



# MONARCH BAY

## Entry & Park Project

March 2021  
Update

### *Improving the View*

- At the yearly association meeting (October 2019) the community voted to approve an entry redevelopment project
- In Jan/Feb of 2020 the community overwhelming voted in favor of revitalizing Neptune Park
- At the suggestion of the City of Dana Point and contributing architects, both projects have been combined to proceed on a single timeline



# The Entry

Structural, landscape & functional changes to the 1960 buildout



# Key Elements

- New guard shack
  - Moved further from PCH to reduce turn-in traffic
  - Segregated resident/guest lane
  - Entry overhang (for guest lane)
  - Water feature
- Redesigned pedestrian access
- Reconfigured parking
- New landscape throughout
- Improved entry access controls
- New entry road surface

*Approach from PCH*



# Neptune Park

Revitalization & Functional Upgrades



# Key Elements



## Overhead of park and reconfigured parking

- Addition of pickleball court
- Reconstruction of tennis court
- Resurfacing of basketball court
- Remodel of utility room
- Remodel of bathroom
- Relocation of tot-lot
- New landscape throughout
- Improved dog-park (synthetic grass)

# ADDITIONAL INFORMATION

## Timeline SOW & notes

### Timeline\*

- Approved in community votes in Mar/Sep 2020
- SMP landscape architects selected 2019
- Engineering disciplines begin early 2020
- Submission to the City of Dana Point fall 2020
- Solicitation of contractors January 2021
  - Bids due March 2021
  - Contract letting Spring 2021
- Currently awaiting City comments / changes
- Potential construction start summer 2021

### Scope of Work\*

- Review & recommendation of bid by E/P Committee
  - Value added engineering
  - Change orders
  - Cuts & consolidation
- Final design and costs subject to review and approval of Entry/Park Committee and HOA BoD

*\*Timeline/SOW are subject to change and influenced by City review, weather, current economic conditions and final design.*

# THANK YOU!

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