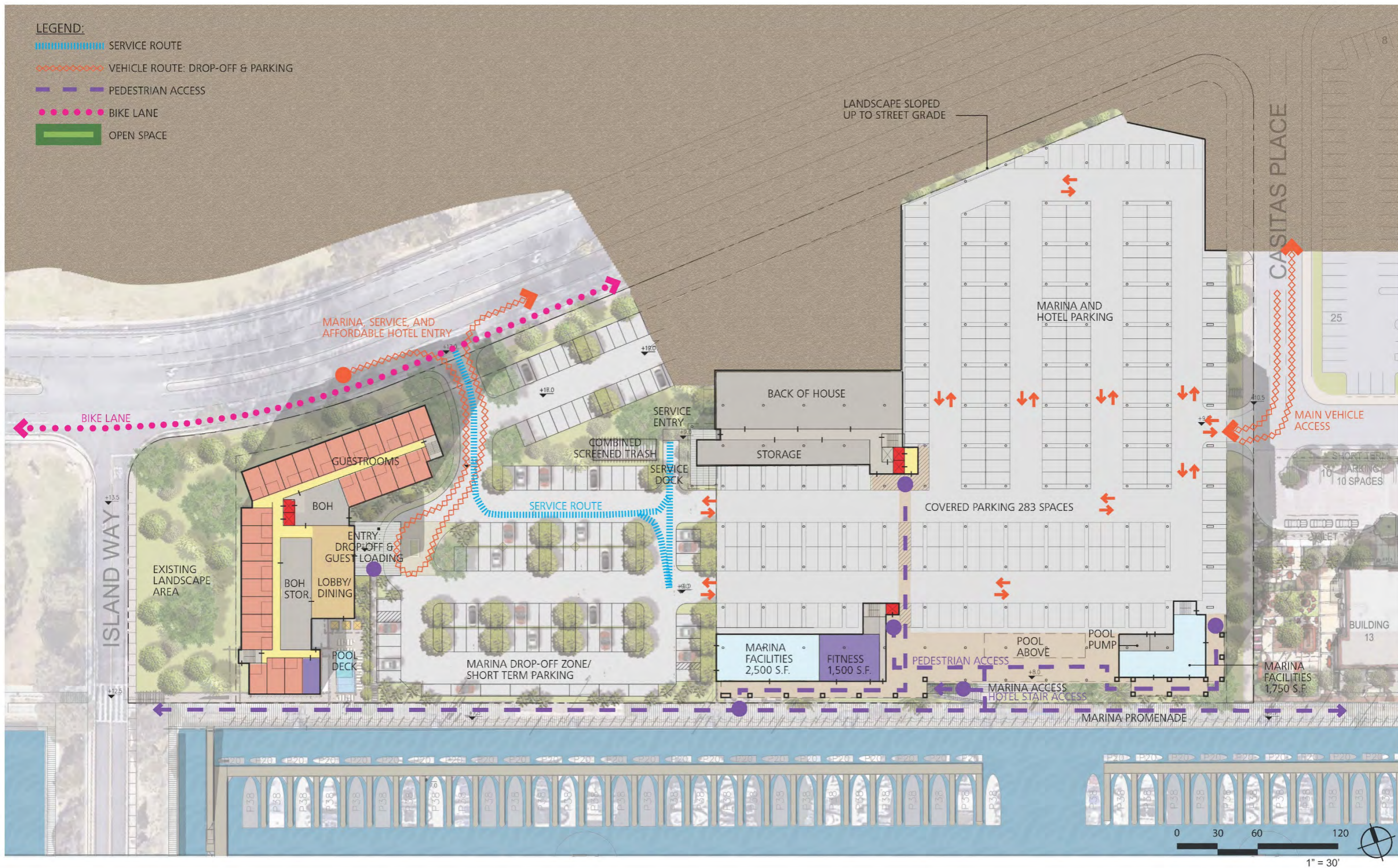
-  SERVICE ROUTE
-  VEHICLE ROUTE: DROP-OFF & PARKING
-  PEDESTRIAN ACCESS
-  BIKE LANE
-  OPEN SPACE





LEGEND:

-  SERVICE ROUTE
-  VEHICLE ROUTE: DROP-OFF & PARKING
-  PEDESTRIAN ACCESS
-  BIKE LANE
-  OPEN SPACE





RENDERINGS



















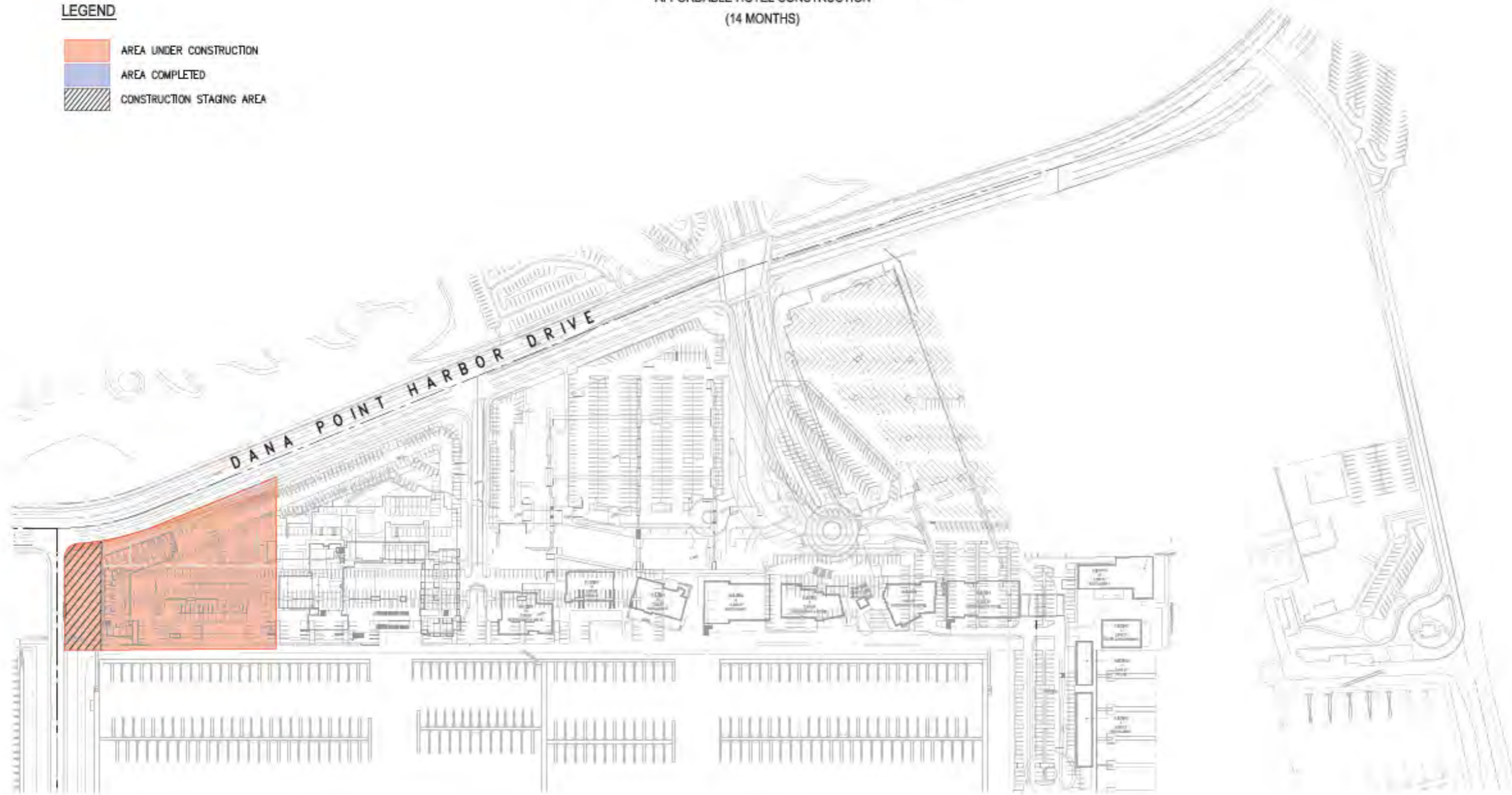
CONSTRUCTION PHASING

PHASE 1

HOTEL AREA CONSTRUCTION MOBILIZATION AND STAGING PLAN
 AFFORDABLE HOTEL CONSTRUCTION
 (14 MONTHS)

LEGEND

- AREA UNDER CONSTRUCTION
- AREA COMPLETED
- CONSTRUCTION STAGING AREA



7					
6					
5					
4					
3					
2					
1					
NO.	DATE	REVISIONS	DESIGN	APPROV.	DATE

TAIT
 701 N. Parkcenter Drive
 Santa Ana, CA 92705
 P: 714.540.9200 F: 714.540.9211
 www.tait.com
 Los Angeles Sacramento San Francisco Dallas Phoenix
 Chicago San Diego Austin Denver Portland

DATE: 8/20/18
 SCALE: 1/8" = 1'-0"

DESIGNED BY:	DWE
DRAWN BY:	DWE
CHECKED BY:	DWE
REVISIONS BY:	DWE

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

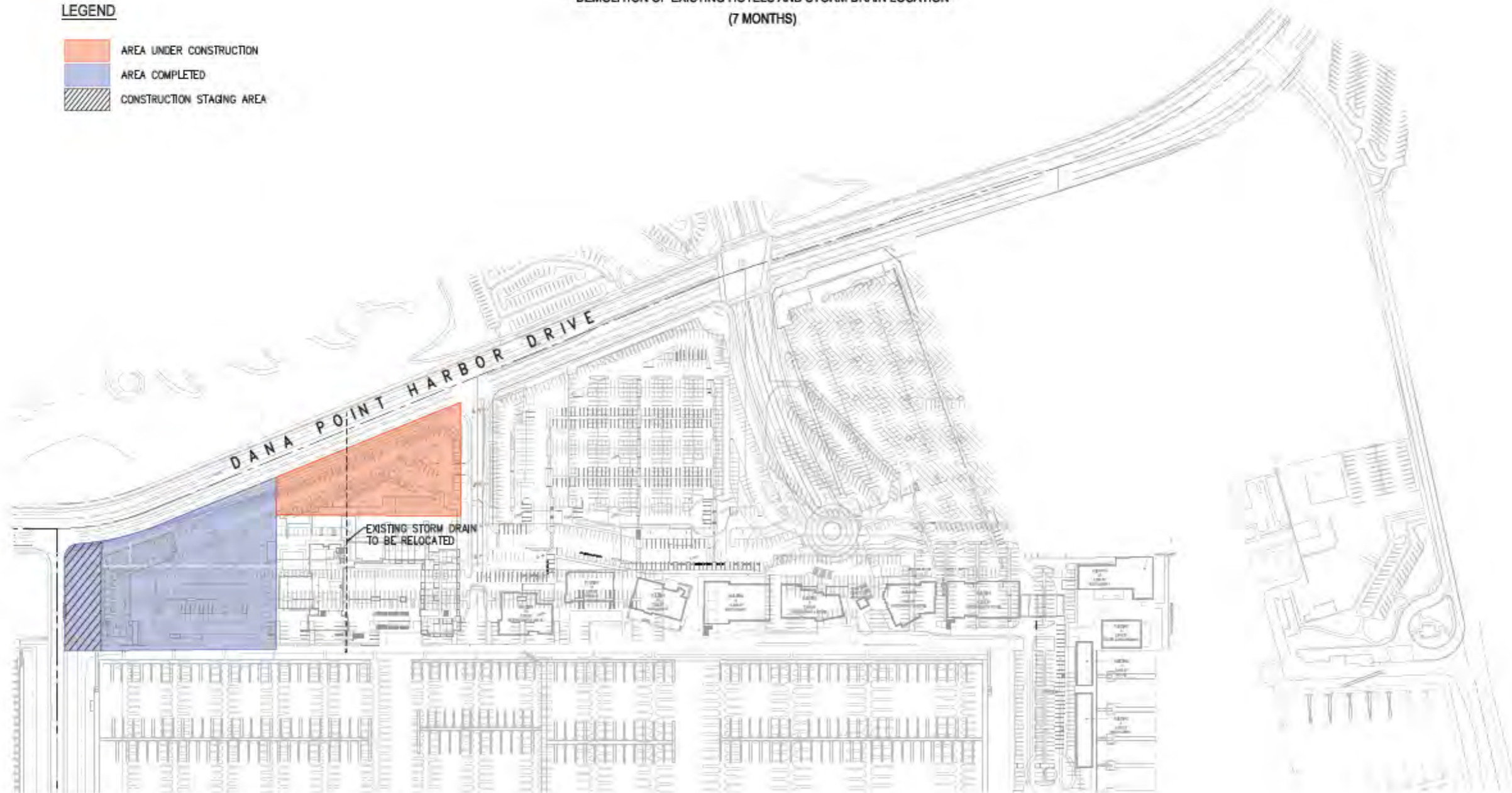


PHASE 2&3

HOTEL AREA CONSTRUCTION MOBILIZATION AND STAGING PLAN
 DEMOLITION OF EXISTING HOTELS AND STORM DRAIN LOCATION
 (7 MONTHS)

