

Davenport Cement Plant

Coastal Reuse Plan
February 26, 2019

Board of Supervisors Hearing





Plan Purpose

Identify 3 financially-feasible land use alternatives to stimulate redevelopment

TEAM:

- Land use (RRM), economic (EPS), environmental (Wood) experts
- County and Coastal Commission staff
- Community
- Grant funders





Funding

TEAM:

- Sempervirens Fund
- State Coastal Conservancy
- Resources Legacy Fund, and
- Gordon and Betty Moore Foundation



GORDON AND BETTY
MOORE
FOUNDATION

RESOURCES LEGACY FUND®
CREATIVE SOLUTIONS. LASTING RESULTS.



Davenport Cement Plant Reuse Plan





Board of Supervisors Hearing

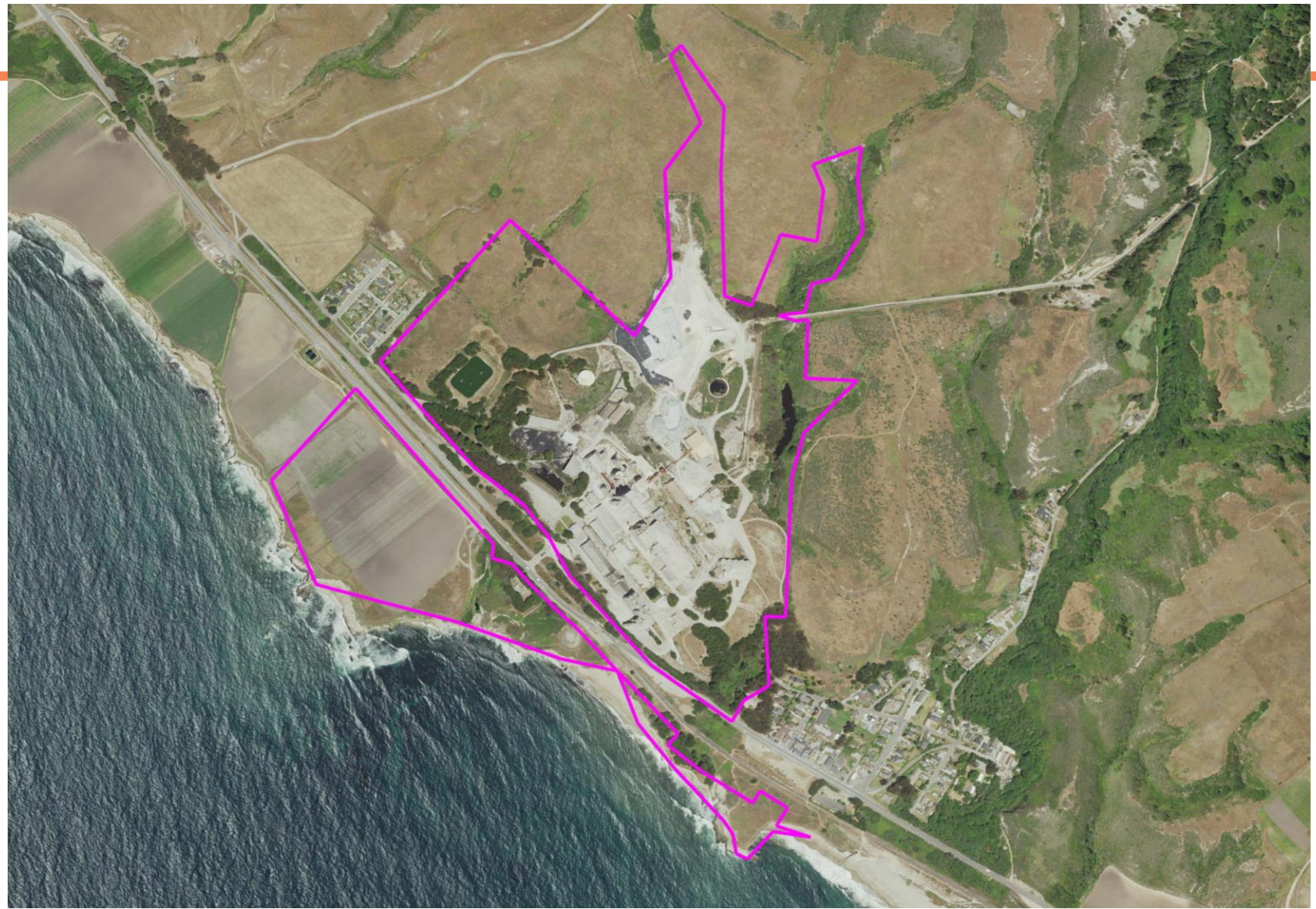
- Present Draft Coastal Reuse Plan
- Review Alternatives
- Select Preferred Alternative



