

Davenport Cement Plant

Coastal Restoration and Reuse Plan

Tuesday, December 5th, 2017

COMMUNITY WORKSHOP #2



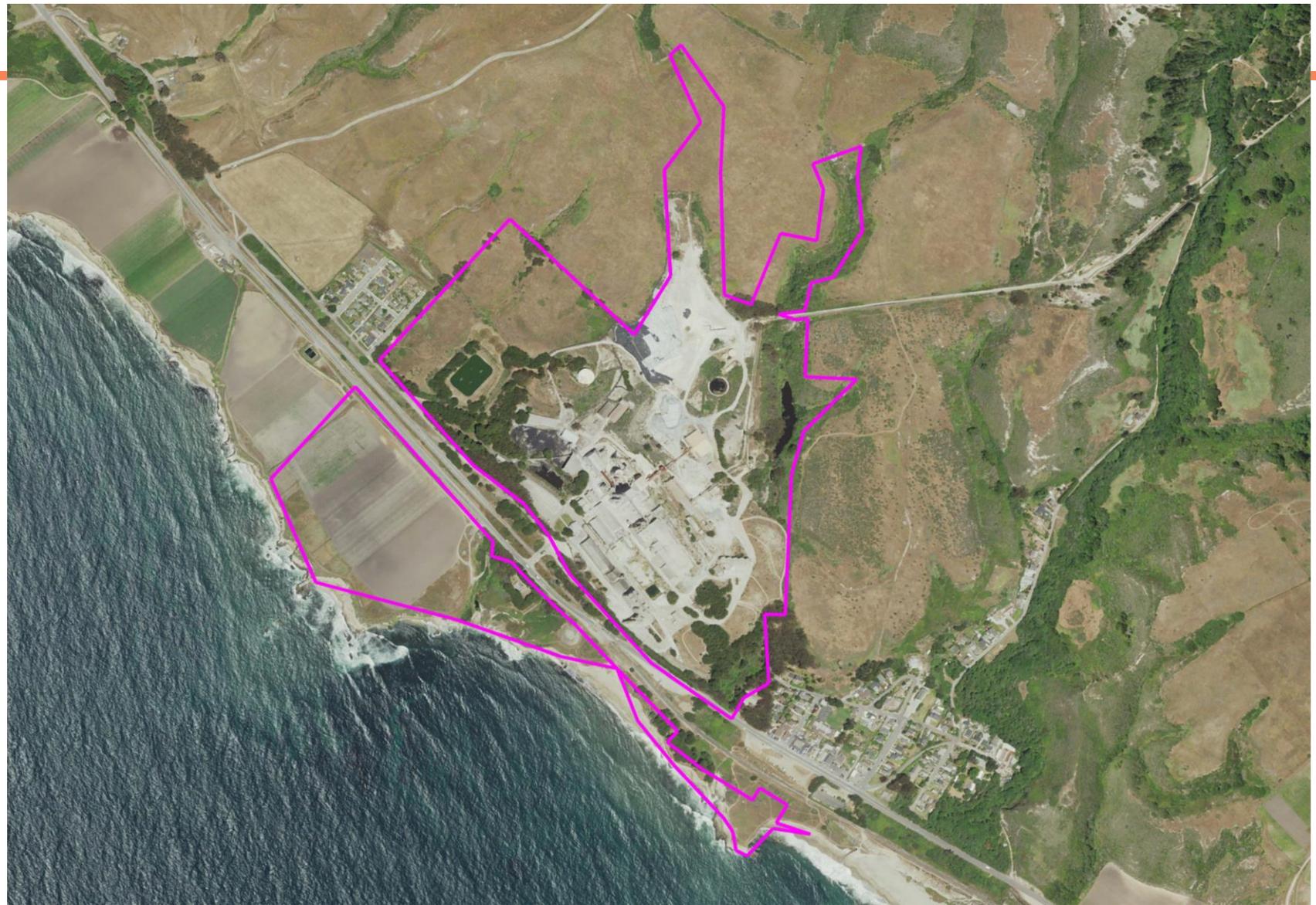


Agenda

1. Introduction and Welcome
2. Project Overview and Timeline
3. Purpose of Proposed Restoration and Reuse Plan
4. Outreach Process – What We've Heard So Far
5. Review Site Reuse Alternative Land Use Options
6. Questions
7. Preference Exercise/Comments
8. Next Steps



Project Site



Davenport Cement Plant Restoration and Reuse Plan



Project Background



- Plant closed in 2010
- Provided community jobs
- County revenue source

Davenport Cement Plant Restoration and Reuse Plan



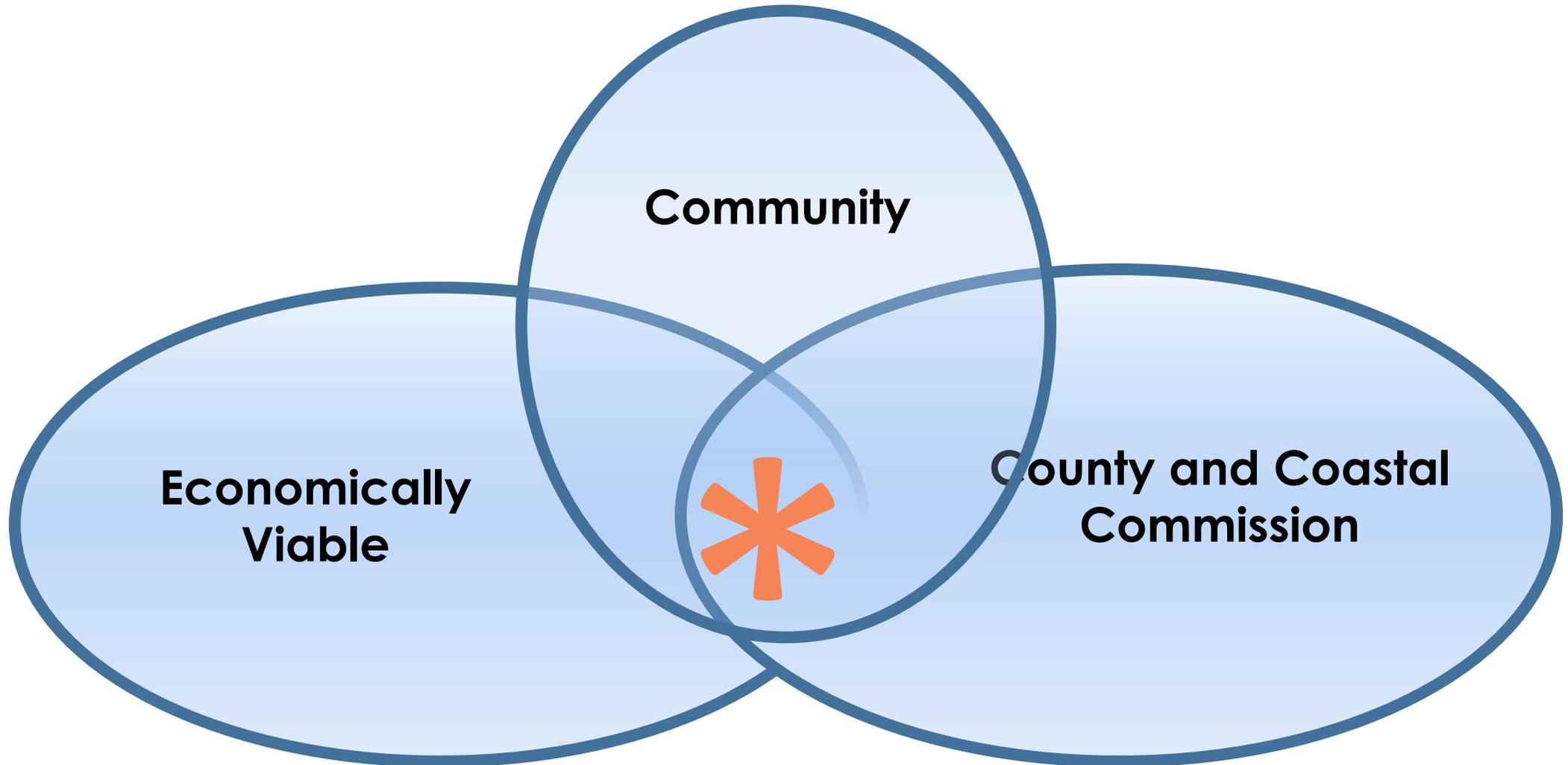
Project Objectives

- Create economically viable alternatives to restore, reuse, and attract reinvestment
- Provide community benefits
- Future uses supported:
 - Community
 - County
 - Coastal Commission