LEGEND

- AREA UNDER CONSTRUCTION
- AREA COMPLETED
- CONSTRUCTION STAGING AREA



(PHASE 3 INCLUDES RELOCATION OF THE EXISTING ON-SITE STORM DRAIN LINE)



7					
6					
5					
4					
3					
2					
1					
NO.	DATE	DESCRIPTION	DESIGNER	APPROVED	DATE

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 www.tait.com
 Los Angeles Sacramento San Francisco Dallas Phoenix
 Orlando San Diego Seattle Denver Portland
 DESIGNER SCALE No. DATE

DESIGNED BY:	DWE
DRAWN BY:	DWE
CHECKED BY:	DWE
DATE:	DWE
SCALE:	DWE

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DANA POINT HARBOR PARTNERS, LLC

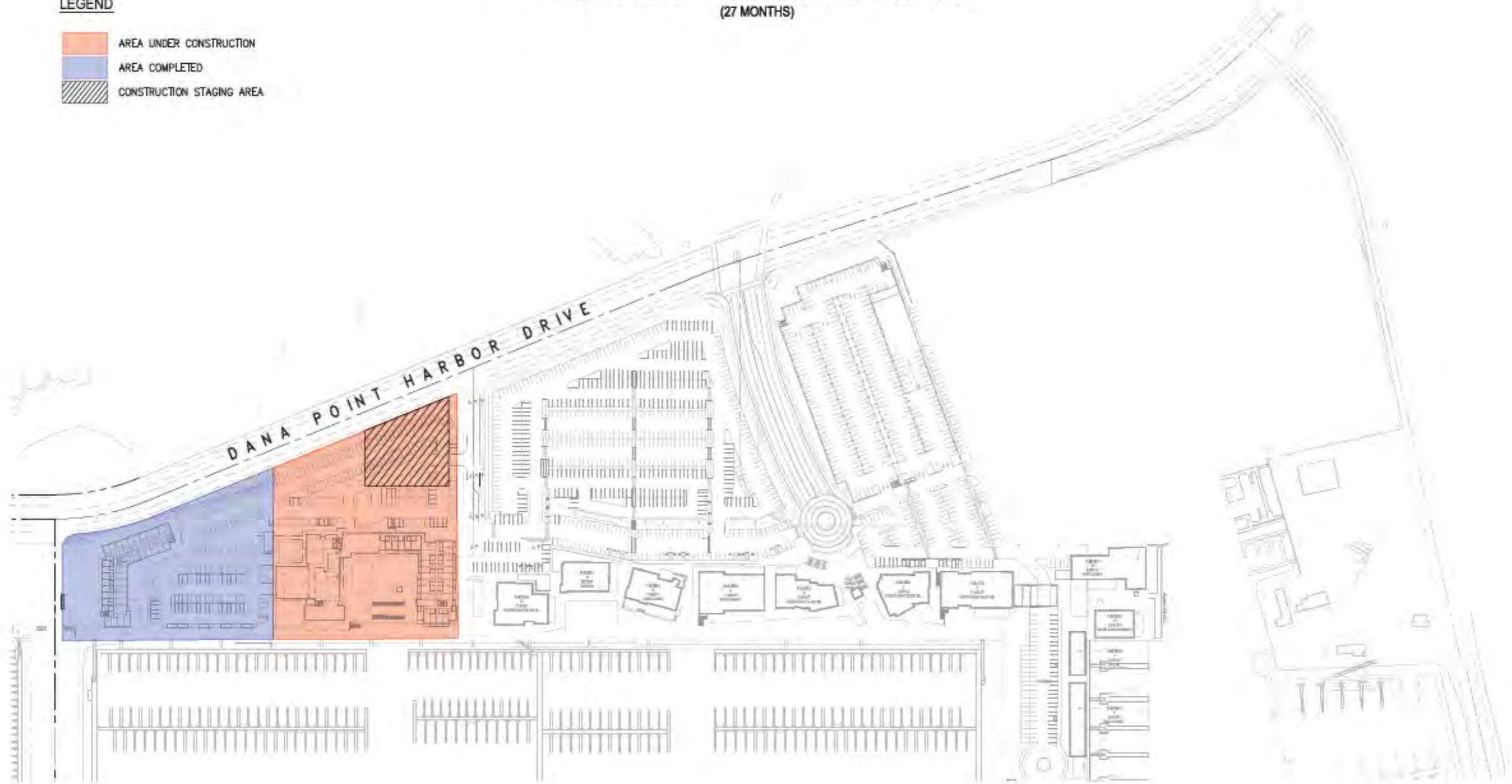


PHASE 4

HOTEL AREA CONSTRUCTION MOBILIZATION AND STAGING PLAN
 CONSTRUCTION FULL SERVICE HOTEL AND BOATER PARKING FOR AREA 1C
 (27 MONTHS)

LEGEND

- AREA UNDER CONSTRUCTION
- AREA COMPLETED
- CONSTRUCTION STAGING AREA



7					
6					
5					
4					
3					
2					
1					
NO.	DATE	DESCRIPTION	DESIGN	APPROV.	DATE

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 3000 17th St
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APPROVED BY:	DATE:

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC





ENTITLEMENT PROCESS & TIMING

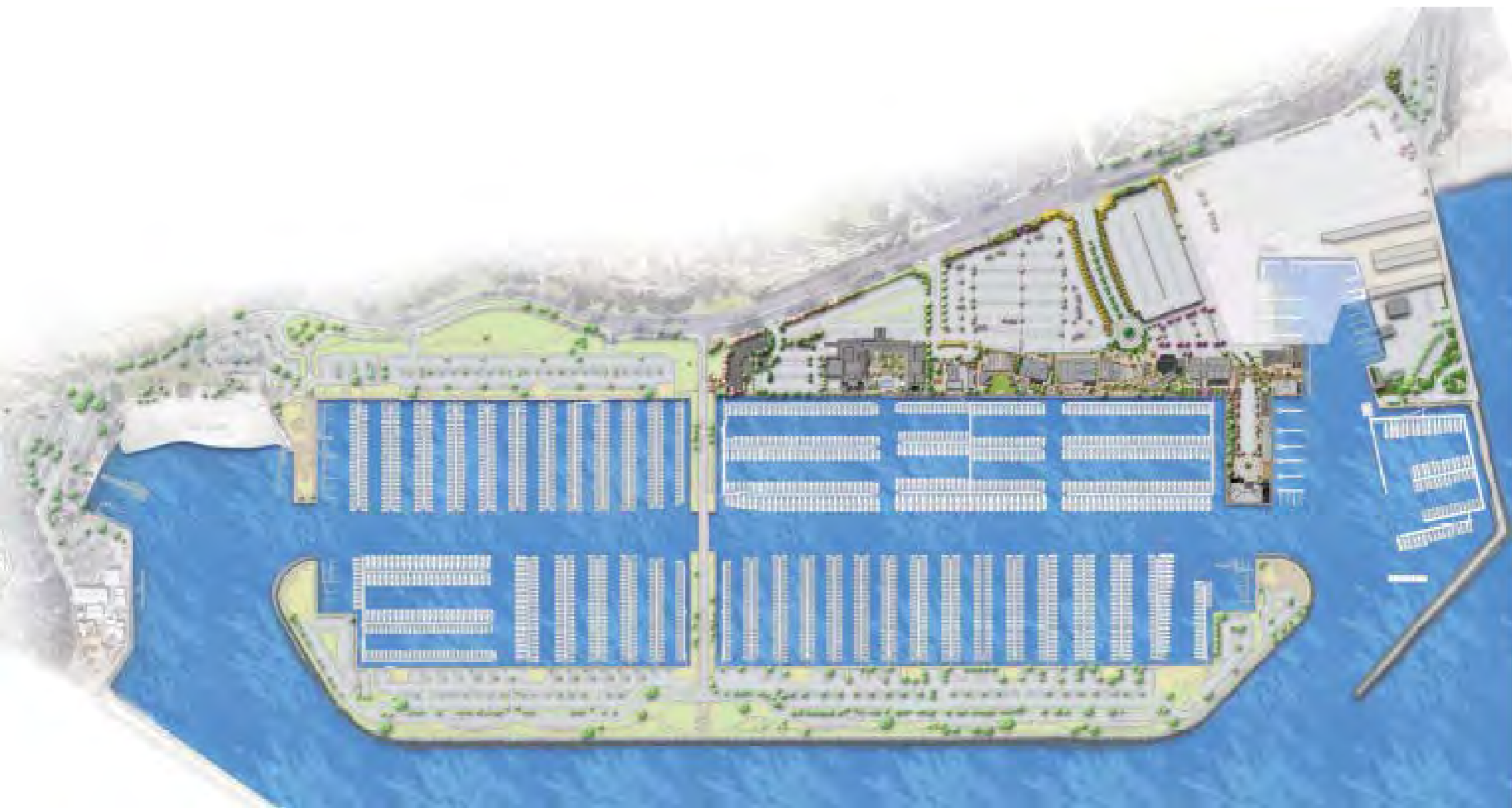
- Dana Point Process:
 - Current proposal features 266 total hotel rooms (46 additional rooms beyond the 220 room cap stated in the approved Local Coastal Plan).
 - Environmental Impact Report
 - Local Coastal Plan Amendment
 - Coastal Development Permit
- Development Schedule:
 - Entitlement/Permit Processing: Approx. 36 months
 - Affordable Hotel construction: Approx. 14 months
 - Demolition of Dana Point Marina Inn: Approx. 5 months
 - Construction of Boater Parking Structure & Boutique Hotel: Approx. 27 months