Davenport Cement Plant Reuse Plan



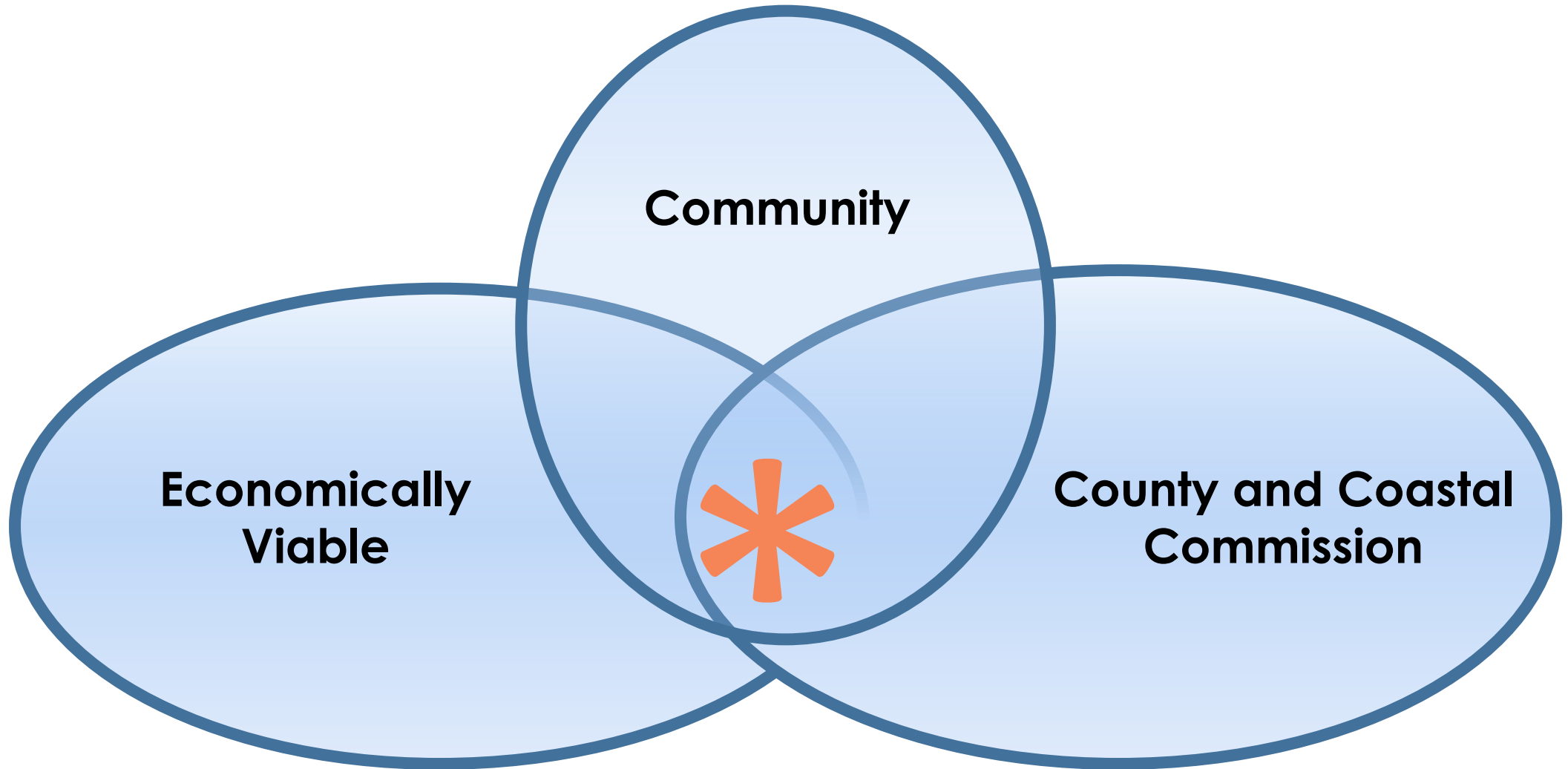
Project Site



Davenport Cement Plant Reuse Plan



Project Success



Davenport Cement Plant Reuse Plan





Plan Goals

- Provide needed **community amenities/benefits**
- Connect to the **National Monument** and surrounding public land
- **Identify future uses** that can be supported by stakeholders
- Identify an **economically viable** alternative to attract reinvestment
- Include specific analysis to jump start environmental review
- Preserve active **agricultural resources**
- Reuse existing **historic** buildings
- Ensure hazardous/toxic materials are sufficiently **cleaned up**



Plan Process

- Stakeholder meetings – Fall 2016
- Community Workshop #1 – Fall 2016
- Technical Background Report – Spring 2017
- Draft Alternatives – Summer 2017
- Meetings with California Coastal Commission staff Fall 2017
- Community Workshop #2 – Fall 2017
- Draft Coastal Reuse Plan – Fall 2018
- Community Workshop #3 – Fall 2018
- Revise Coastal Reuse Plan – Winter 2018/2019
- Board of Supervisors Hearing



Coastal Restoration and Reuse Plan

Preface - Vision for the Future

1. Introduction/Background
2. Site Opportunities/Constraints
3. Purpose of the Plan and Goals
4. Public Outreach Process and Feedback
5. Alternative Land Use Plans and Design Guidelines
6. Economic Feasibility Analysis
7. Required Local Coastal Program (LCP) Amendments
8. Appendices

Alternative Land Use Options





Alternatives

Alternatives in First Draft Plan

- **Alternative 1** - Eco Lodging and Visitor Serving
- **Alternative 2** – Recreation-Oriented Visitor Serving/Conf. Center
- **Alternative 3** – Age-Restricted Housing and Visitor Serving

Additional Alternatives Considered

- **Alternative 4** – Clean Technology and Visitor Serving - Eliminated
- **Alternative 5** – Eco Lodging, Visitor Serving, and Light Industrial



Uses Included in All Alternatives

- Visitor Center/Museum
 - Restrooms and Parking
- Public Trailheads provide access to National Monument & San Vicente Redwoods
 - Hiking, biking, and equestrian
- Camping and/or Cabins
- Emergency service storage and staging
- Agriculture
- Open Space