Project Success



Davenport Cement Plant Restoration and Reuse Plan





Reuse Plan Process

What we've done so far

- Site visit
- Stakeholders and focus group meetings
- Community workshop #1 – Fall 2017
- Technical Background Report completion
- Four alternative land uses options
- Economic Analysis
- Meetings with CCC staff



Findings of Technical Background Report

Davenport Cement Plant Restoration and Reuse Plan





Technical Background Report

- **GENERAL PLAN/LAND USE POLICIES :** Existing policies significantly restrict future uses and would not stimulate redevelopment
- **COMMUNITY OUTREACH:** November 2016 Community Workshop results
 - Public Uses – Emergency services storage (28), Visitor Center/Community Center/Museum (21), trailhead (16), public restrooms (10), parking for recreation (10)
 - Private Uses – Agricultural (27), clean R&D (27), Museum (24), lodging/conference center (22), light manufacturing/artisan(23), small manufacturing/incubator space (23), housing (26) combined, green energy (27)
- **MARKET CONDITIONS:** Market conditions and reuse opportunities assessed
 - Tourism and Hotel Market
 - Commercial Real Estate (Retail, Office, and Industrial/Flex)
 - Residential Real Estate



Findings of Technical Background Report

- **BIOLOGICAL SURVEY:** Biological survey results considered and taken into account
 - Red legged frogs
 - Monarch butterfly roosts
 - Bats
 - Coastal sage scrub and chaparral
 - Wetlands and riparian habitat
 - Other potential species of concern (Coho Salmon, SC Black Salamander, CA Giant Salamander, Woodrat, Burrowing Owl, Black Swift, Saltmarsh Common Yellowthroat)
- **HISTORIC RESOURCES:** Five buildings potentially eligible for individual historic listing
 - Administration building
 - Powerhouse
 - Control room
 - Roundhouse
 - Crocker hospital



Findings of Technical Background Report

- **REMEDIATION:** Site's clean-up status: "Open – Site Assessment"
 - Areas of concern being characterized
 - Recommendations for remediation pending
 - Contaminants of concern; arsenic, diesel, heating/fuel oil, polynuclear aromatic hydrocarbons, waste oil/motor/hydraulic/lubricating, total petroleum hydrocarbons, naphthalene
 - CKD pile status: "Open – Closed/With Monitoring"
 - Goal is to achieve an unrestricted land use
- **WASTEWATER SYSTEM:** Existing wastewater treatment facility determined to have capacity
- **WATER SYSTEM:** Existing water treatment plant can treat up to 100,000 gallons/day; needs additional storage facilities



Findings of Technical Background Report

- **WATER SUPPLY:** – Historic use reported at 468 AFY in 2010 to State Water Resources Board
- **HIGHWAY ONE/DAVENPORT:** Highway 1 accessibility and crossing needs to be addressed



Alternative Uses



Preferred Uses – Public Input

Private Uses

- Lodging/Conference Center
(Asilomar/Coastanoa)
- Recreation
- Light Industrial/R&D/Incubator Space
- Housing
- Agriculture

Public Uses

- Visitor Center/Community Center
- History Museum
- Extend Bike Trail
- Emergency Services Facilities
- Restrooms

Received over 20 votes



Community Concerns

- Site constraints
- Environmental concerns
- On-/off-site circulation and traffic
- Surrounding community impact
- School and emergency service capabilities
- Safe access across Highway 1
- Impacts associated with camping



Alternative Land Use Options

Davenport Cement Plant Restoration and Reuse Plan





Uses in All Alternatives

- Visitor Center/Museum
 - Local cultural and historic education
 - Restrooms
 - Parking
- Trails
 - Hiking, biking, 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
 - 150 campsites
- Event space/Restaurant
- Amenities
 - Spa, healthy and wellness yurts
 - Wedding and private retreat facilities
- Employee housing (30 units)