MARINA



SITE PLAN

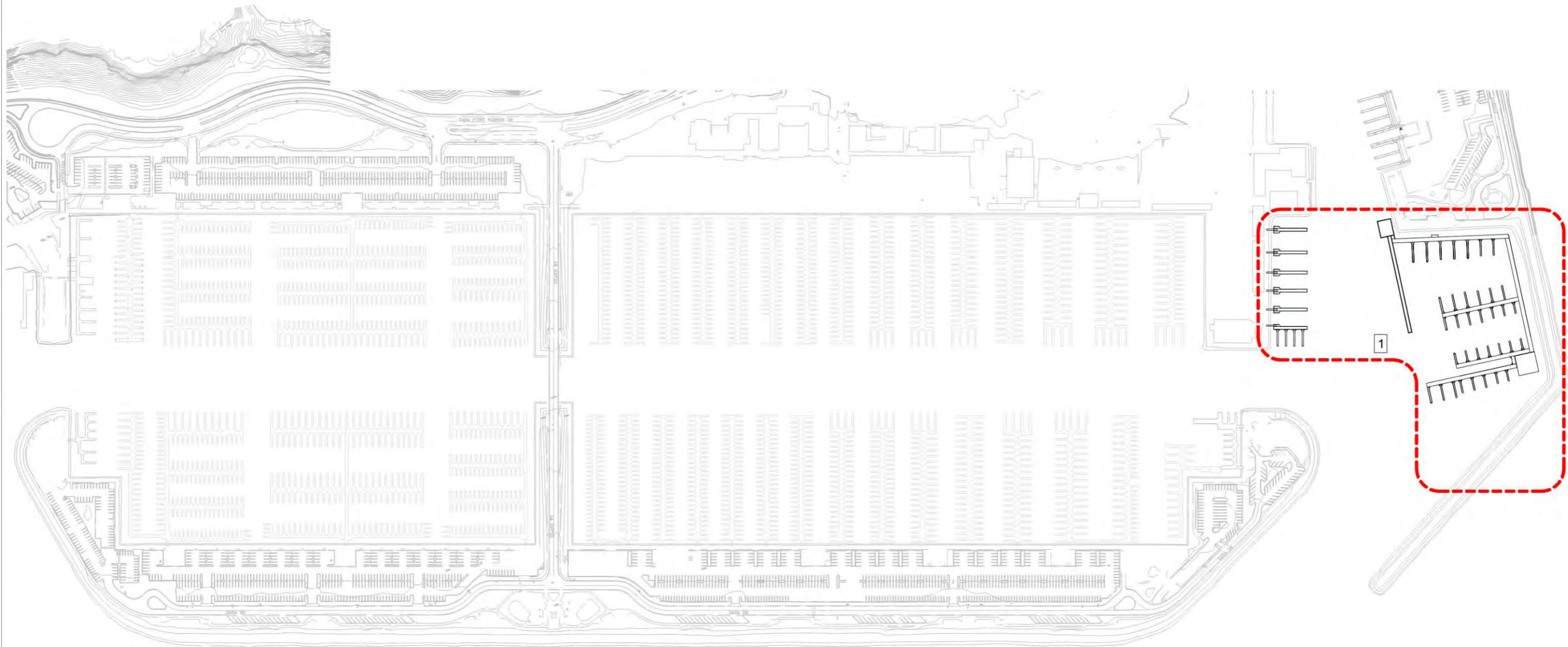




CONSTRUCTION PHASING

LEGEND:

- EXISTING DOCKS TO BE REMOVED
- PROPOSED DOCKS



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PROJECT MANAGER:
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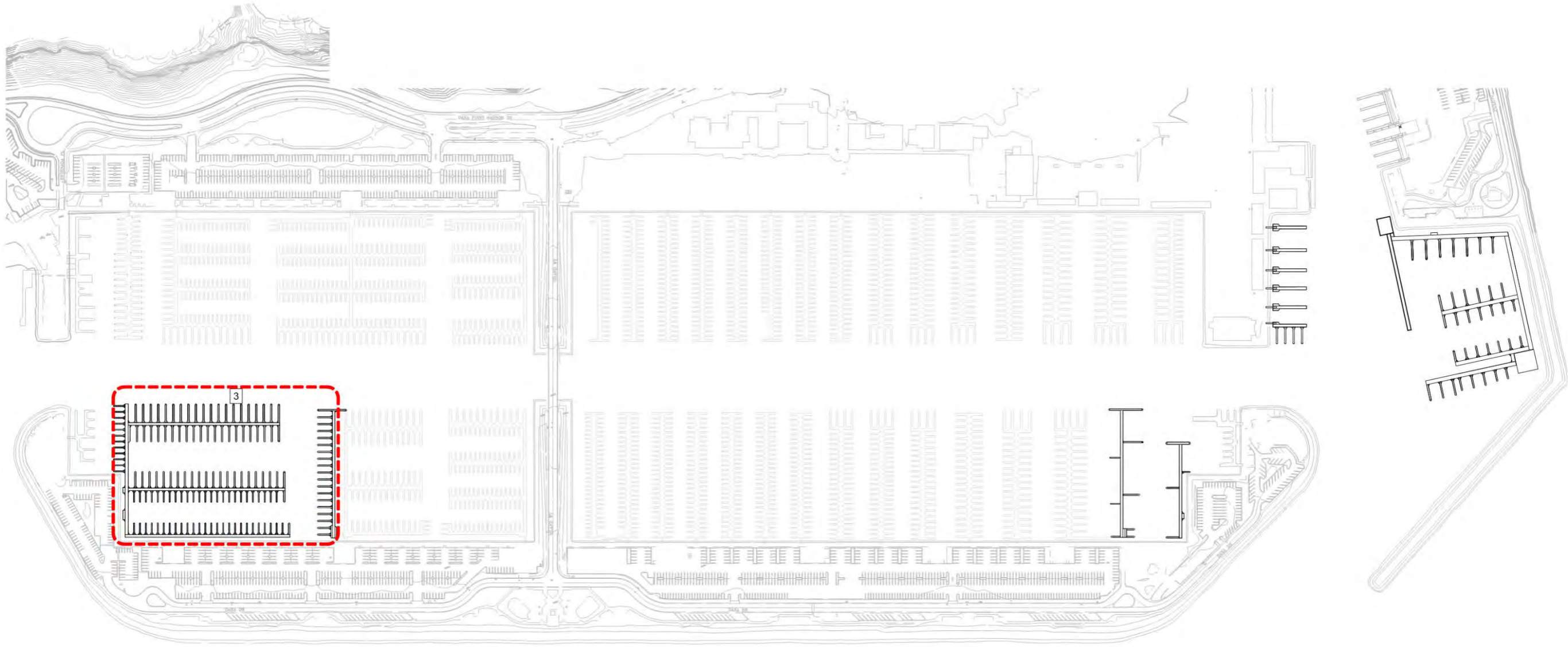
DANA POINT HARBOR REVITALIZATION
Dana Point, CA

PHASE 1

SCALE: 1" = 140'
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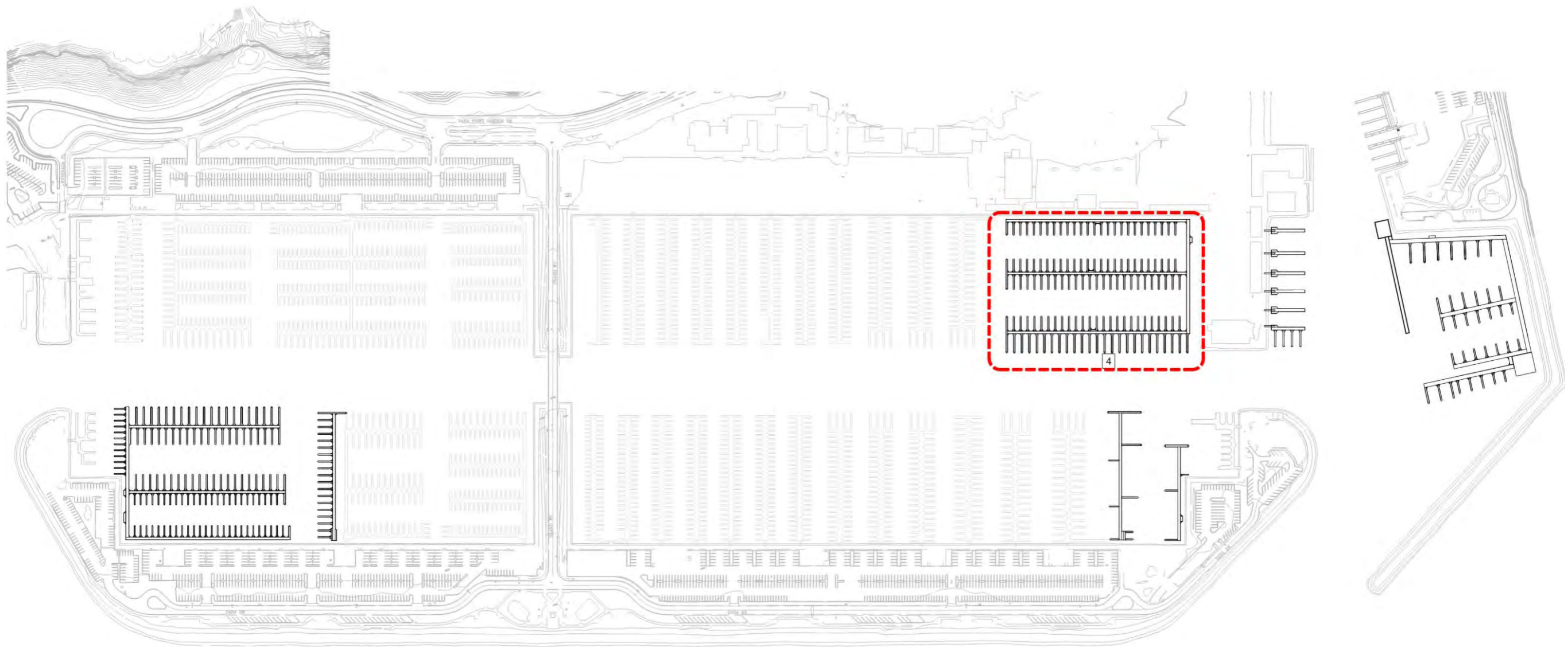
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DANA POINT HARBOR REVITALIZATION Dana Point, CA
PHASE 3

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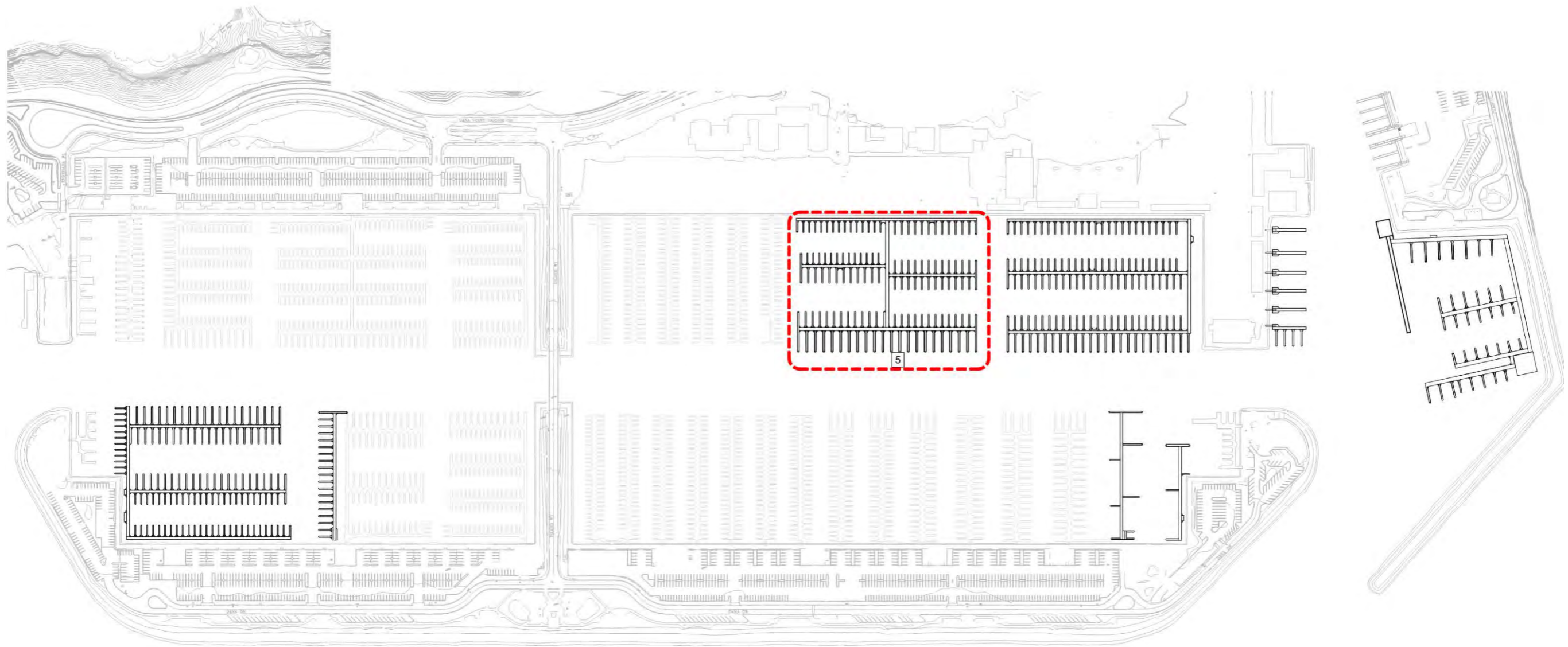
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PROJECT MANAGER:	
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DANA POINT HARBOR REVITALIZATION Dana Point, CA
PHASE 4