Alternative 1 – Eco Lodging & Visitor Serving

- Eco Lodging
 - 100 rooms
 - 75 cabins
 - 25 tent cabins
 - 100 camp sites
 - Spa, healthy, wellness yurts
- 15,200 sf event/retreat space
 - Wedding and private retreat facilities
- Restaurant
- Family/Employee housing (30 units)



El Capitan Ranch- Images sourced from website



Costanoa Lodge - Images sourced from outdoor project



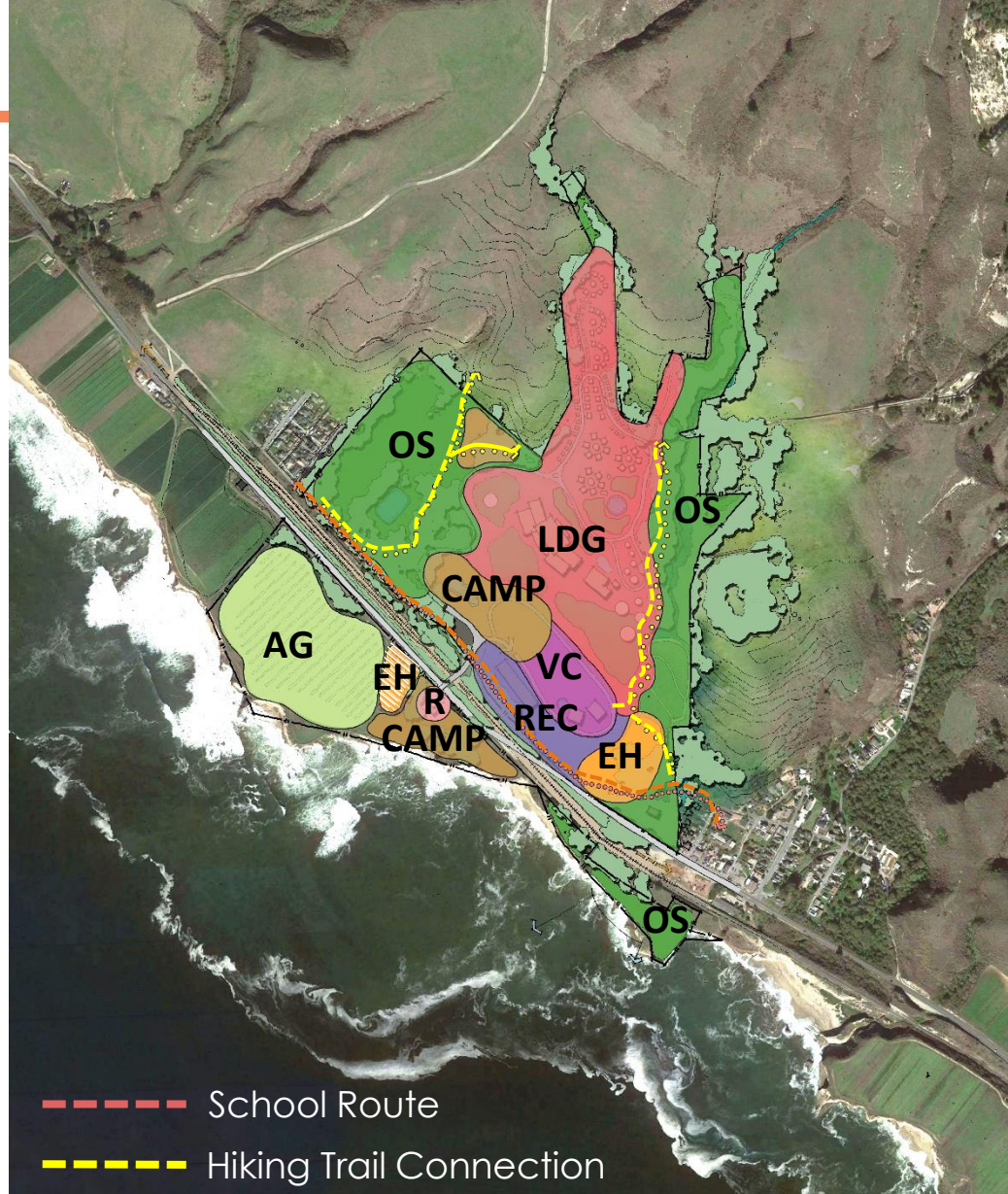
Costanoa Lodge - Images sourced from outdoor project



Golden Inn



Alternative 1 Legend



AG	Active Agriculture
OS	Open Space
LDG	Eco Lodging
REC	Recreation
VC	Visitor Center
E P	Existing/Proposed Family/Employee Housing
CAMP	Camping
R	Restaurant

Alternative 1 Legend



--- School Route
--- Hiking Trail Connection

- AG Active Agriculture
- OS Open Space
- LDG Eco Lodging
- REC Recreation
- VC Visitor Center
- E P Existing/Proposed Family/Employee Housing
- CAMP Camping
- R Restaurant