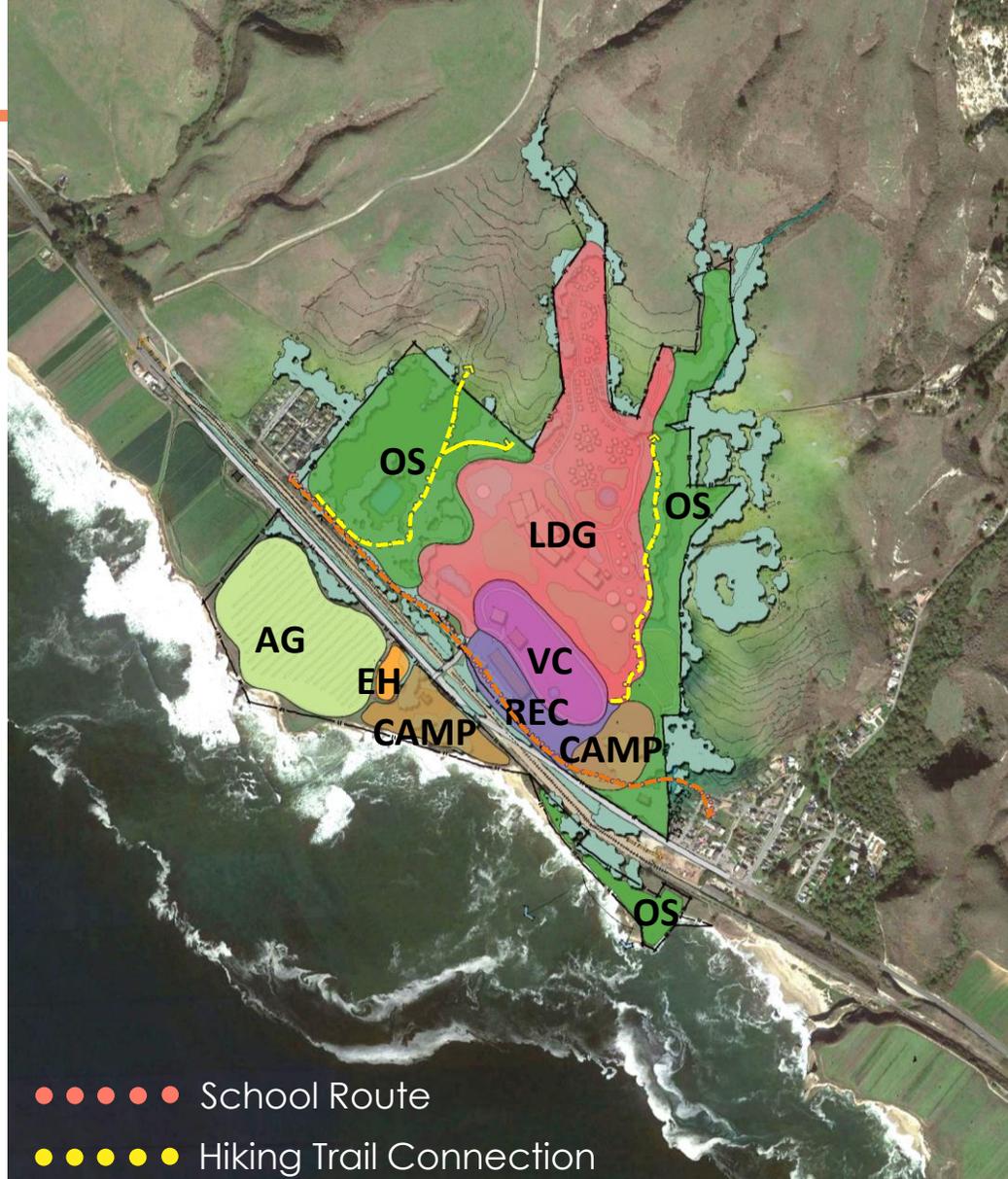


El Capitan Ranch- Images sourced from website



Costanoa Lodge - Images sourced from outdoor project

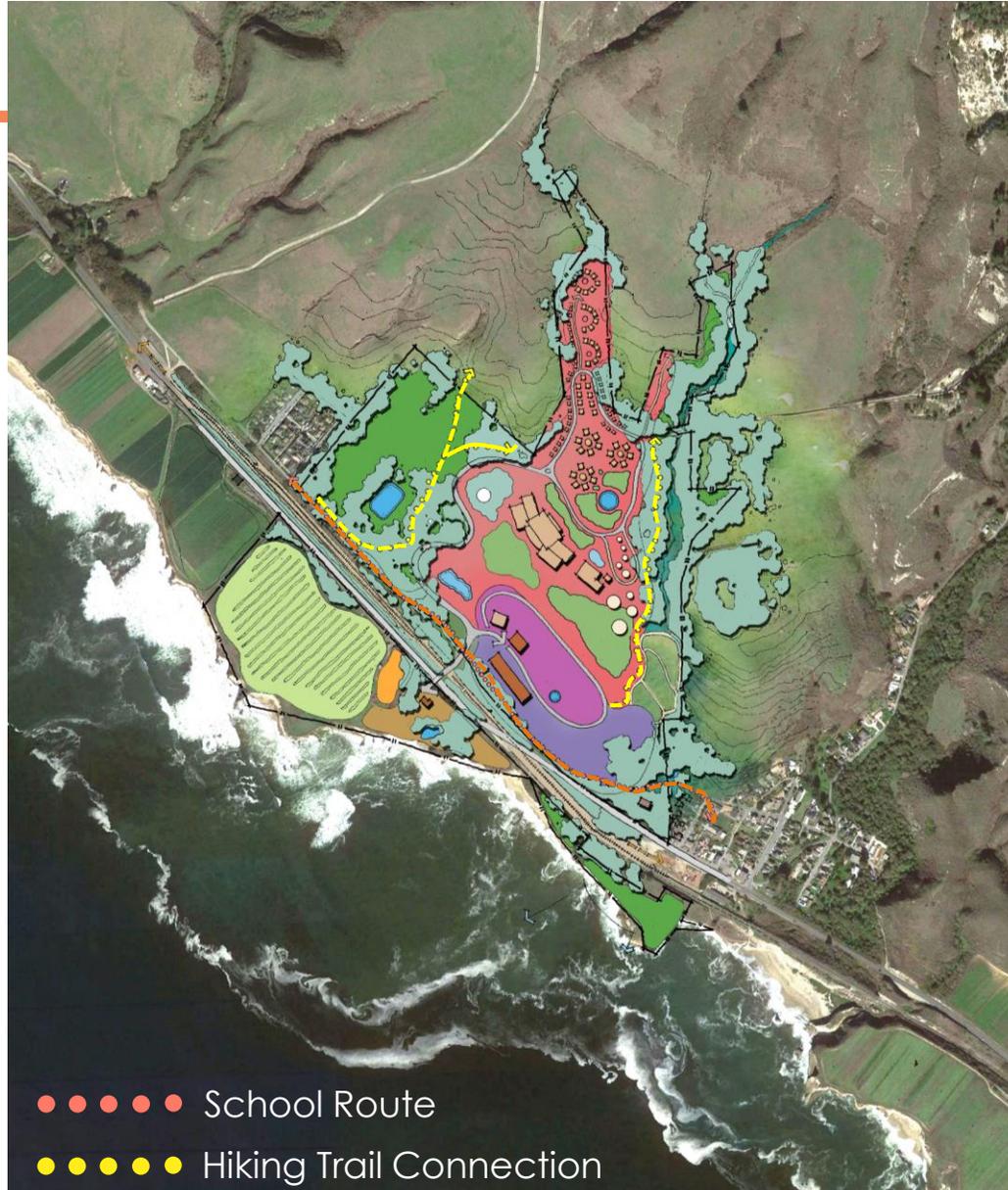




●●●●● School Route
●●●●● Hiking Trail Connection

Alternative 1 Legend

AG	Active Agriculture
OS	Open Space
LDG	Eco Lodging
REC	Recreation
VC	Visitor Center
EH	Employee Housing
CAMP	Camping



●●●●● School Route
●●●●● Hiking Trail Connection

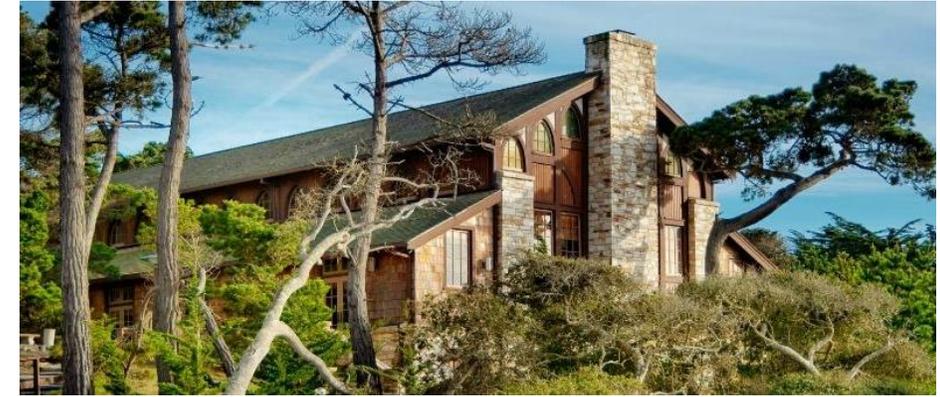
Alternative 1 Legend

- AG Active Agriculture
- OS Open Space
- LDG Eco Lodging
- REC Recreation
- VC Visitor Center
- EH Employee Housing
- CAMP Camping



Alternative 2 – Recreation Oriented Visitor Serving

- Recreation Oriented Lodging
 - 200 rooms
 - 75 cabins
 - 25 tent cabins
 - 50 campsites
- Conference Center
 - Weddings
 - corporate/academic meetings
 - recreational events
- Recreational Uses
 - Hiking, biking, kayaking, ropes course, zipline
- Spa
- Restaurant
- Employee housing (50 units)



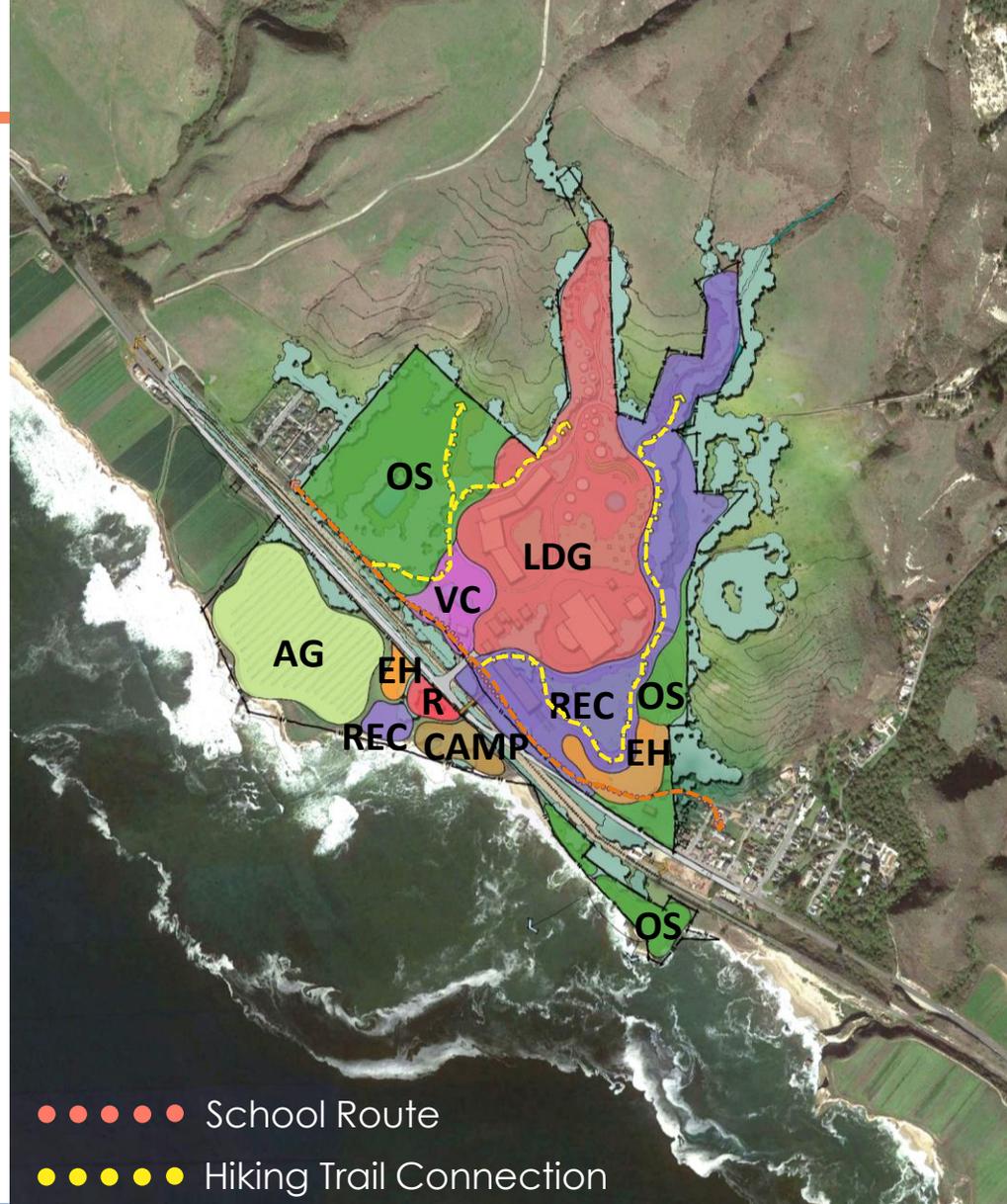
Asilomar - Image sourced from TripAdvisor