SCALE:	1" = 140' (Sheet Size 24" x 36")
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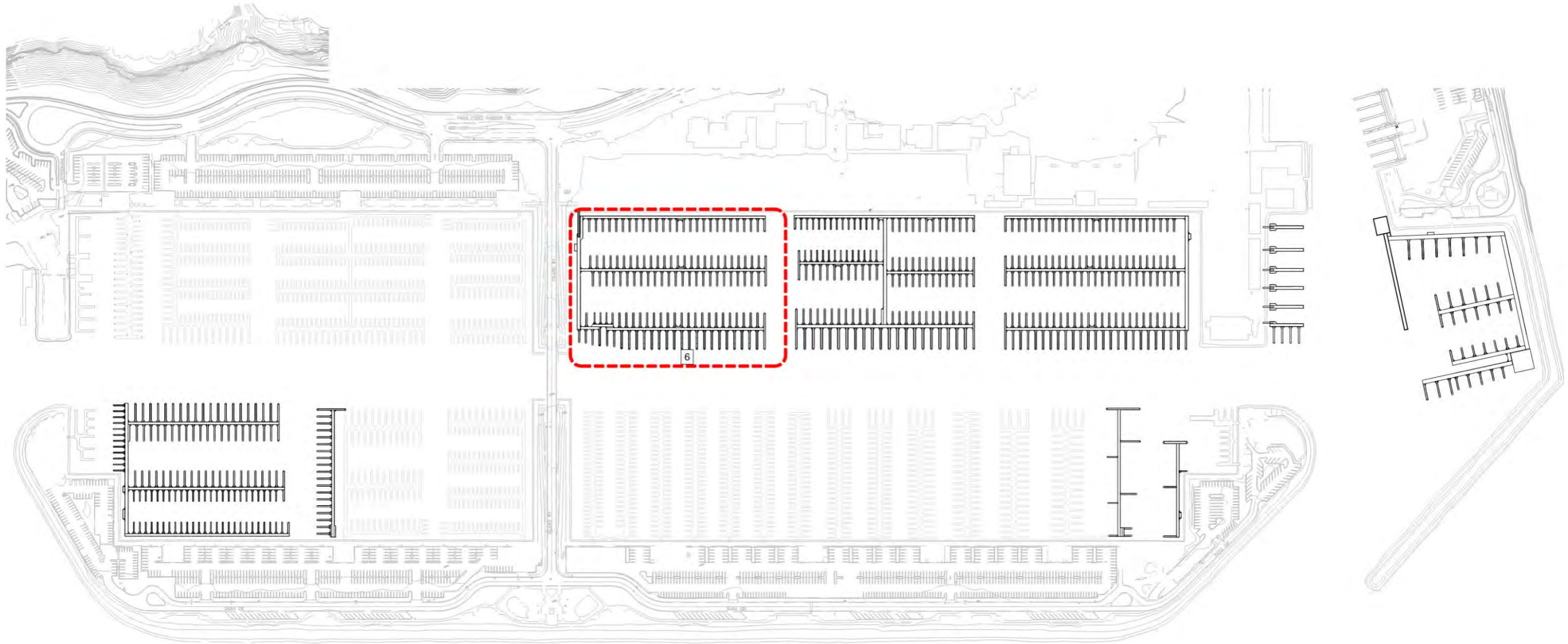
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PHASE 5

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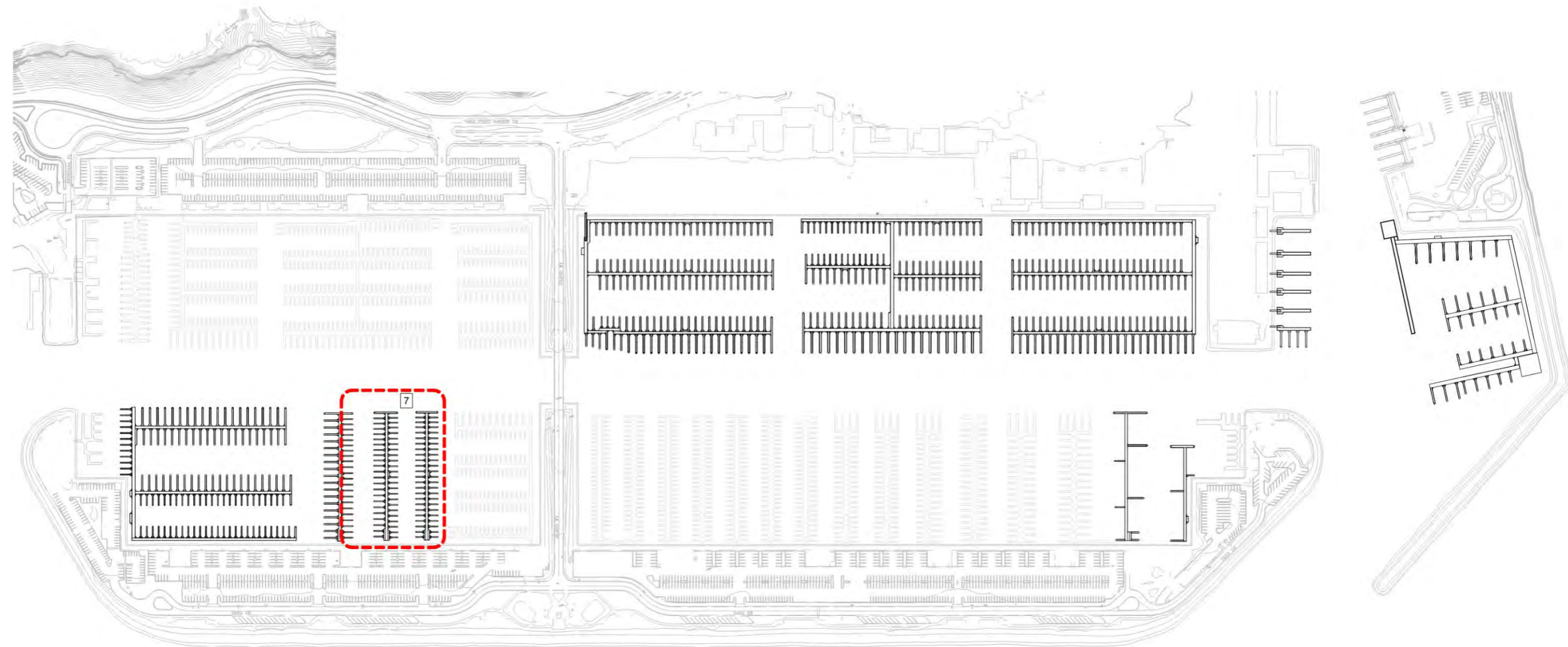
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DANA POINT HARBOR REVITALIZATION
 Dana Point, CA
 PHASE 6

SCALE: 1" = 140'
 (Sheet Size 24" x 36")
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 DATE: 9-14-18
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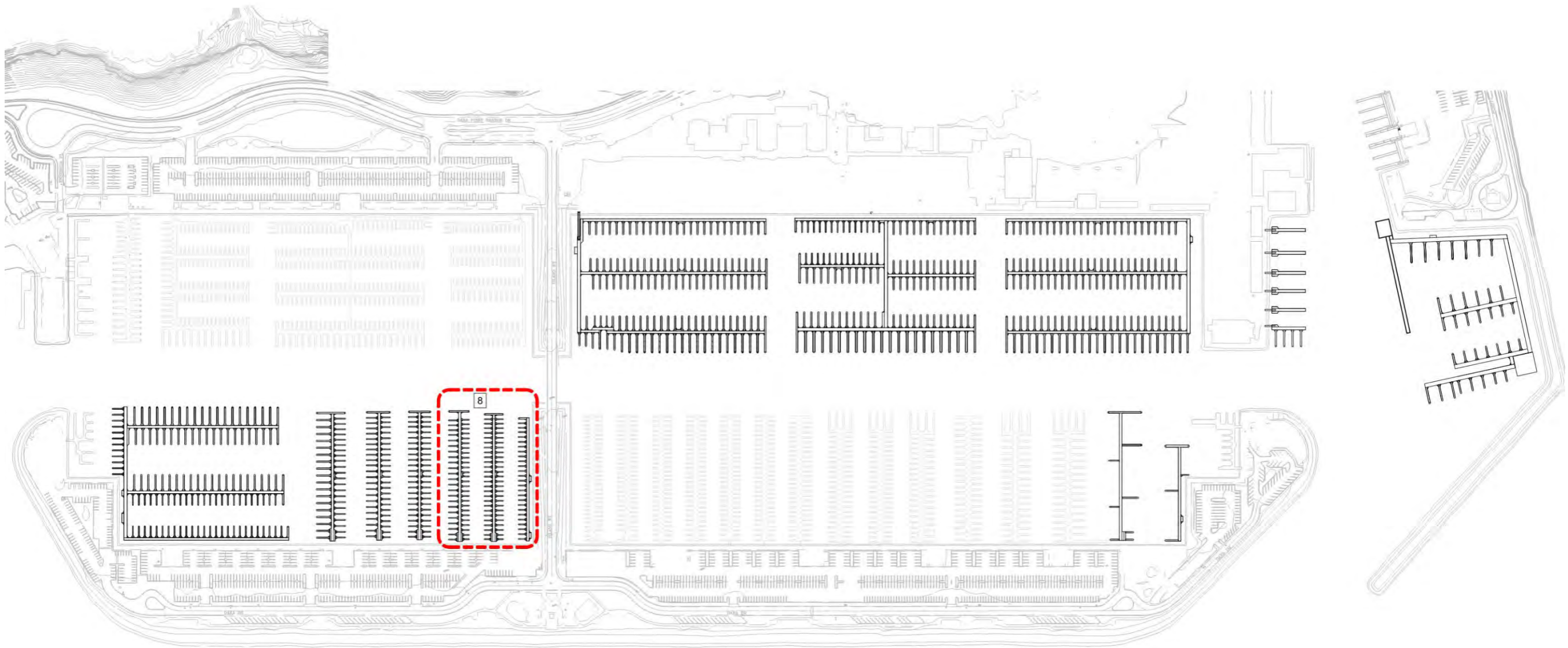
DANA POINT HARBOR REVITALIZATION
Dana Point, CA