Alternative 2 – Recreation-Oriented Visitor Serving

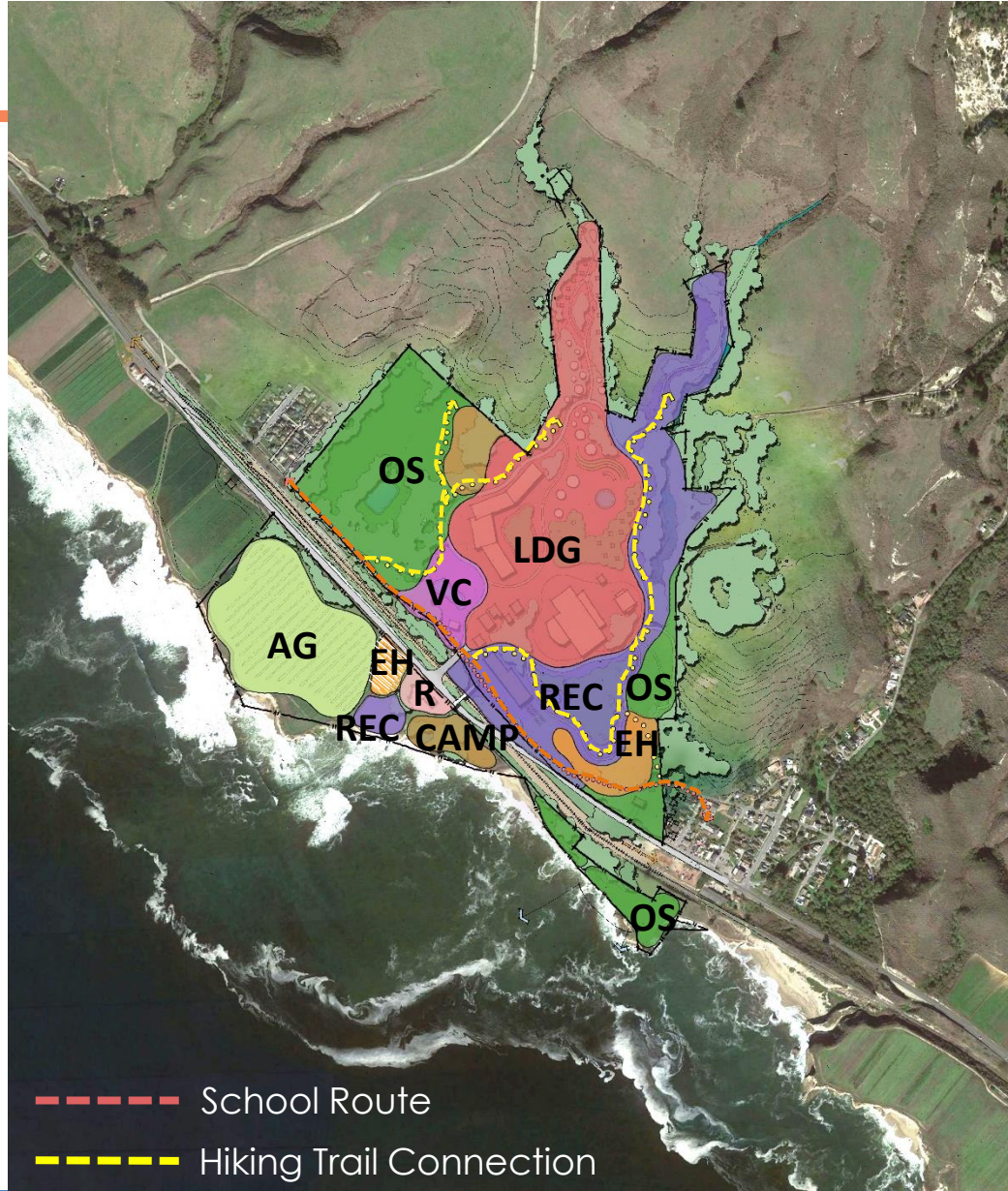
- Recreation-Oriented Lodging
 - 200 rooms
 - 25 tent cabins
 - 75 cabins
 - 75 camp sites
 - Spa
- 30,000 sf Conference/Event Center
 - Weddings & recreational events
 - Corporate/academic meetings
- Recreational Activities
 - Hiking, biking, kayaking, ropes course, zipline
- Restaurant
- Family/Employee housing (50 units)



Asilomar - Image sourced from TripAdvisor



Asilomar - Image sourced from website



Alternative 2 Legend

- AG** Active Agriculture
- OS** Open Space
- LDG** Lodging and Conference
- REC** Recreation
- VC** Visitor Center
- R** Restaurant
- E P** Existing/Proposed Family/Employee Housing
- CAMP** Camping