Asilomar - Image sourced from website

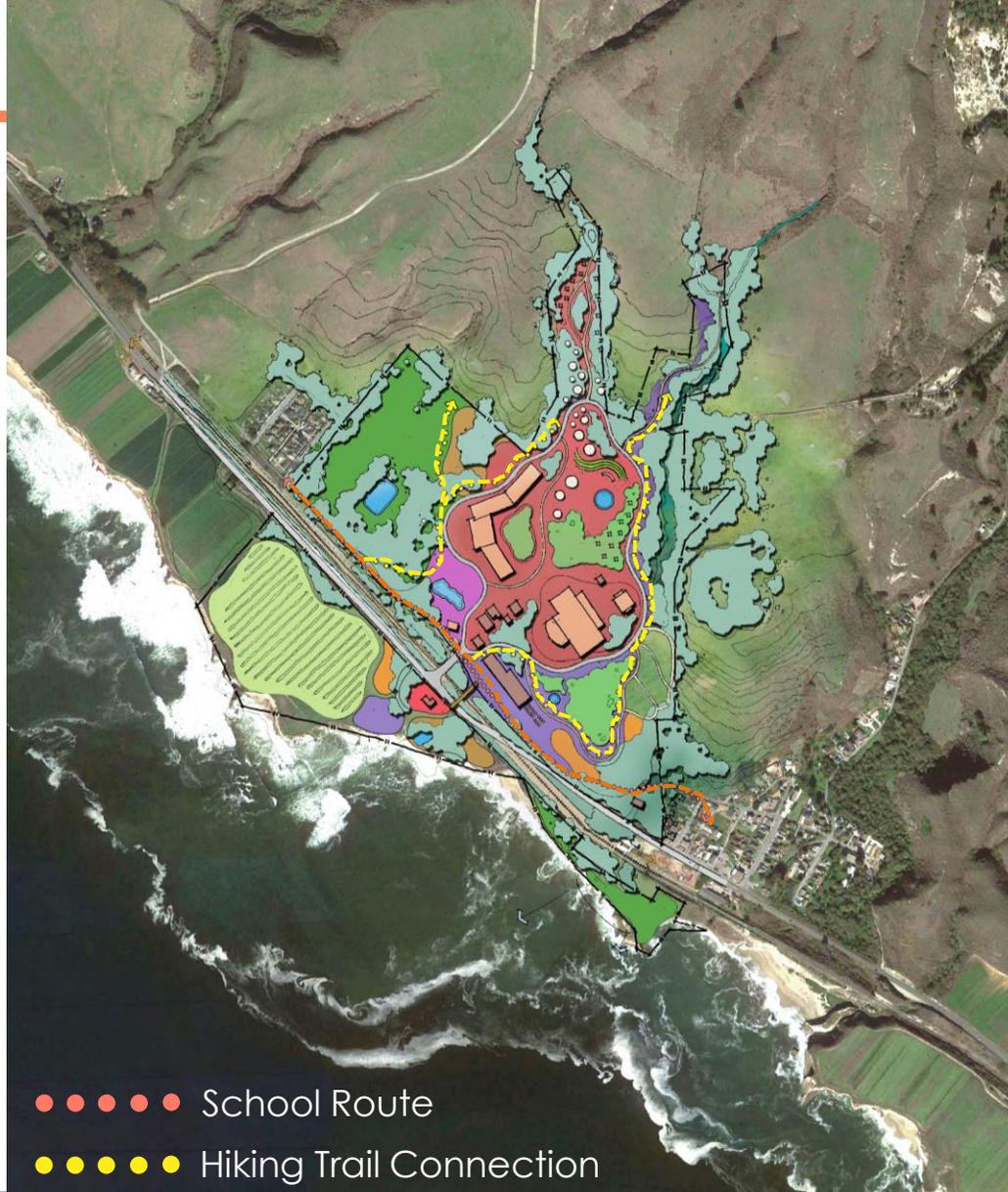


Alternative 2 Legend



AG	Active Agriculture
OS	Open Space
LDG	Lodging and Conference
REC	Recreation
VC	Visitor Center
R	Restaurant
EH	Employee Housing
CAMP	Camping

●●●●● School Route
●●●●● Hiking Trail Connection



●●●●● School Route
●●●●● Hiking Trail Connection

Alternative 2 Legend

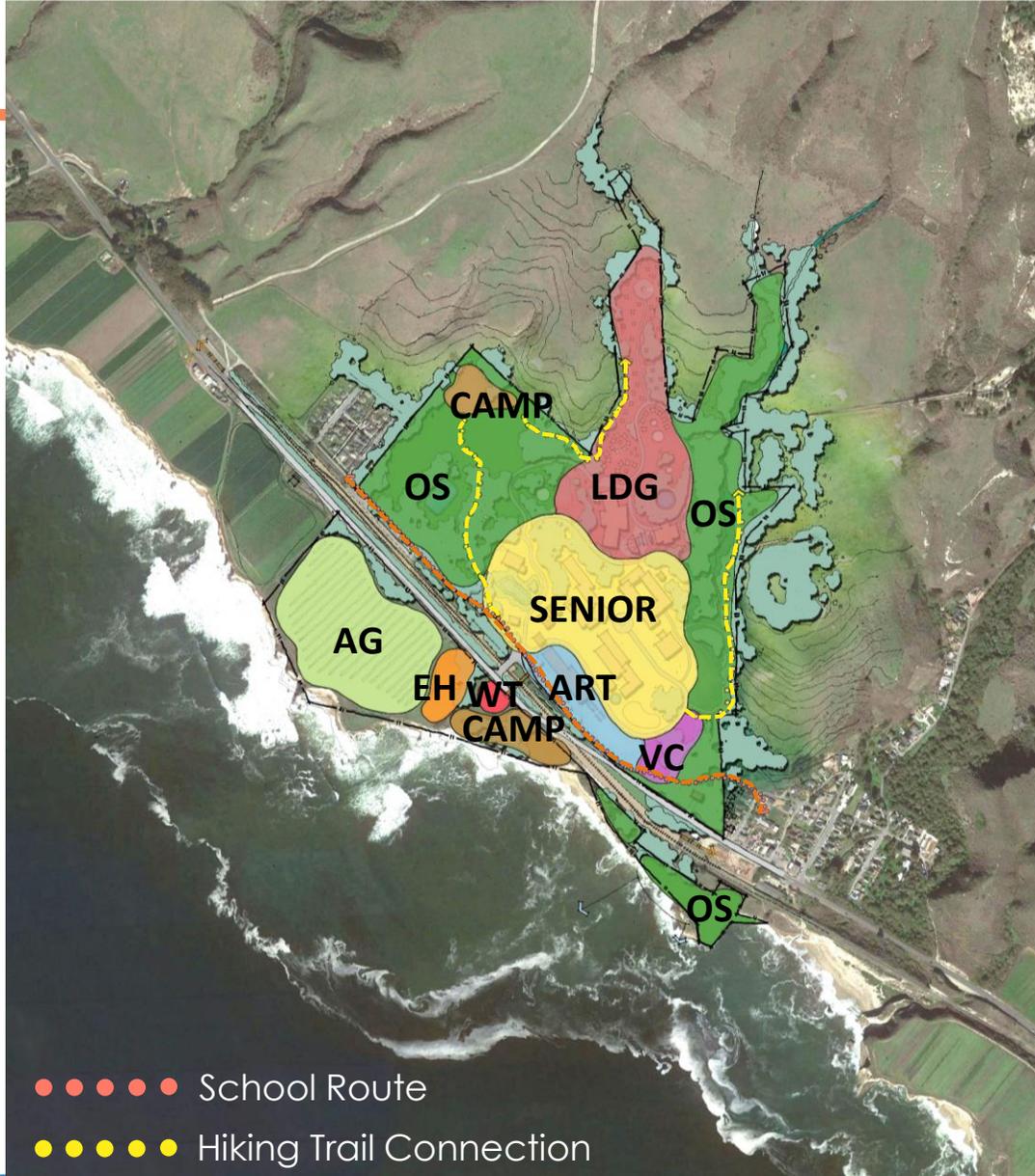
AG	Active Agriculture
OS	Open Space
LDG	Lodging and Conference
REC	Recreation
VC	Visitor Center
R	Restaurant
EH	Employee Housing
CAMP	Camping