PHASE 7

SCALE: 1" = 140'
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DATE: 9-14-18
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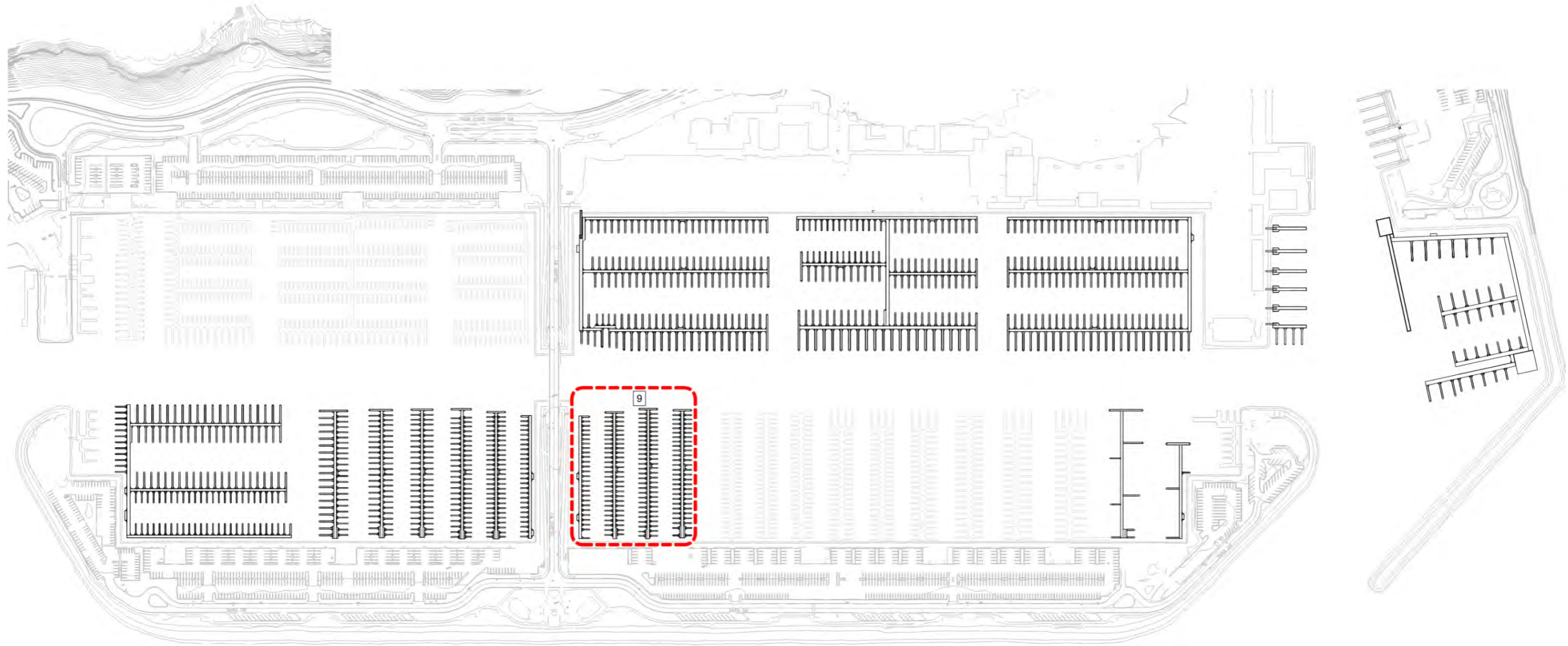
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PROJECT MANAGER:		PHASE 8
CHECKED BY:		

SCALE:	1" = 140' (Sheet Size 24" x 36")
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DRAWING:	PC8

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PROJECT MANAGER:

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DANA POINT HARBOR REVITALIZATION
Dana Point, CA

PHASE 9

SCALE: 1" = 140'
(Sheet Size 24" x 36")

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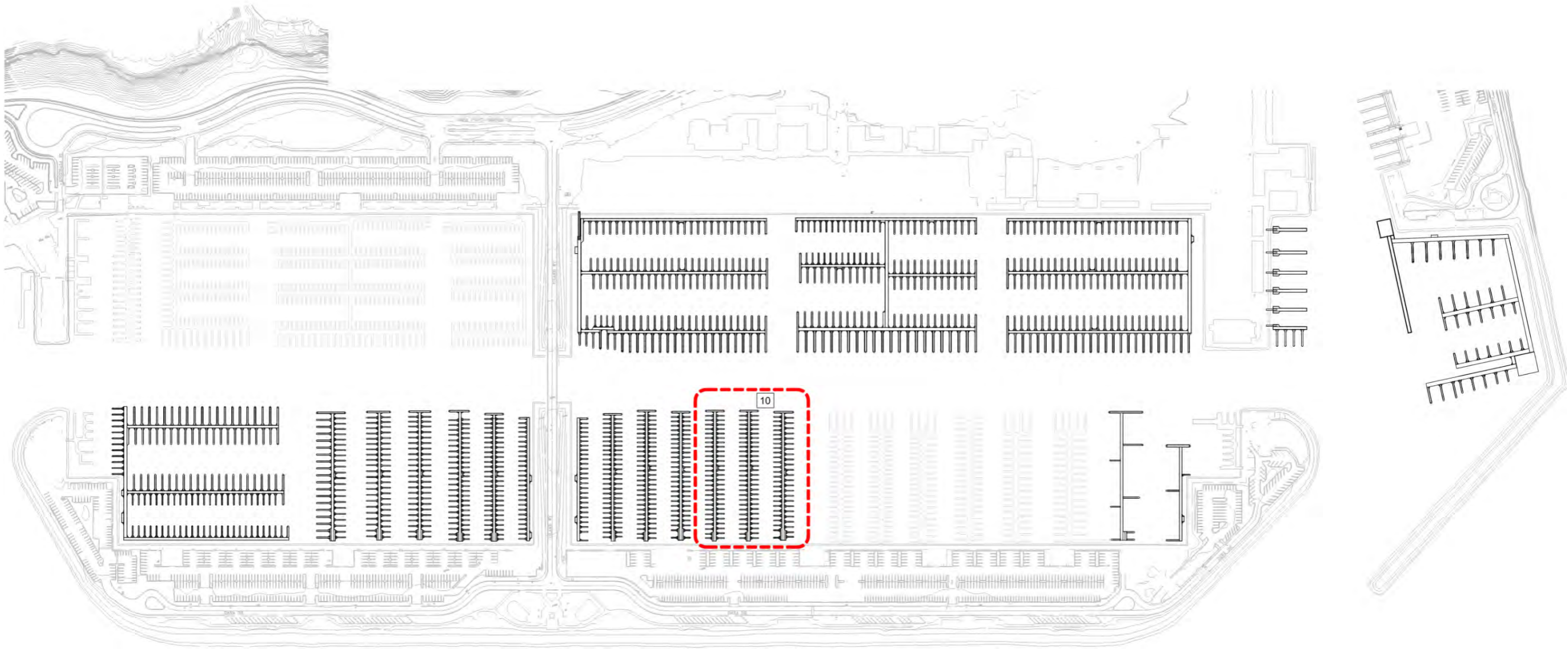
DATE: 9-14-18

SHEET NO.: 10

DRAWING: PC9

LEGEND:

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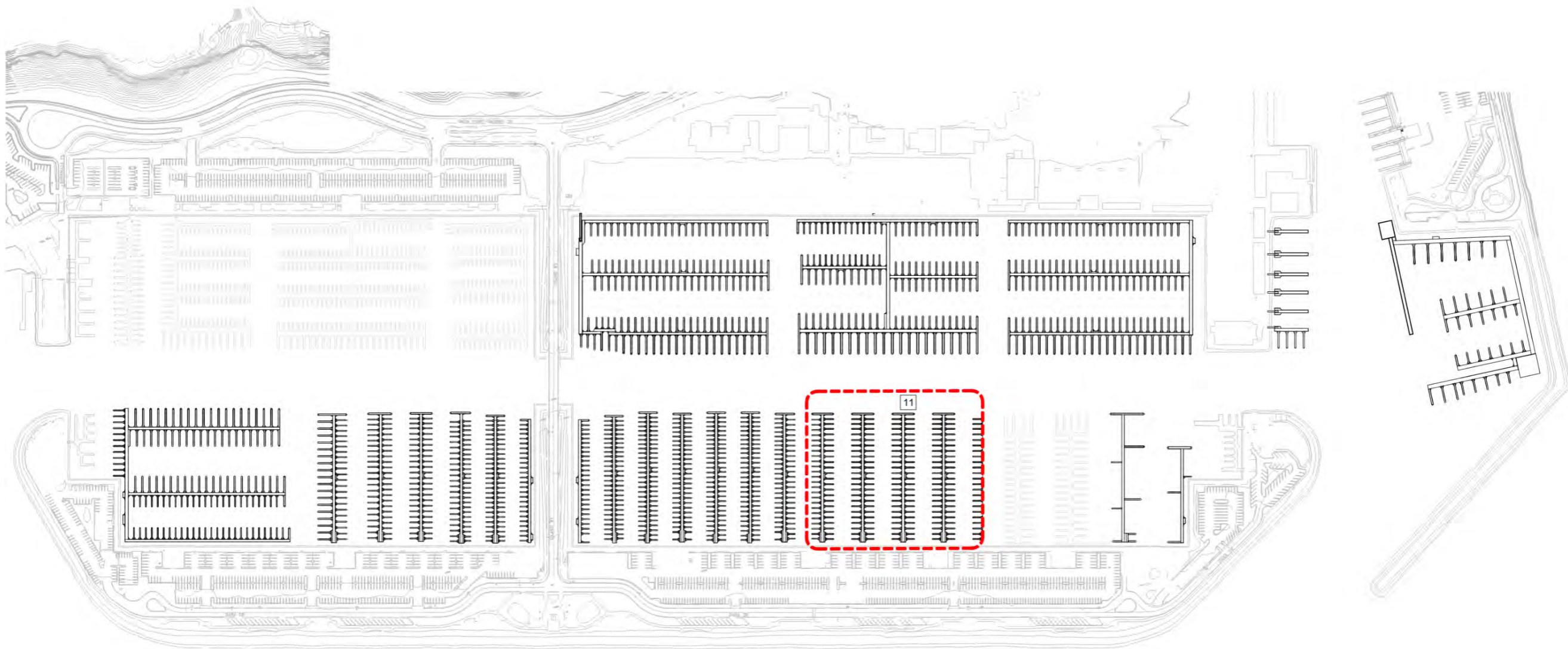
DANA POINT HARBOR REVITALIZATION
 Dana Point, CA

 PHASE 10

SCALE: 1" = 140'
 (Sheet Size 24" x 36")
 DRAWN BY: DD
 DATE: 9-14-18
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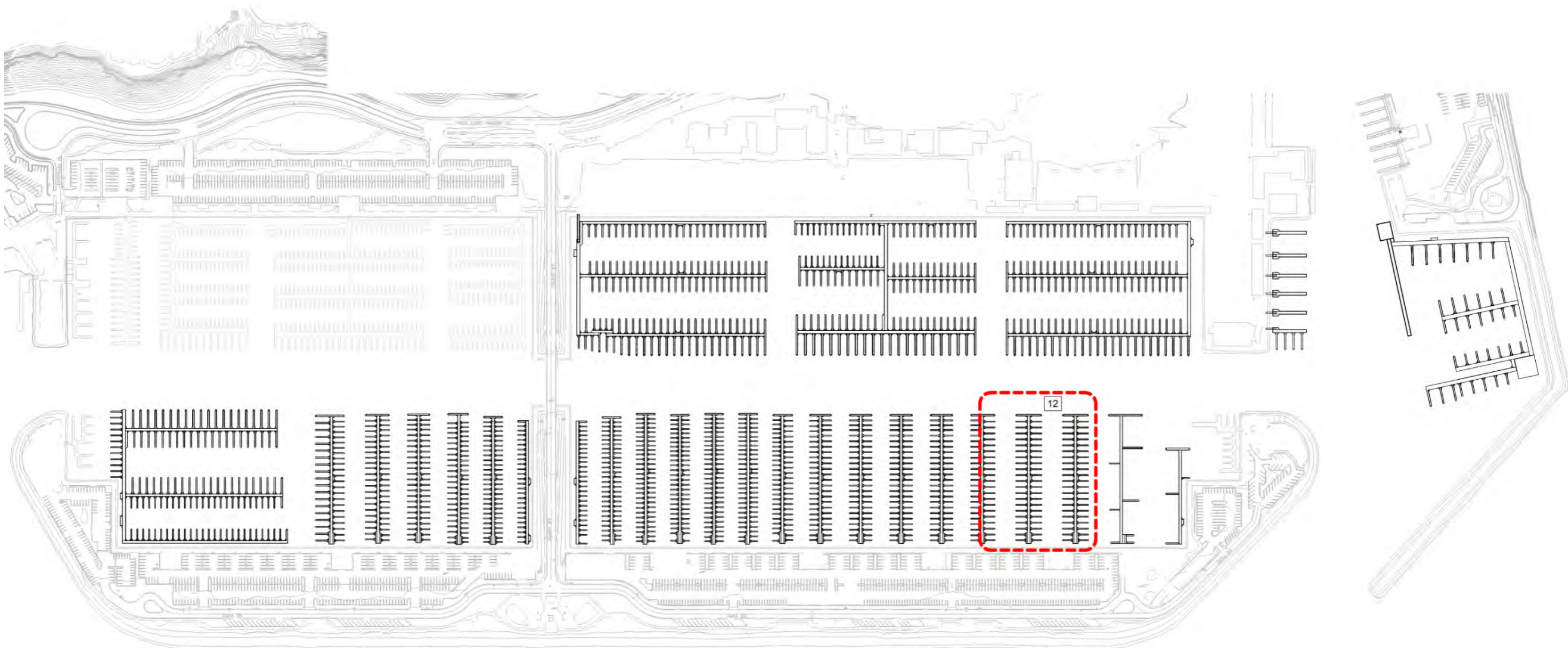
DANA POINT HARBOR REVITALIZATION
 Dana Point, CA
 PHASE 11