--- School Route
--- Hiking Trail Connection



Alternative 2 Legend



AG

Active Agriculture

OS

Open Space

LDG

Lodging and Conference

REC

Recreation

VC

Visitor Center

R

Restaurant

E P

Existing/Proposed
Family/Employee Housing

CAMP

Camping

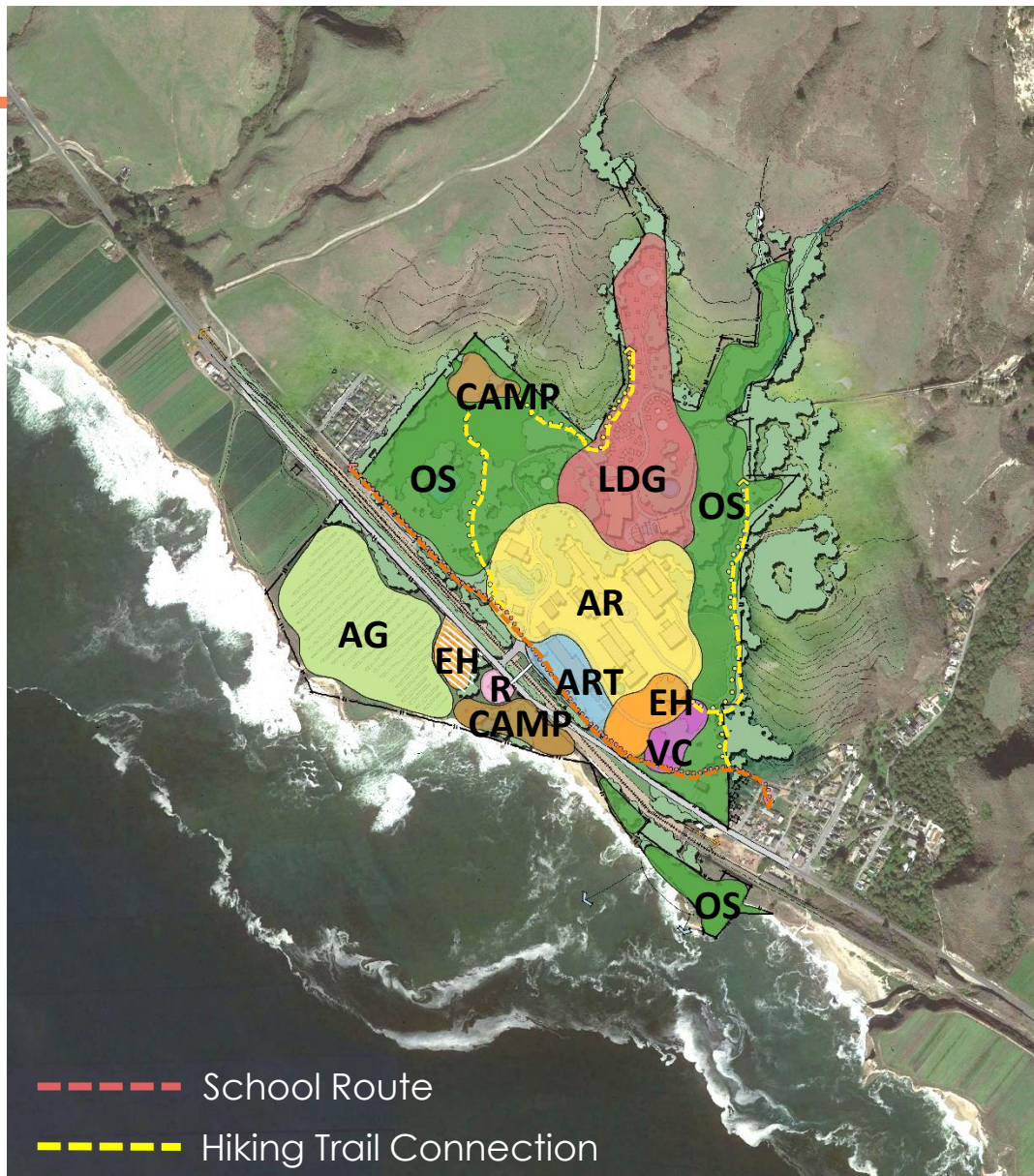
--- School Route
--- Hiking Trail Connection



Alternative 3 – Age-Restricted Housing & Visitor Serving

- Lodging
 - 100 rooms
 - 100 cabins
 - 50 camp sites
 - Spa
- Independent Age-Restricted Housing (300 units)
- Family/Employee Housing (30 units)
- 226,400 sf Flexible Light Industrial/artist maker space
- Restaurant





Alternative 3 Legend

- AG** Active Agriculture
- OS** Open Space
- LDG** Lodging
- AR** Age-Restricted Housing
- VC** Visitor Center
- R** Restaurant/Wine Tasting
- E P** Existing/Proposed Family/Employee Housing
- CAMP** Camping
- ART** Flex Light Industrial/Artist Studios Live-Work