Alternative 3 – Senior Housing and Visitor Serving

- Lodging
 - 100 rooms
 - 100 cabins
 - 50 campsites
- Spa
- Independent Senior Housing (300 units)
- Employee housing (30 units)
- Flexible Light Industrial/Artist Studios/Live work

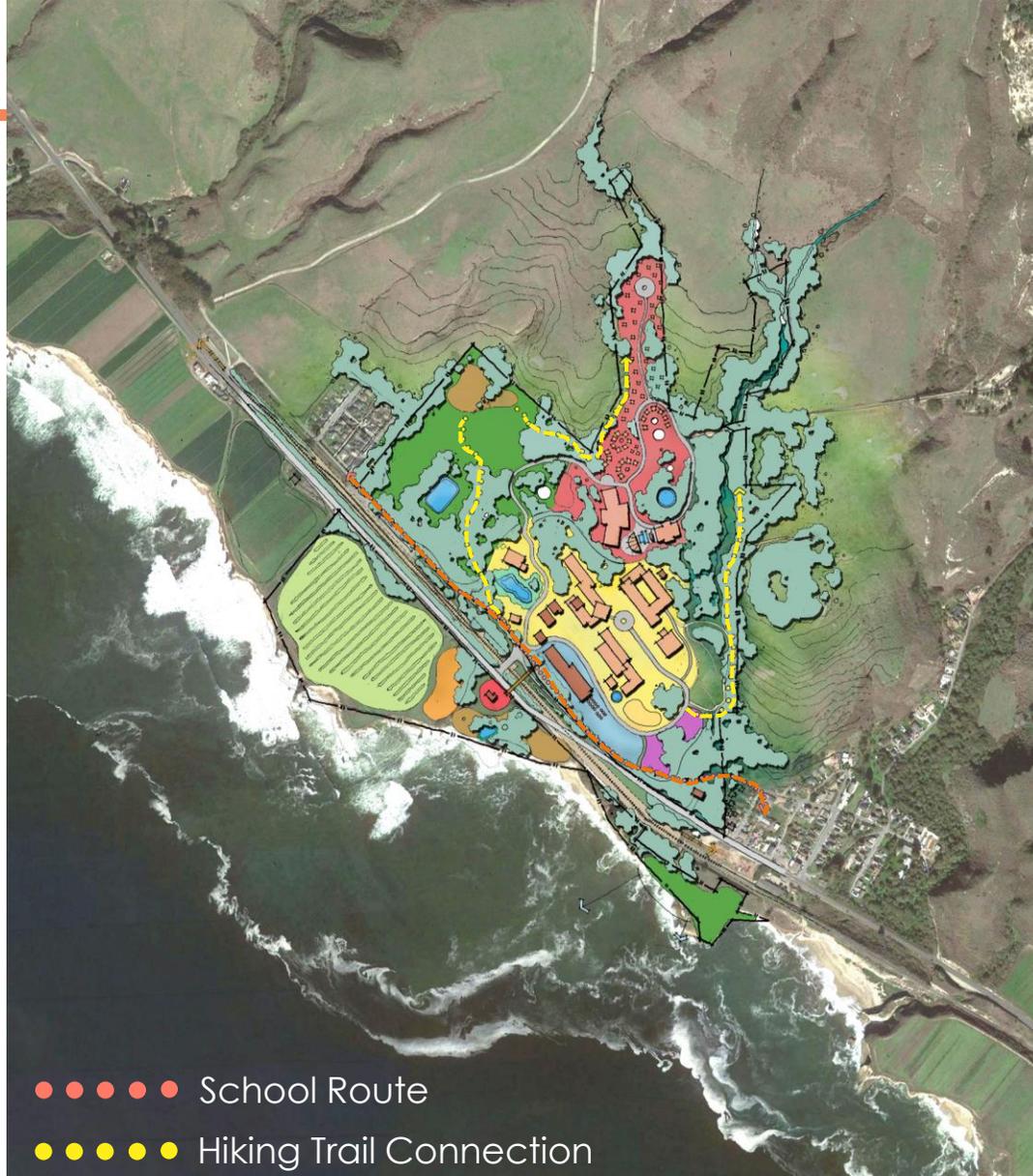




●●●●● School Route
●●●●● Hiking Trail Connection

Alternative 3 Legend

AG	Active Agriculture
OS	Open Space
LDG	Lodging
SENIOR	Senior Housing
VC	Visitor Center
WT	Wine Tasting/Restaurant
EH	Employee Housing
CAMP	Camping Flex. Light Indus./Artist Studios
ART	Live-Work



●●●●● School Route
●●●●● Hiking Trail Connection

Alternative 3 Legend

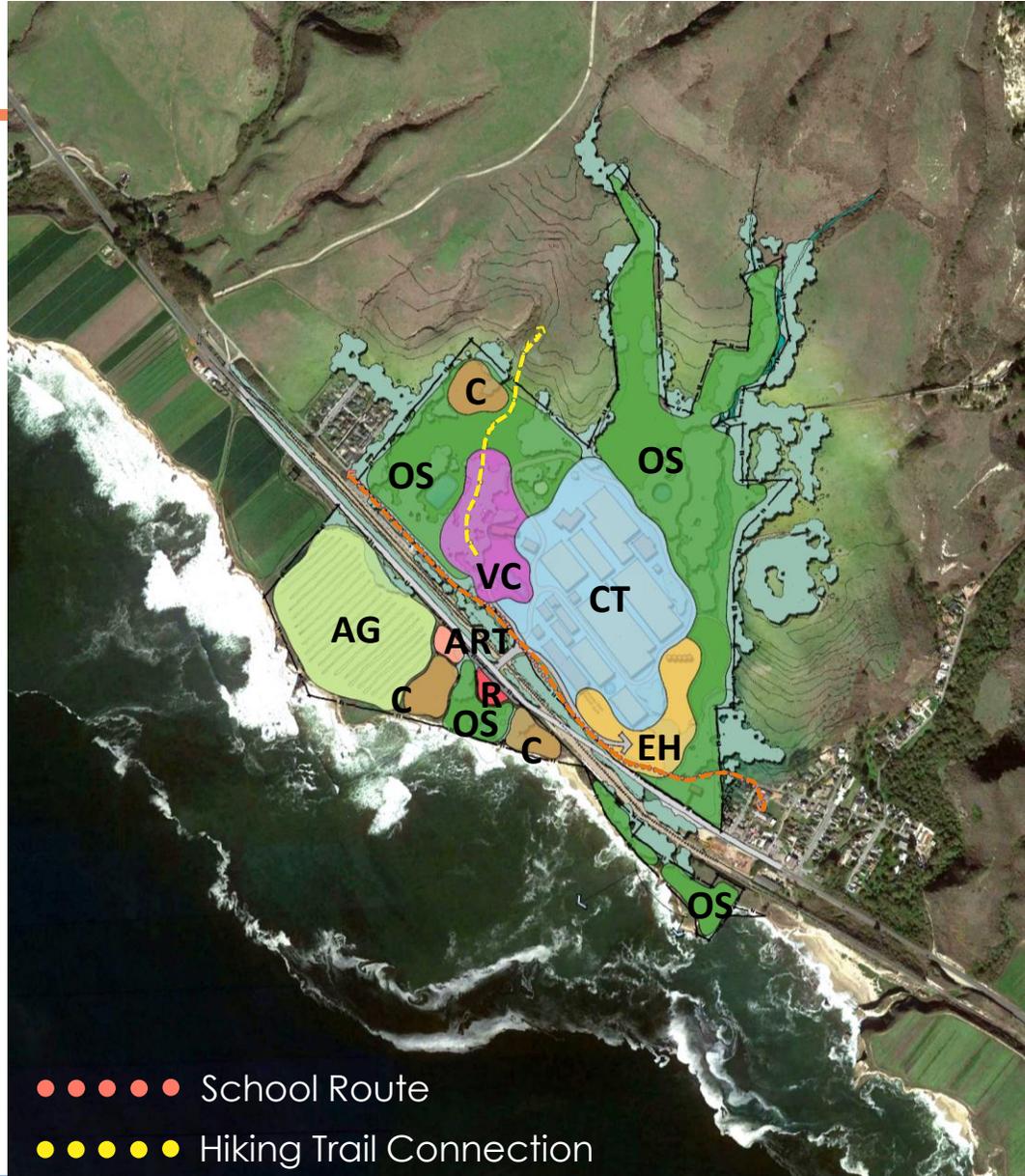
AG	Active Agriculture
OS	Open Space
LDG	Lodging
SENIOR	Senior Housing
VC	Visitor Center
WT	Wine Tasting/Restaurant
EH	Employee Housing
CAMP	Camping Flex. Light Indus./Artist Studios
ART	Live-Work