SCALE: 1" = 140'
 (Sheet Size 24" x 36")
 DRAWN BY: DD
 DATE: 9-14-18
 SHEET NO.: 12
 DRAWING: PC11

5

LEGEND:

- EXISTING DOCKS TO BE REMOVED
- PROPOSED DOCKS



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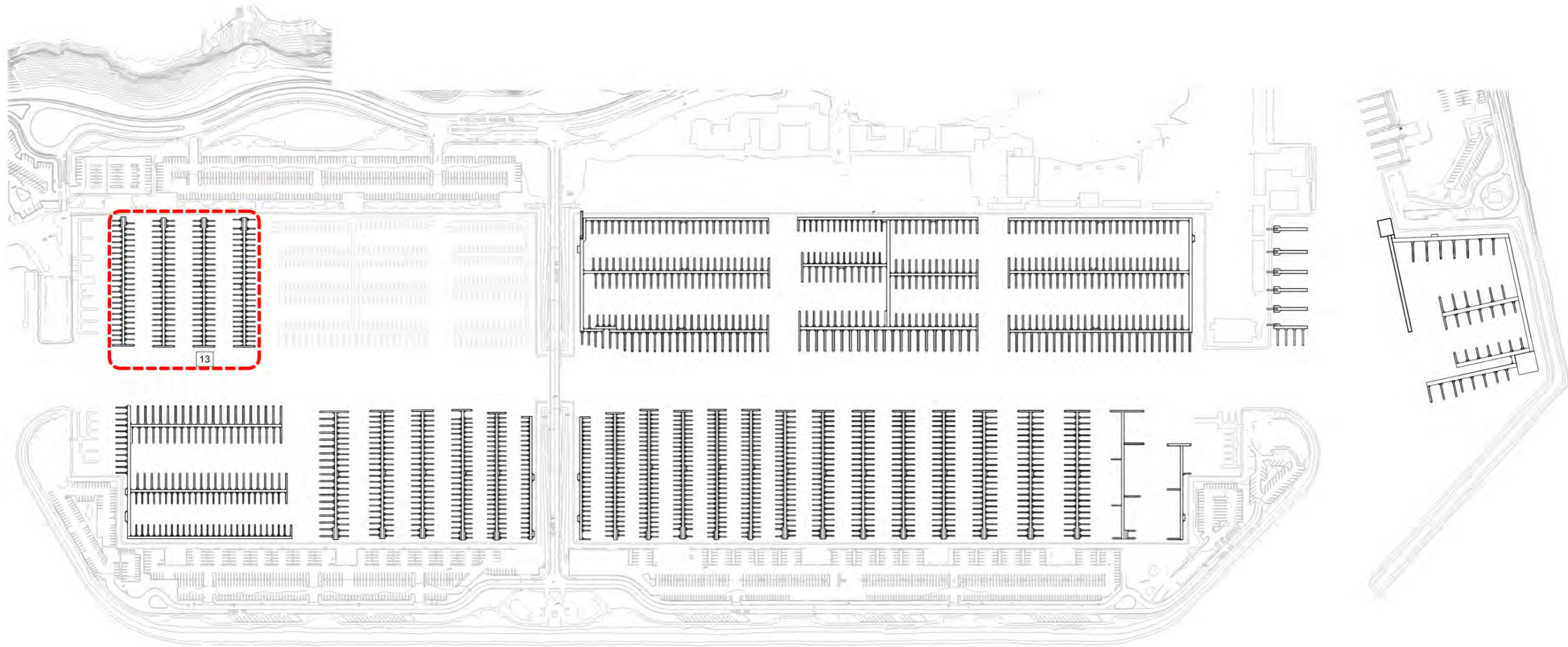
DANA POINT HARBOR REVITALIZATION
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PHASE 12

SCALE:	1" = 140' (Sheet Size 24" x 36")
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- ▬ PROPOSED DOCKS



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PROJECT NUMBER:
7109
 ENGINEER / DESIGNER:
 PROJECT MANAGER:
 CHECKED BY:

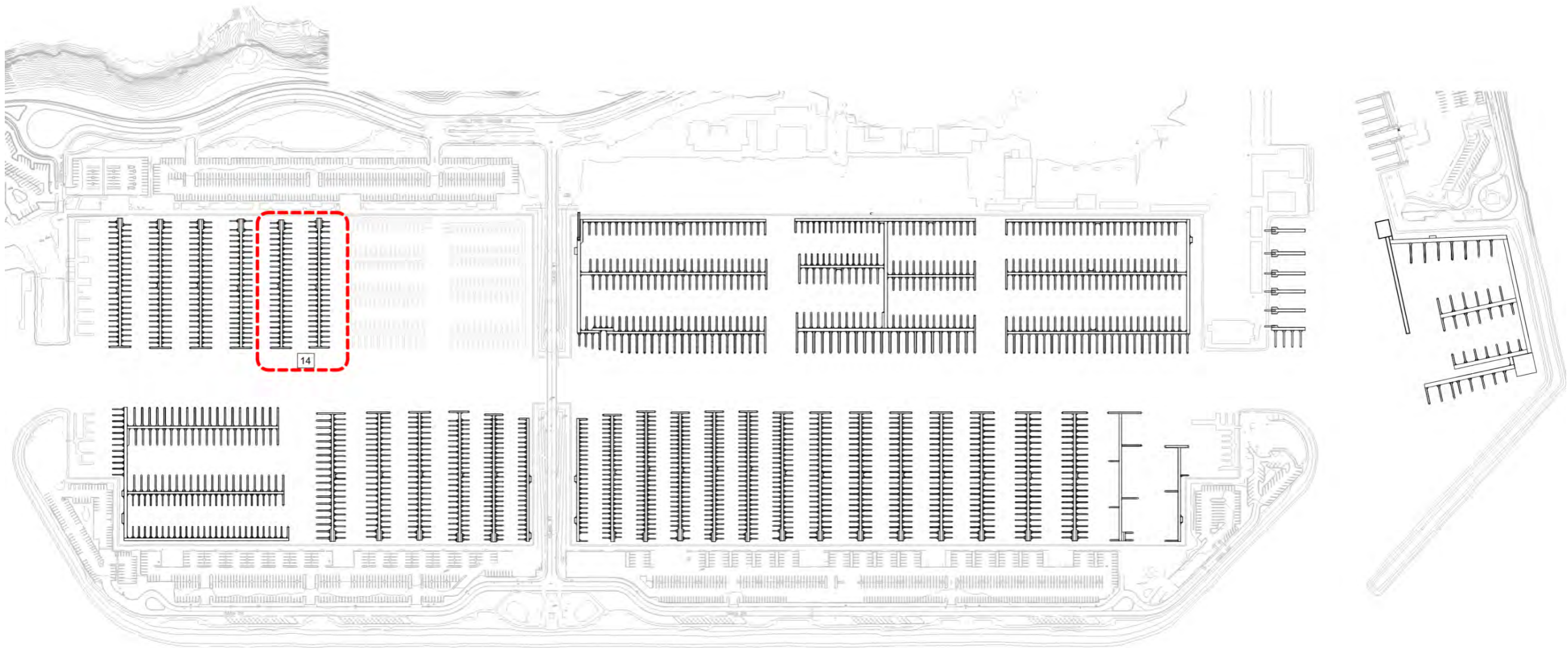
DANA POINT HARBOR REVITALIZATION
 Dana Point, CA

 PHASE 13

SCALE: 1" = 140'
 (Sheet Size 24" x 36")
 DRAWN BY: DD
 DATE: 9-14-18
 SHEET NO.: 14
 DRAWING: PC13

LEGEND:

- EXISTING DOCKS TO BE REMOVED
- PROPOSED DOCKS



NO.	DATE	DESCRIPTION	BY

REVISIONS

Bellingham MARINE
 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER
 Southwest Division
 CA License #442499
 8810 Spaulding Lane
 Dixon, CA 95620
 TEL: (707) 678-2385
 FAX: (707) 678-1760

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7109
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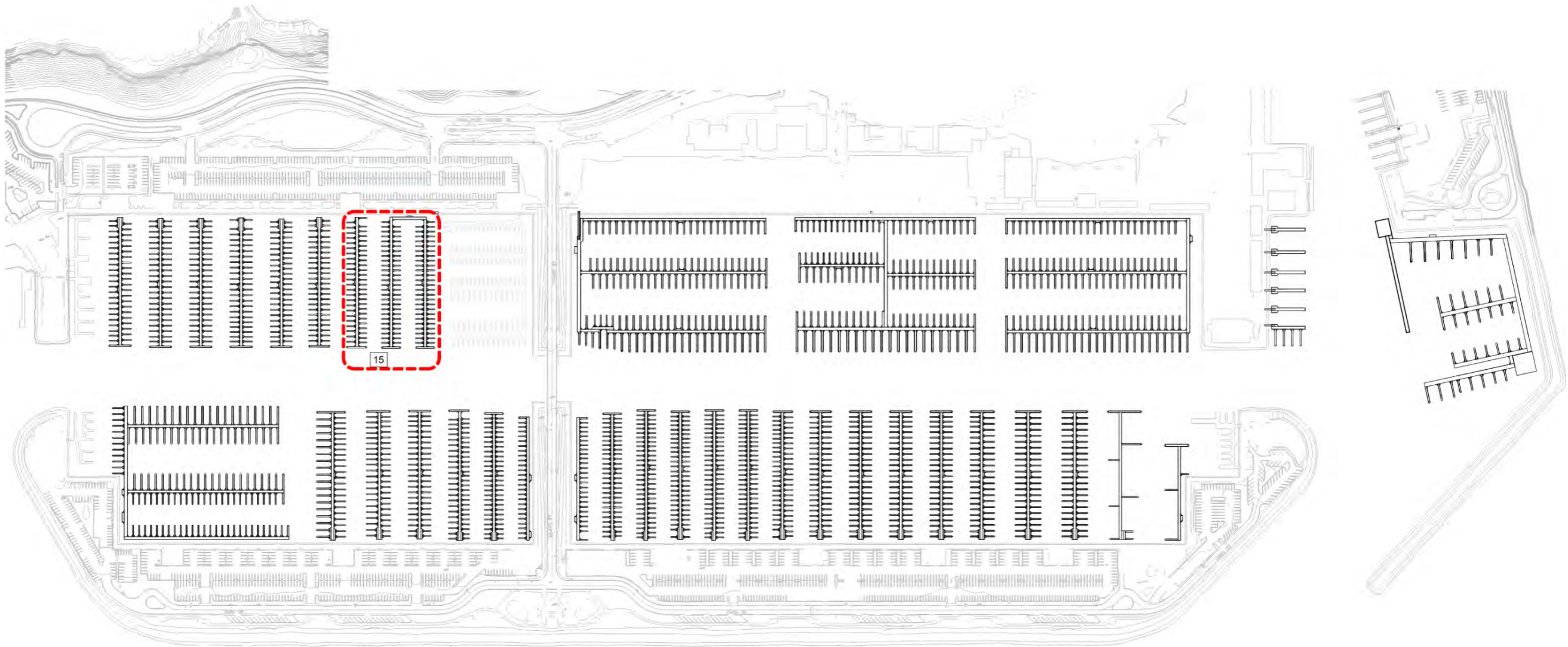
DANA POINT HARBOR REVITALIZATION
 Dana Point, CA