--- School Route
--- Hiking Trail Connection

Alternative 3 Legend



--- School Route
--- Hiking Trail Connection

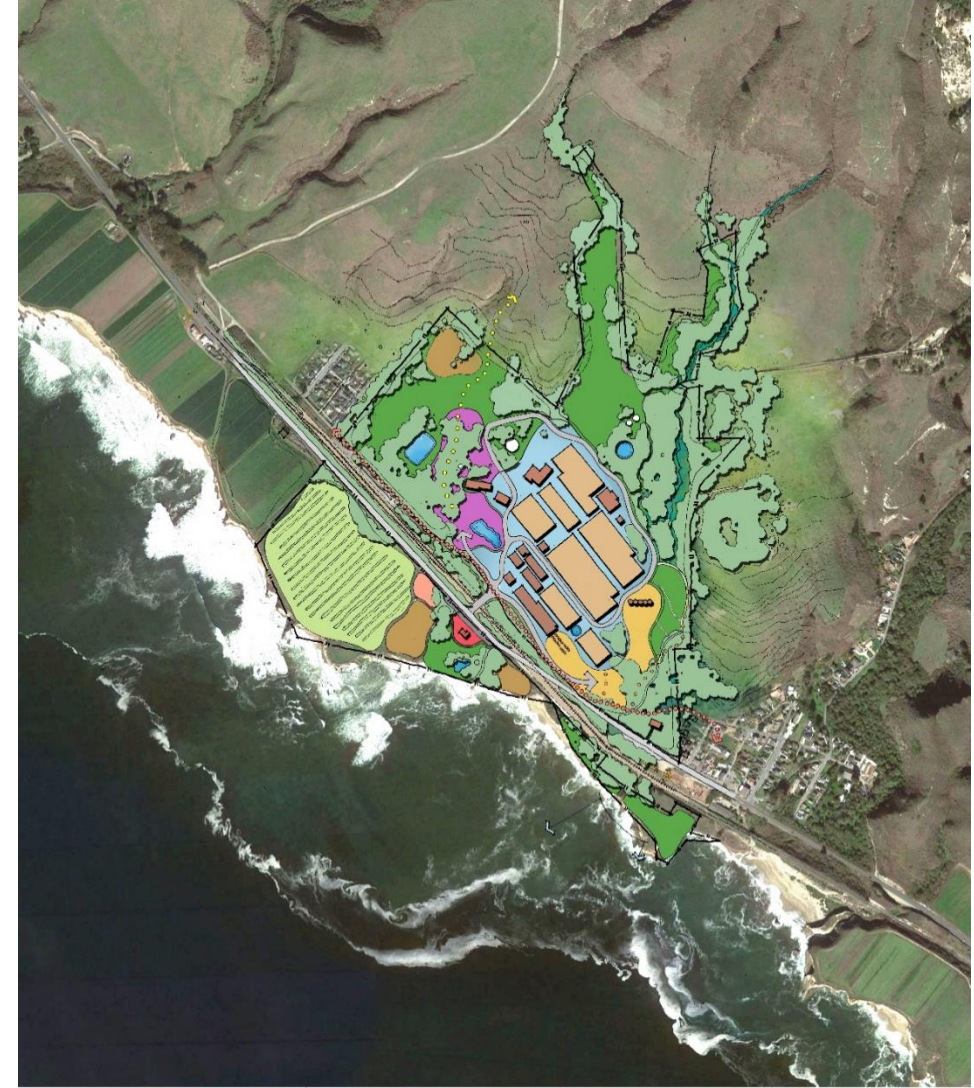
- AG** Active Agriculture
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- AR** Age-Restricted Housing
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- R** Restaurant/Wine Tasting
- E P** Existing/Proposed Family/Employee Housing
- CAMP** Camping
- ART** Flex Light Industrial/Artist Studios Live-Work



Alternative 4 –Clean Technology & Visitor Serving

*Considered and Removed - Joby Aviation
relocated manufacturing facilities*

- Clean Technology
- Visitor Center/Parking/Restrooms/Trails
- Employee/Family Housing (50 Units)
- Artist Studios
- Cabins (75)
- Restaurant



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Alternative 5 – Eco Lodging, Visitor Serving & Light Industrial

- Developed in Response to Community Comments (Modified Alternative 1)
 - Rooms reduced from 100 to 75
 - Cabins reduced from 75 to 55
 - Camp sites reduced from 150 to 39
 - Increased Affordable employee/ family units from 30 to 60
 - Added 20 Market rate units to ensure financial feasibility
 - Event/Meeting Space reduced from 15,200 sf to 2,000 sf
 - Retail reduced from 15,700 sf to 13,500 sf
 - Added 225,000 sf Flexible Space (Clean Tech/Light Industrial, Educational, Artist Studios)
 - Added Neighborhood Market



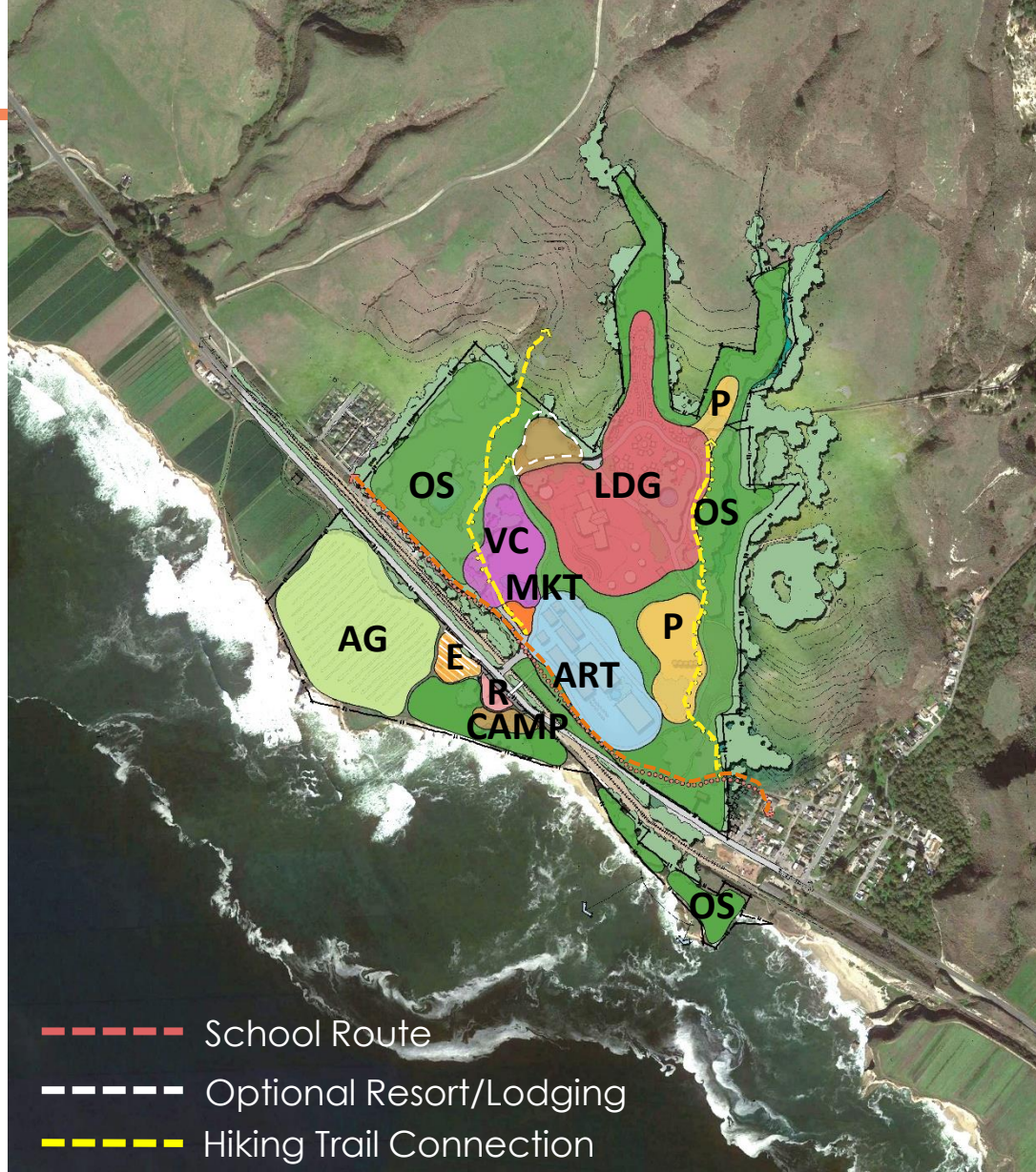
Alternative 5 – Eco Lodging, Visitor Serving & Light Industrial