Alternative 4 – Clean Technology & Visitor Serving

(Joby Aviation)

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



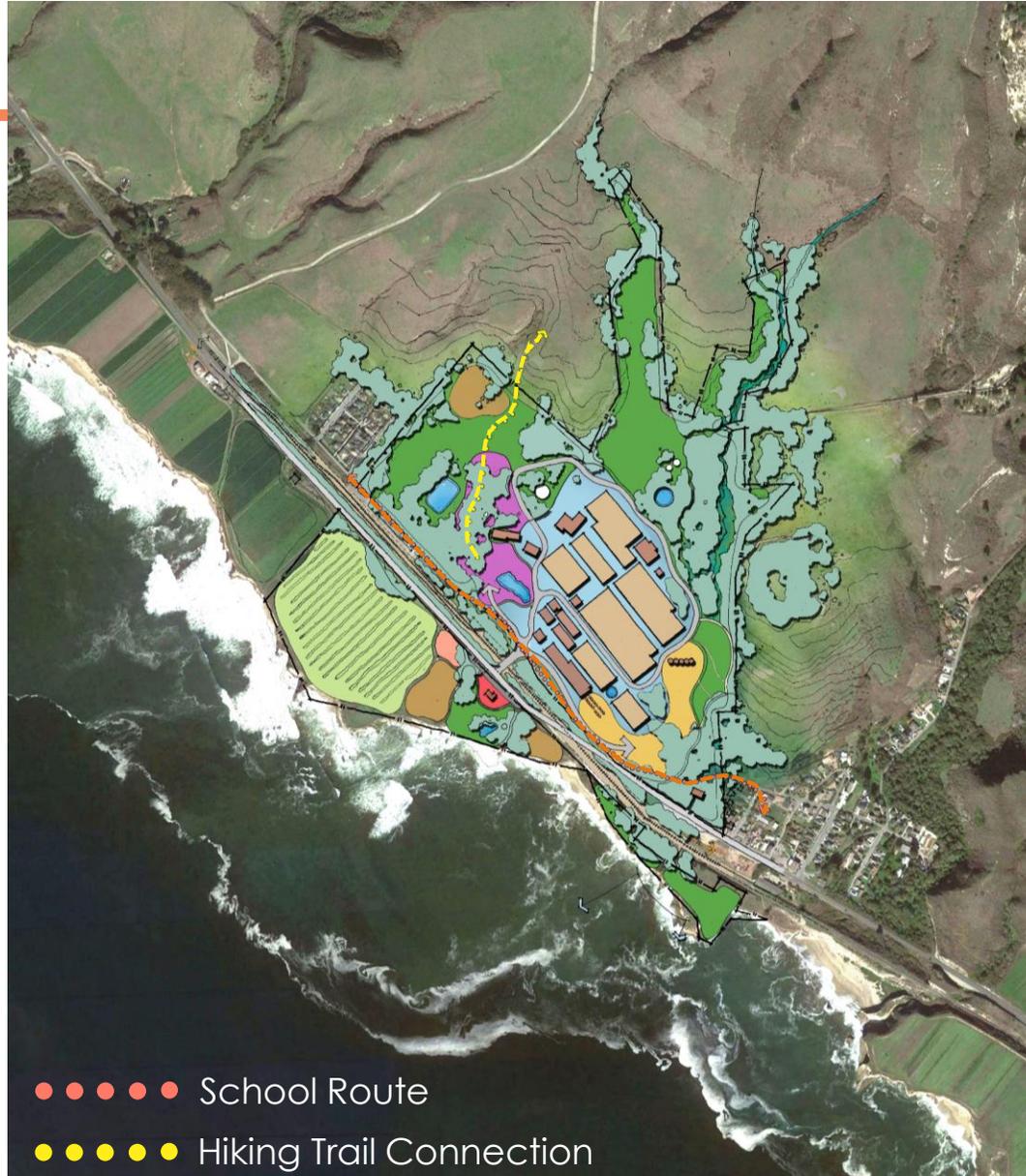
Alternative 4 Legend

AG	Active Agriculture
OS	Open Space
EH	Employee/Family Housing
CT	Clean Technology
VC	Visitor Center
R	Restaurant
ART	Artist Studios
C	Cabins

●●●●● School Route
●●●●● Hiking Trail Connection

Davenport Cement Plant Restoration and Reuse Plan





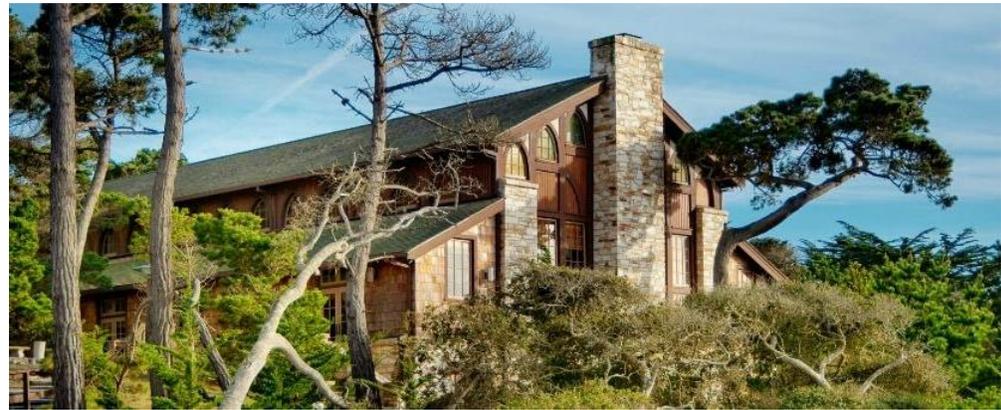
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●●●●● Hiking Trail Connection

Alternative 4 Legend

AG	Active Agriculture
OS	Open Space
EH	Employee/Family Housing
CT	Clean Technology
VC	Visitor Center
R	Restaurant
ART	Artist Studios
C	Cabins



Lodging & Conference Center



Asilomar - Image sourced from TripAdvisor



Costanoa - Image sourced from outdoor project



El Capitan Ranch - Image sourced from website



Asilomar - Image sourced from website



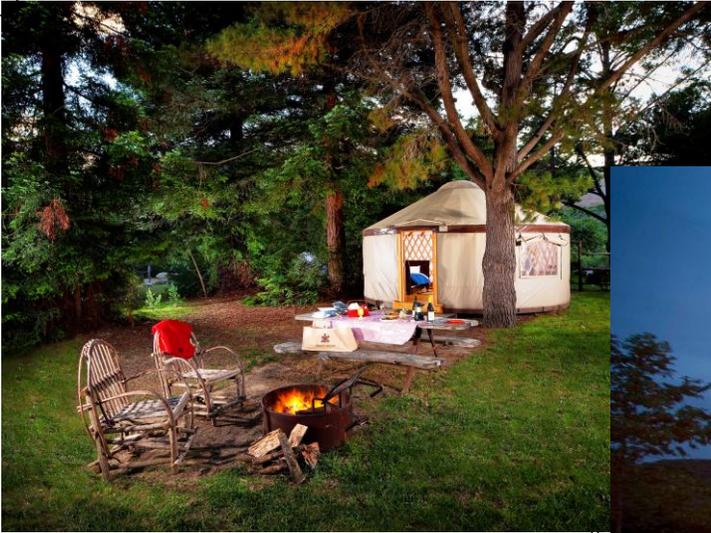
Costanoa - Image sourced from outdoor project

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Lodging



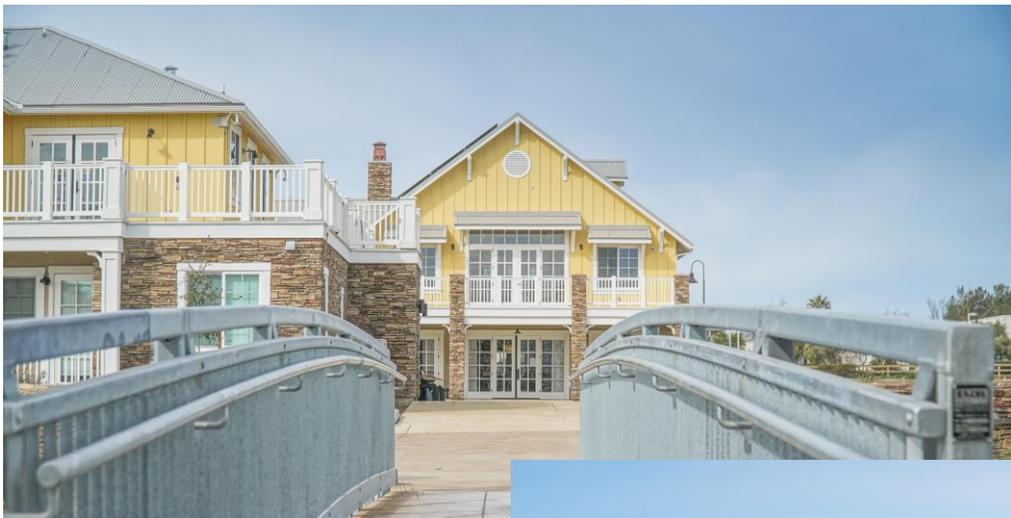
El Capitan Ranch - Images sourced from website