PHASE 14

SCALE: 1" = 140'
 (Sheet Size 24" x 36")
 DRAWN BY: DD
 DATE: 9-14-18
 SHEET NO.: 15
 DRAWING: PC14

LEGEND:

- EXISTING DOCKS TO BE REMOVED
- PROPOSED DOCKS



NO.	DATE	DESCRIPTION	BY
REVISIONS			

Bellingham
MARINE

THE WORLD'S MOST
COMPREHENSIVE
MARINA BUILDER

Southwest Division
CA License #442499
8810 Spaulding Lane
Oakton, VA 22129
TEL: (703) 678-2385
FAX: (703) 678-1767

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ENGINEER / DESIGNER:

PROJECT MANAGER:

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DANA POINT HARBOR REVITALIZATION
Dana Point, CA

PHASE 15

SCALE: 1" = 140'
(Sheet Size 24" x 36")

DRAWN BY: DD

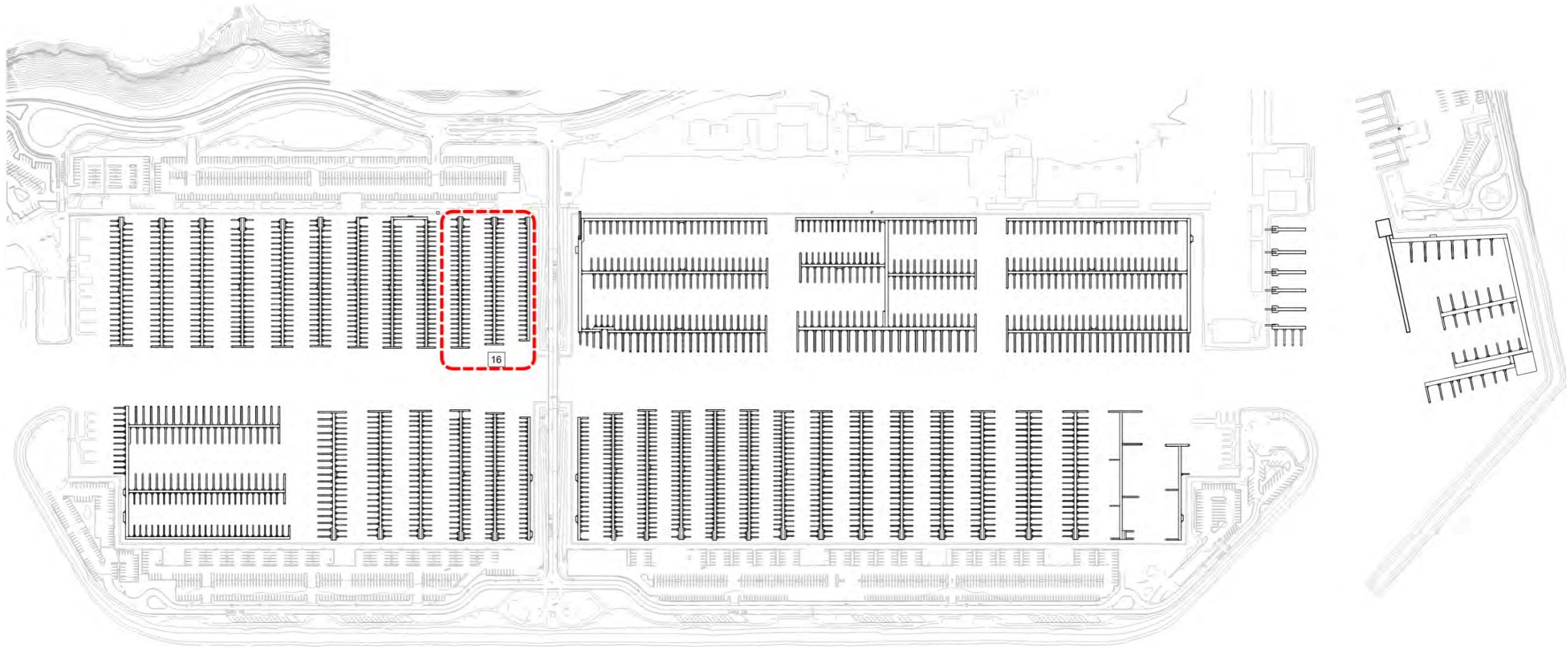
DATE: 9-14-18

SHEET NO.: 16

DRAWING: PC15

LEGEND:

- EXISTING DOCKS TO BE REMOVED
- PROPOSED DOCKS



NO.	DATE	DESCRIPTION	BY
-	-	-	-
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 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER
 Southwest Division
 CA License #442499
 8810 Sparling Lane
 Dixon, CA 95620
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7109
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DANA POINT HARBOR REVITALIZATION
 Dana Point, CA
 PHASE 16

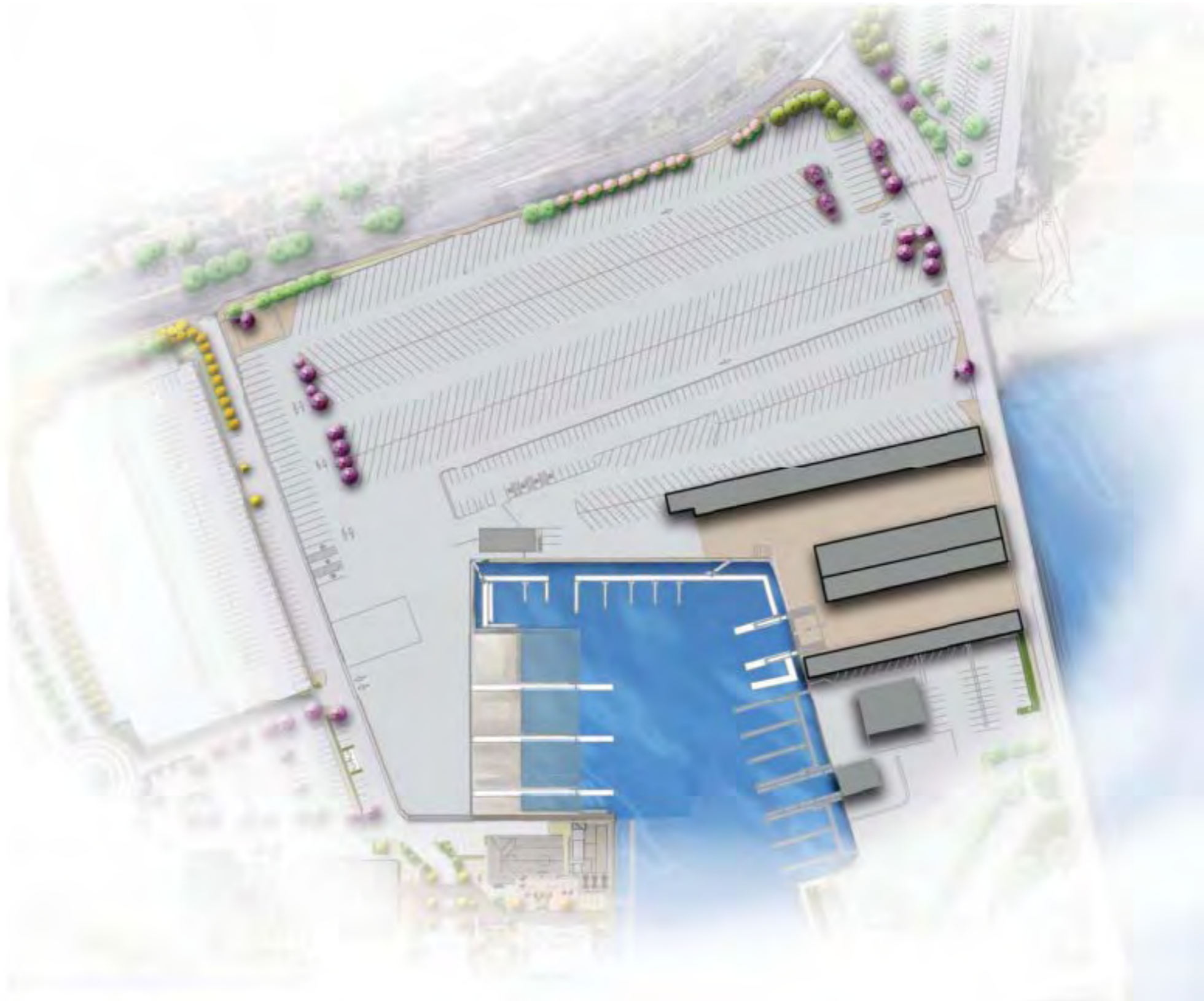
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 DATE: 9-14-18
 SHEET NO.: 17
 DRAWING: PC16



DRY STORAGE / DAY BOATER

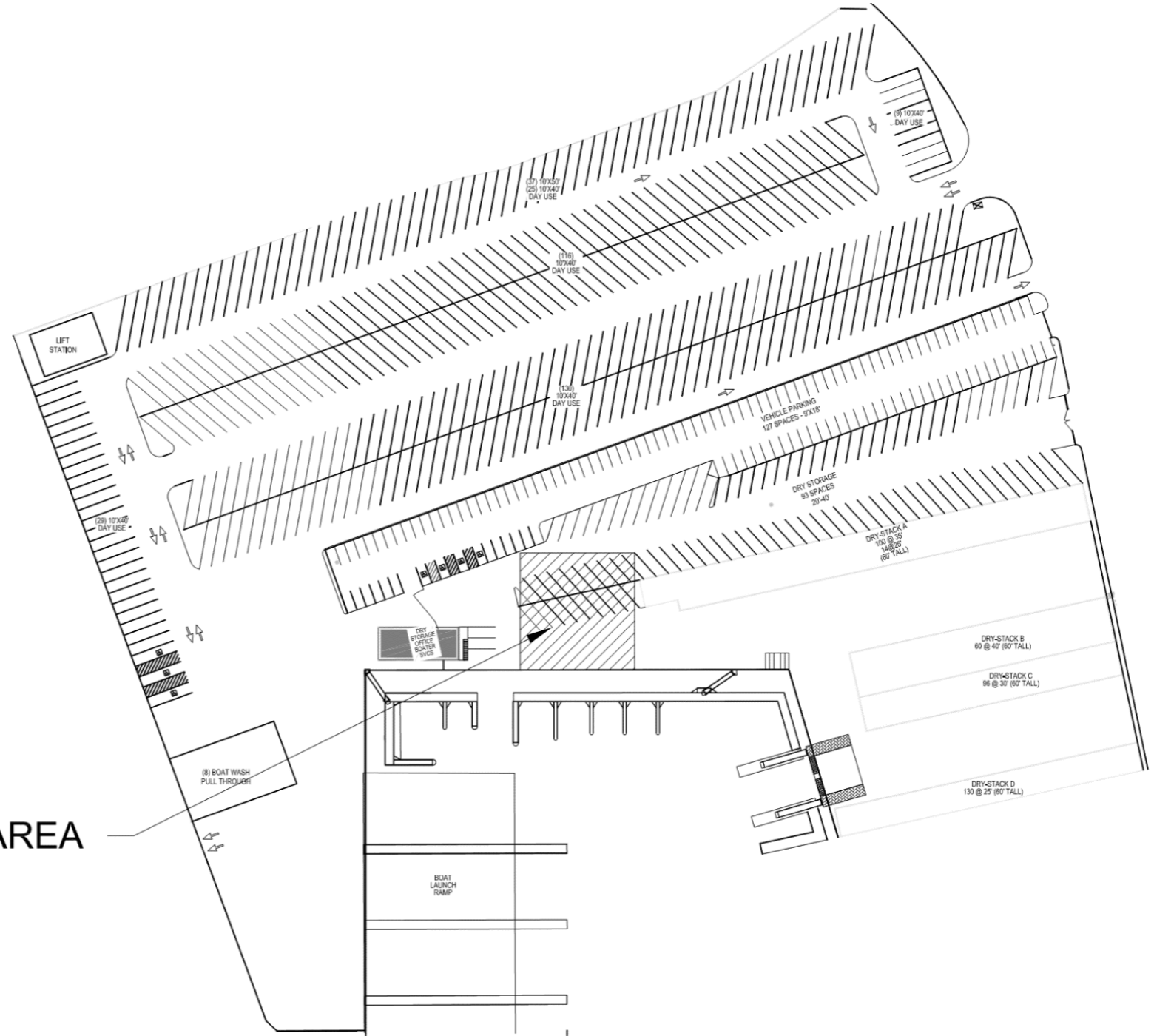
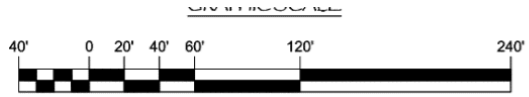