- Lodging

- 75 rooms
- 55 cabins
- 25 tent cabins
- 39 walk/bike-in camp sites
- Spa



- Employee/ Family Housing (60 Affordable/20 Market rate units)
- Event/Meeting Space
- 225,000 sf Flexible Space (Clean/Light Industrial, Educational, Artist Studios)
- Neighborhood Market, Restaurant, Wedding Venue, Wellness Yurts



Alternative 5 Legend

AG	Active Agriculture
OS	Open Space
LDG	Lodging
MKT	Neighborhood Market
VC	Visitor Center
R	Restaurant/Wine Tasting
E P	Existing/Proposed Family/Employee Housing
CAMP	Camping
ART	Flex Light Industrial /Artist Studios, Live-Work

Alternative 5 Legend



--- School Route
--- Hiking Trail Connection

AG	Active Agriculture
OS	Open Space
LDG	Lodging
MKT	Neighborhood Market
VC	Visitor Center
R	Restaurant/Wine Tasting
E P	Existing/Proposed Family/Employee Housing
CAMP	Camping
ART	Flex Light Industrial/Artist Studios Live-Work

Conceptual Images





Lodging & Conference Center



Asilomar - Image sourced from TripAdvisor



El Capitan Ranch - Image sourced from website



Costanoa - Image sourced from outdoor project



Asilomar - Image sourced from website



Costanoa - Image sourced from outdoor project

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Lodging



Asilomar - Image sourced from TripAdvisor



El Capitan Ranch - Images sourced from website

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Housing



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Adaptive Reuse

Taller de Arquitectura – Barcelona, Spain



Images sourced from architect, Ricardo Bofill, RicardoBofill.com/La-Fabrica

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Adaptive Reuse

Globe Mills Apartments, Sacramento



Images sourced from real-estate-list.org (top) and after55.com (bottom)

Rocktown Climbing Gym, Oklahoma



Image sourced from TripAdvisor.com, provided by mgmt. "Rocktown Climbing Gym"



Image sourced from artist, Rick Sinnet, Mothman Studios

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Economic Feasibility Analysis Economic Planning Systems (EPS)





Economic Feasibility Analysis

- Market potential drawn from market data and developer interviews
- Planning-level building construction costs from RSMeans (typical location-adjusted costs by building type)
- Planning-level site development costs from RRM engineering
- Planning, design, permitting, fees and other soft costs based on industry standards and consultation with County staff
- Costs include contingency and required investment returns