Davenport Cement Plant Restoration and Reuse Plan





Housing



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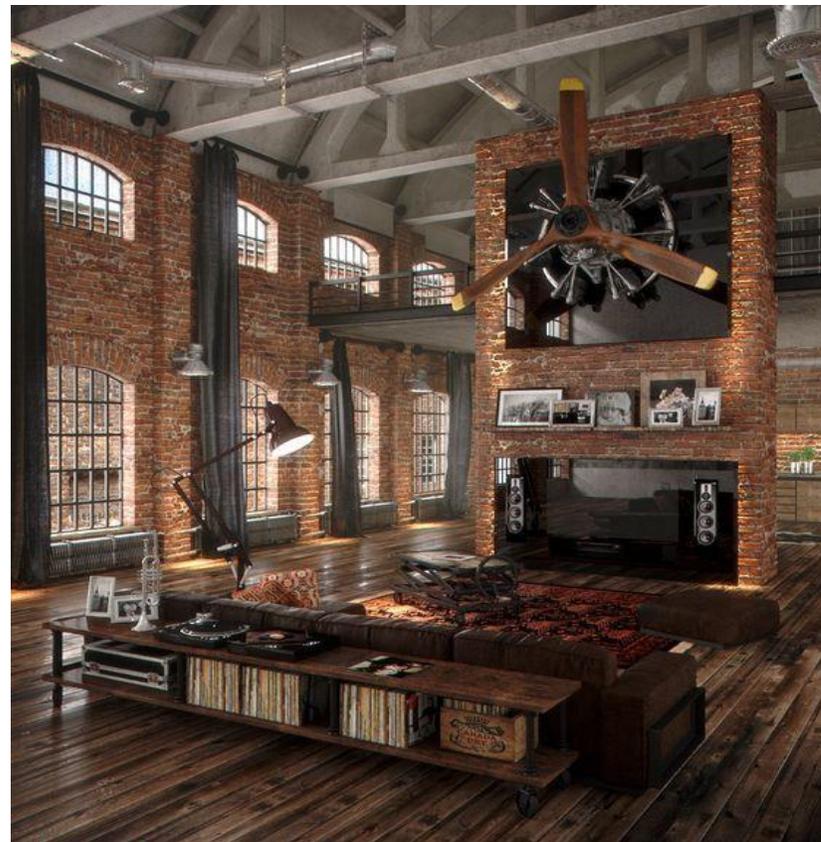
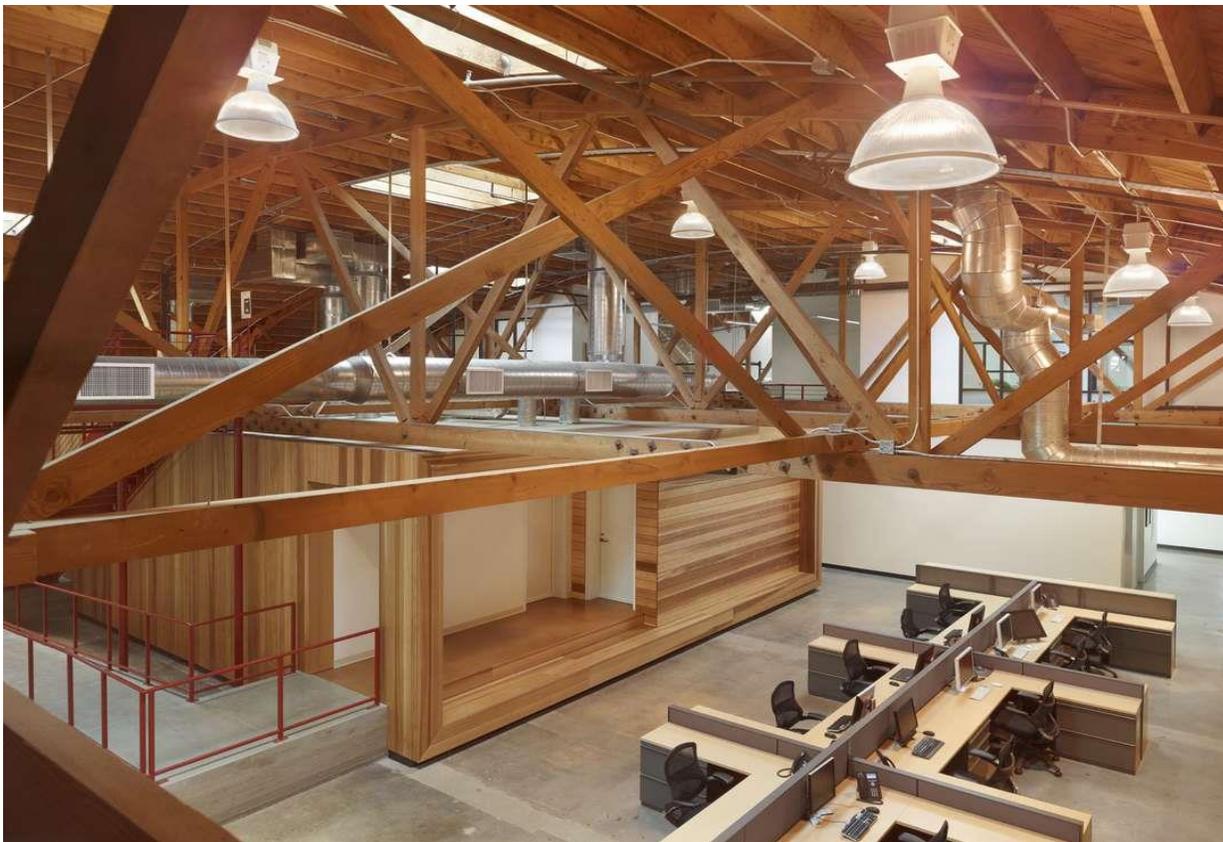
Housing



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Clean Technology

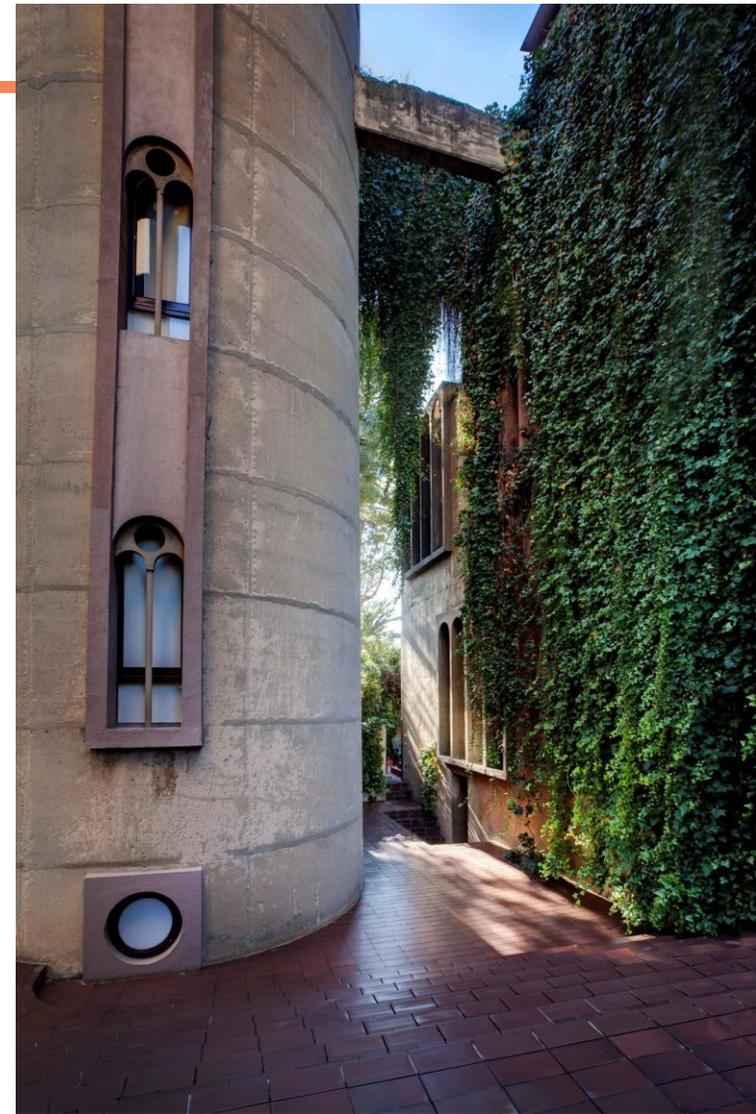


Davenport Cement Plant Restoration and Reuse Plan



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

Davenport Cement Plant Restoration and Reuse Plan





Community Benefits of Reuse

- Existing industrial facilities removed
- Water/wastewater rates reduced for Davenport
- Support for schools from new housing
- Safe access across Highway 1
- Provides facilities for public (parking, restrooms)
- Biological restoration
- Access to trails and open space
- Improved pedestrian access from New Town to Davenport
- Provides storage for emergency services
- Job creation