SITE PLAN





CONSTRUCTION PHASING



CONSTRUCTION STAGING AREA

NOTE:
 CONSTRUCTION OF DRY STORAGE SITE IMPROVEMENTS,
 INFRASTRUCTURE AND STORAGE RACKS SHALL BE
 PHASED TO MINIMIZE DISRUPTION TO EXISTING DRY
 STORAGE. ALL BEST MANAGEMENT PRACTICES AND
 REGULATORY REQUIREMENTS SHALL BE IMPLEMENTED.



ENTITLEMENT & DEVELOPMENT TIMING

- Dana Point LCP Requirements & Plan:
 - Slips – 2,254, Plan = 2,254
 - Guest Slips – 42, Plan = 53
 - Maximum LOA – 32', Plan = 32'
 - Day Boater Spots – 334, Plan = 346
 - Drystack Racks – 400, Plan = 400
 - Drystorage – 93, Plan = 93
- Development Schedule:
 - Entitlement/Permit Processing: Approx. 18–24 months
 - Drystorage Construction: Approx. 12-18 months
 - Construction of Marina: Approx. 4-5 Years

A close-up, high-angle view of dark blue ocean water with small, rhythmic waves. The water's surface is textured with fine ripples and small crests. The overall color is a deep, muted blue.

PARKING

EXISTING Site Plan - Parking Counts

Permit Parking for Boat Slip Users	1891
Public Parking	504
4-Hour Harbor Visitor Parking	597
Merchant Permit Parking	47
Day-Use Boater Parking	402
Dry Storage Boat/Trailer Parking	448
1-Hour Harbor Visitor Parking	21
Pay Parking	193
Hotel Parking	138
Permit Parking For Excursions	127
Other	379

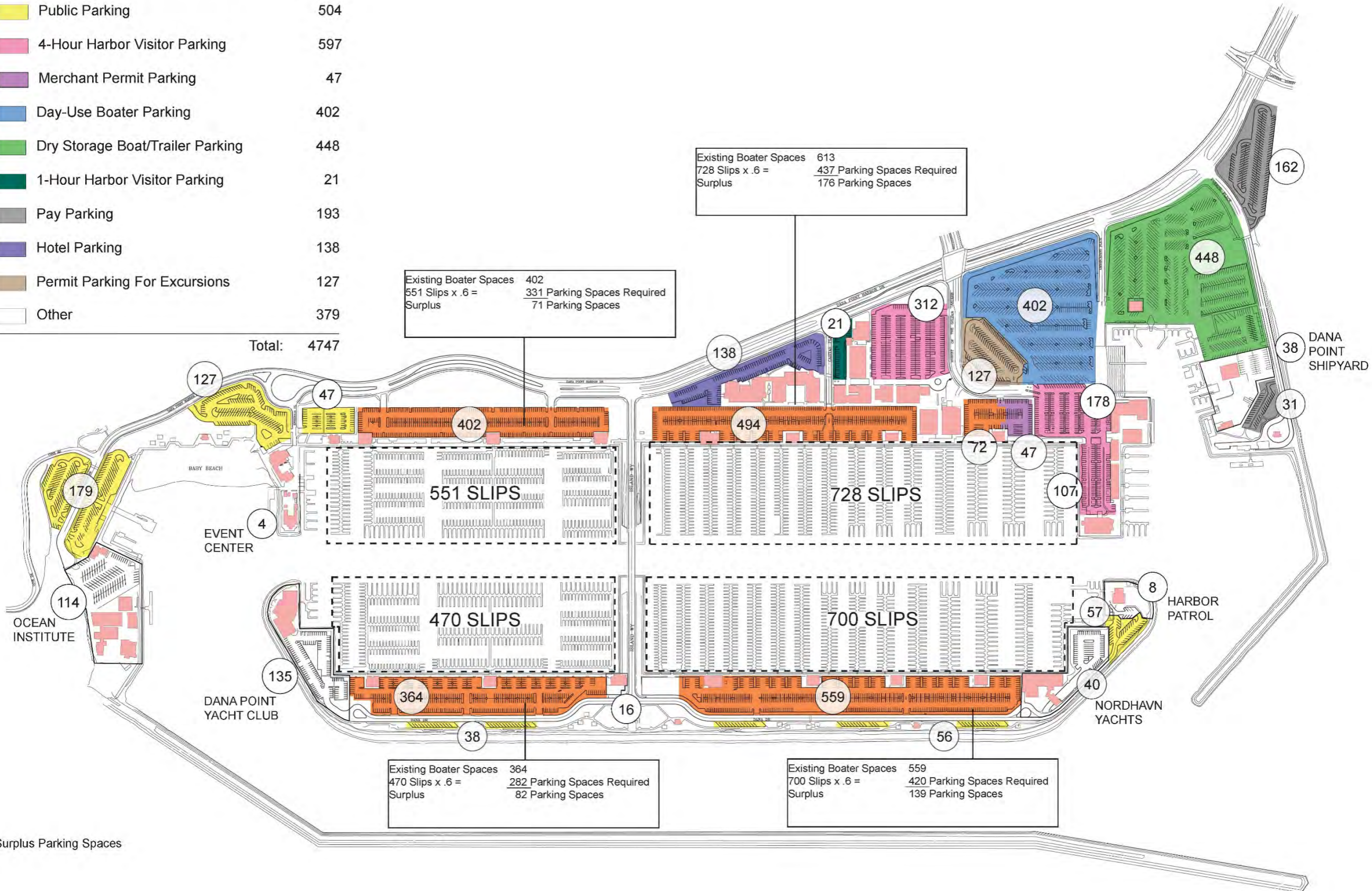
Total: 4747

Existing Boater Spaces	613
728 Slips x .6 =	437 Parking Spaces Required
Surplus	176 Parking Spaces

Existing Boater Spaces	402
551 Slips x .6 =	331 Parking Spaces Required
Surplus	71 Parking Spaces

Existing Boater Spaces	364
470 Slips x .6 =	282 Parking Spaces Required
Surplus	82 Parking Spaces

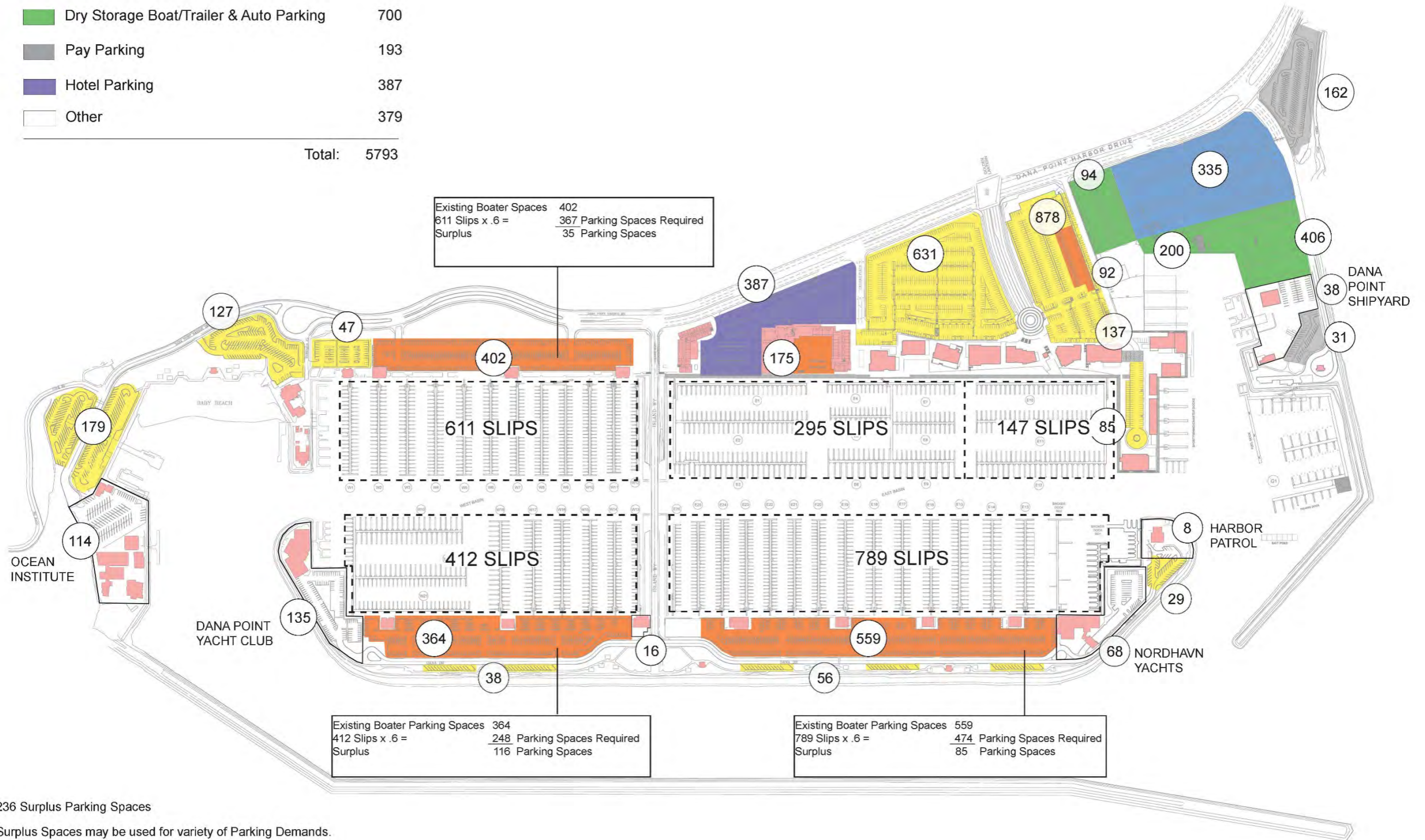
Existing Boater Spaces	559
700 Slips x .6 =	420 Parking Spaces Required
Surplus	139 Parking Spaces



468 Surplus Parking Spaces

DPHP PROPOSED Site Plan - Parking Counts

■ Permit Parking for Boat Slip Users	1592
■ Public Parking	2207
■ Day-Use Boater Parking	335
■ Dry Storage Boat/Trailer & Auto Parking	700
■ Pay Parking	193
■ Hotel Parking	387
■ Other	379
Total:	5793



236 Surplus Parking Spaces

Surplus Spaces may be used for variety of Parking Demands.
(e.g. Catalina Express, Events, Sports Fishing, Etc.)



THANK YOU