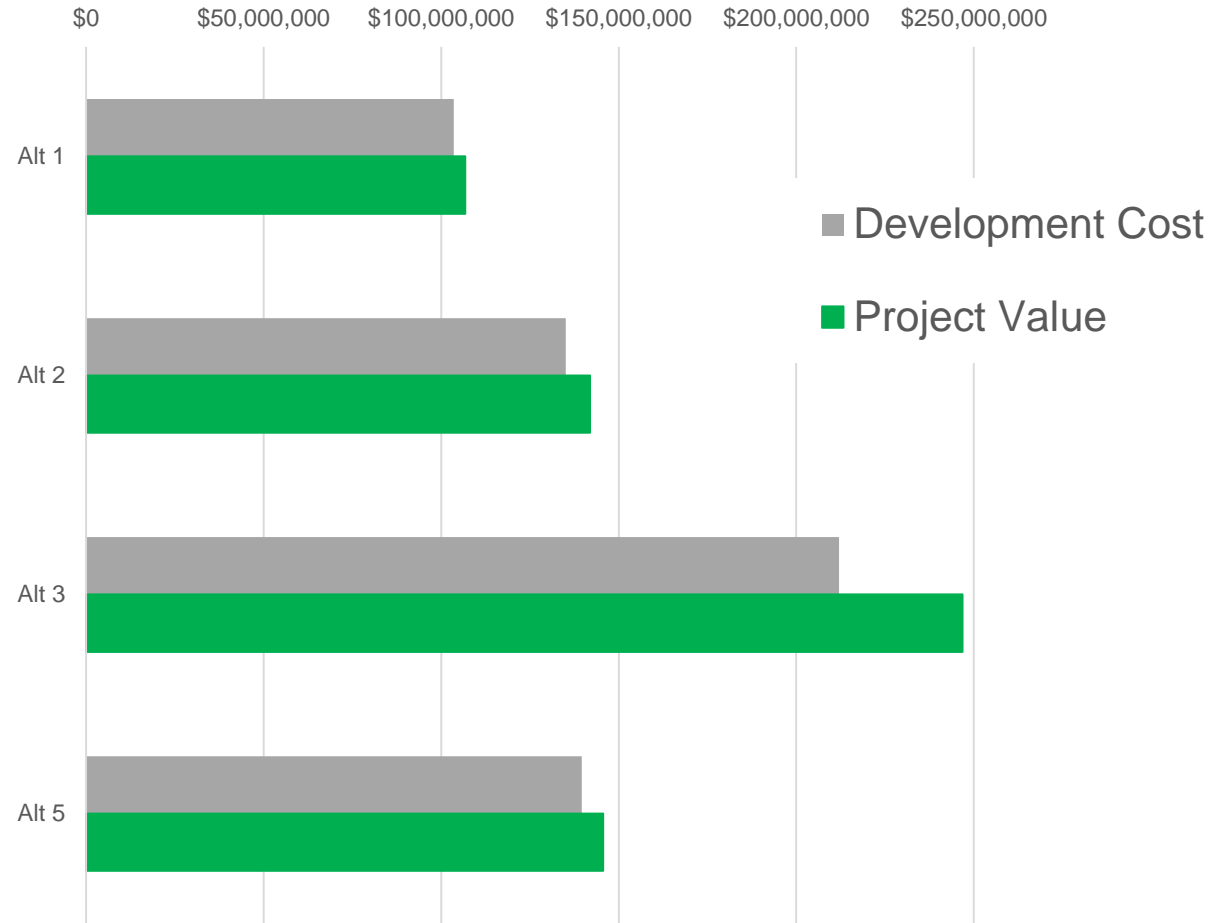


Economic Feasibility Analysis

- EPS – Identify economically viable land uses (scale of 1 to 10)

- Alternative 1 - Viability Score 0.7
- Alternative 2 – Viability Score 1.4
- Alternative 3 - Viability Score 7.0
- Alternative 5 – Viability Score 1.2

* Alternative 4 - Single user private investment; viability assessment not prepared



LCP Amendments





Planning Criteria Applied to Site

- Land Uses Common to Each Alternative
- Visual Resources
- Biological Resources
- Cultural Resources
- Sustainability
- Criteria for Each Alternative



Policy Amendments

- Delete **Policy 2.19.6 Bonny Doon and North Coast** – Addresses discontinuing industrial uses on site
- Amend **Policy 2.14.2 Allowed Uses in the Community Commercial Designation** – Clarify uses defined in Plan are allowed
- Add **Policy 2.14.11 Community Commercial – Davenport Cement Plant** – Clarify uses defined in plan are allowed
- Amend **Policy 7 .1.3 Parks, Recreation and Open Space Uses** – Clarify uses defined in plan are allowed
- Amend General Plan designations and zoning to facilitate implementation of plan



Summary of Feedback

- **Community Workshop #2**

- Alternative 4 - Joby Aviation Clean Industry received most votes
- Alternative 1 – Eco Lodging received second most votes

- **Feedback**

- Prevent or minimize new development on ocean side of Highway 1
- Develop additional neighborhood uses (store, farmer's market)
- Allow industrial development if it is Joby Aviation
- Present additional information about alternatives and potential impacts
- Concern expressed about number of camp sites in some Alternatives; minimize camping



Summary of Community Feedback Cont.

• Feedback (continued)

- Concerns over age-restricted, senior housing too remote from services
- Community interest in viable family housing, housing for teachers
- Request for additional services, law enforcement, sanitary facilities, parking, first aid, fire protection
- Address highway safety and sight access issues
- Pursue alternative tech employment opportunities
- Provide information regarding population projections, traffic, water use, and potential light and noise impacts



Anticipated Benefits of Reuse

- Existing industrial facilities removed
- Water/wastewater rates reduced for Davenport
- New affordable housing
- Safe access across Highway 1
- Public parking/restrooms
- Visitor Center/Museum
- Access to trails and open space surrounding the site
- Improved pedestrian access from New Town to Davenport
- Storage for emergency services
- Job creation
- County revenue creation
- Public access to site

Next Steps





Upcoming Steps in Process

- Board of Supervisor Preferred Alternative Selection
- Environmental Review
- County Review
 - Agricultural Policy Advisory Committee
 - Historic Resources Commission
 - Planning Commission
 - Final Board of Supervisors Hearing
- Coastal Commission Review



How to Stay Involved

- Sign-up for email list
- Watch for information in local paper
- Watch for information in the Davenport/North Coast Association Newsletter
- Public hearings
- Stay updated through the County's website and social media
<http://www.co.santa-cruz.ca.us/DavenportCementPlant.aspx>

Questions and Comments



Davenport Cement Plant

