NORTH SHORE MARINA

Dear North Shore Marina Patrons,

The new North Shore Marina is taking shape, and powered slips are the headline of the 2027 season. Power at the dock is the most requested upgrade, and the supply for the 2027 boating season is limited. Annual contracts received by **December 1, 2026** will go into our first round of placements. Here's how the new marina works and how to lock in your slip.

What's new for 2027

- **The first phase of powered slips will be installed over the winter.** Those slips will be on docks 8, 9, and part of dock 10. We have plans to expand the electrical system in the future on docks built in Phase 2 as well. All powered slips will only be rented as **annual** slips. Any slips that get power installed in future phases will become annual slips. We will still have plenty of non-powered seasonal slips to accommodate those who don't want or need power.
- **Docks 8 and 9 have powered slips for the 2027 season.** All slips on docks 8 and 9 will have power. These are the first powered slips available, and they will fill quickly. Dock 8 is the marina's showpiece for large boats. It is designed with additional anchors for the weight and height of big vessels, and its slips have the necessary power for those bigger vessels due to the installation of larger transformers. This dock is highly desired, and because of the nature of the features being installed, some patrons who were previously on dock 400 will have to be relocated.
- **Docks 10 and 11** are brand-new docks built with annual and seasonal slips. There are single slips that will have power designed to accommodate boat lifts on Dock 10. Dock 11 will not have power this season.
- **Double 50-amp slips are limited.** Large boats that require the larger electrical service get priority assignment for the slips that have that service.

New annual contracts: 15 months, April renewal

Annual contracts will run 15 months for the 2027 year only, so all future 12-month renewals align to April.

- A **deposit of one month's rent is due at contract signing.** For annual contracts, it will be applied to your first month of rent in January 2027.
- **No holds will be made.** A slip is secured only by a signed contract and deposit.

- **Annual slip requests are valid only with a signed contract received by December 1, 2026.** Contracts received after that date will not be included in the first round of placements.

Want a seasonal slip?

To have us hold a seasonal slip, submit a non-refundable deposit and slip request, which will be applied to your October 2027 slip rent. This confirms your commitment before we begin placements.

How slips are assigned and priced

- Boat length and width determine the minimum slip size. Slips are priced by the size of boat they hold, whether they were built with additional decking (these slips are limited, read on for further details), whether they have electrical service and at what amperage.
- Larger boats currently in slips that don't meet the new requirements will be moved to an appropriate slip for the safety of the marina. The new docks were designed with anchoring rated for the size of boats that fit in the slip.
- Pricing for boat and slip sizes is approved by CPW and is in line with South Shore Marina's approved rates.
- Two boats may not be in tandem and extend past the length of the dock under any circumstances.
- We have designed the marina with larger fairways in some places where we will allow minor overhang (2') over the end of the fingers in order to accommodate more boats in powered slips, but in general your boat must fit the size restrictions for the slip. Exception to the rule: Dock 8 slips will be allowed a 5' overhang on both the North and South side of the Dock.

Designed for easier docking

Good design practice for marinas incorporates fairways between docks with at least 1.5 times the width of the longest fingers on either side. We have designed our fairways to be wider than the minimum. For example, Dock 9 has 40' fingers on the north side, so the minimum fairway width for those fingers is 60'. We designed this fairway to be approximately 72'. If maneuvering is a concern, compare fairway widths when choosing your slip.

Patio docks

To demonstrate the availability of patio docks, a few slips come with pre-built patio docks in the slips. If you want a patio dock of your own, we can order one to be built and installed for a surcharge. The pricing is shown below, and we would need to know by December 1st to be able to have them built and installed for 2027 season. If you are interested in a patio dock, time is of the essence and we need to know immediately.

Patio Dock Pricing:

8' x 12' - $ 5,413
8' x 18' - $ 6,857
8' x 20' - $ 7,588
8' x 24' - $ 9,782

Note 1* Price includes shipping and Installation if ordered by December 1, 2026. If ordered after December 1, an additional installation fee will apply.
Note 2* Patio Docks do not come with Cleats. Additional cleats can be ordered and installed for an additional fee.

How do I reserve a slip?

We have designed an app to help manage slip requests. The app contains a map of the docks and slips and the monthly rental price for each slip. Please go to the following link:

https://nsmslips.netlify.app/

Fill in the pertinent information in the form on the app and choose a slip. Please pay attention to the electrical requirements of your boat and the power being provided for the slip. We will monitor the online slip requests and send out contracts as requests come in.

Planning ahead

CPW has advised that drought conditions may continue to affect the marina over the next several years. We have added a plan for a Phase 3 of construction for the docks to the west, drought conditions pending.

We can't meet every request, and construction takes time, so thank you for your patience as we build.

Your next step: return your signed annual contract and one month's deposit by **December 1, 2026**. Electrified slips are limited, there are no holds, and placements go to the contracts we receive first.

Sincerely,
North Shore Marina Management