Economic Feasibility Analysis Economic Planning Systems (EPS)

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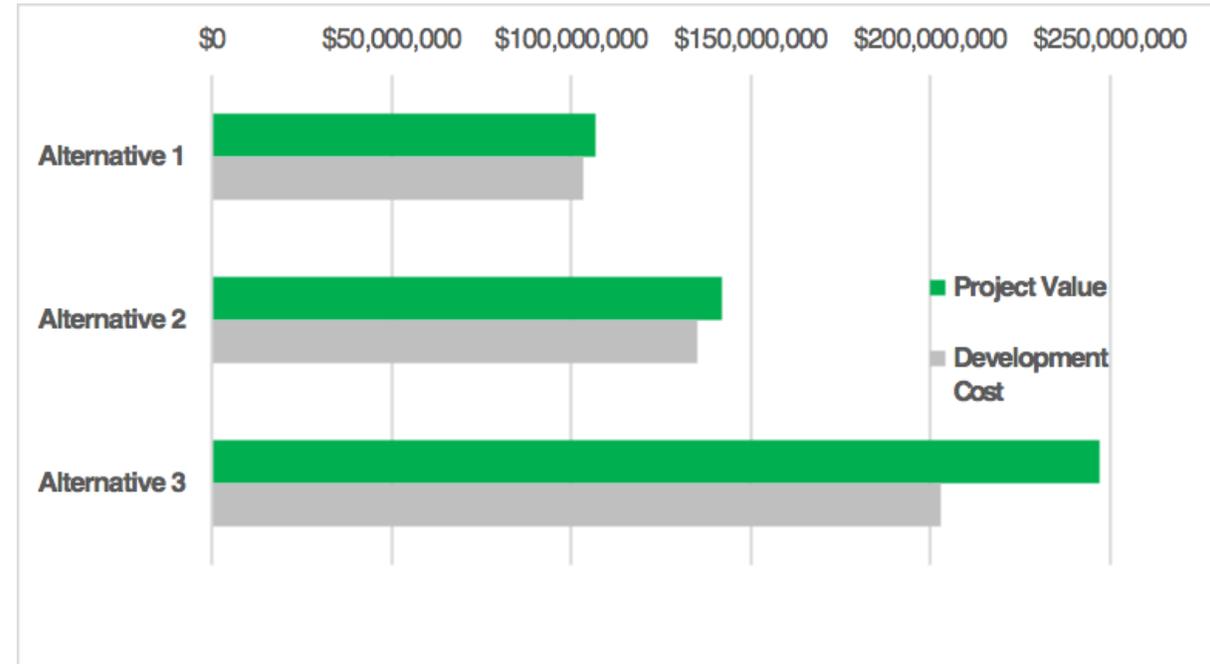
Economic Feasibility Analysis

- 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 8.8
 - Alternative 4 – Single user private investment; viability assessment not prepared





To save one billion people an hour a day

Selected slides removed from Joby Presentation because they contain proprietary information

Notification of Birth Registration

LOCAL REGISTRAR'S NUMBER

THIS CHILD	CHILD'S FIRST NAME	MIDDLE NAME	LAST NAME	
	PLACE OF BIRTH		DATE OF BIRTH	SEX
MAIDEN NAME OF MOTHER	FIRST NAME	MIDDLE NAME	LAST NAME	
	FIRST NAME	MIDDLE NAME	LAST NAME	
NAME OF FATHER	FIRST NAME	MIDDLE NAME	LAST NAME	
	FIRST NAME	MIDDLE NAME	LAST NAME	

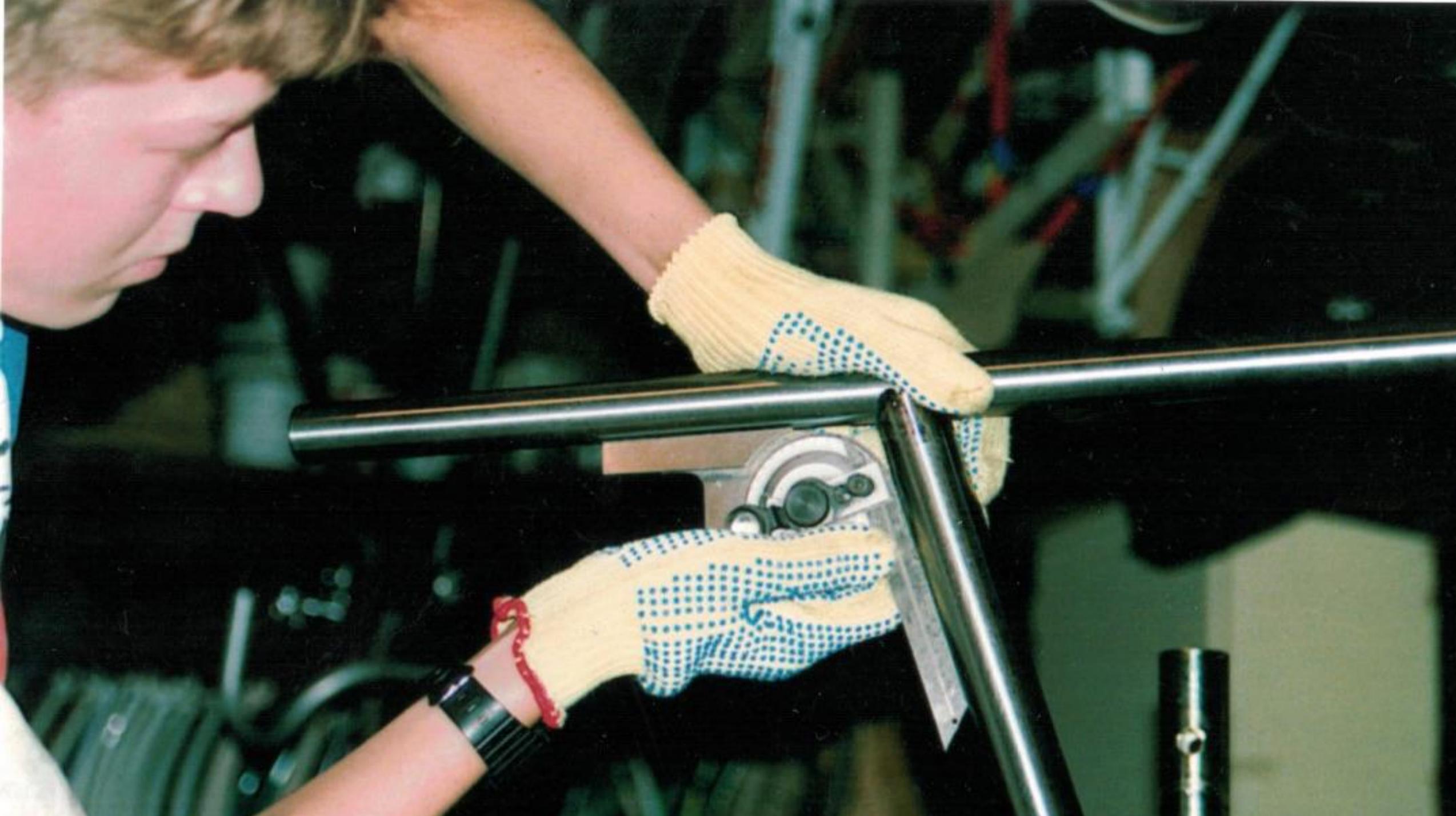
THE CERTIFICATE OF BIRTH OF THE ABOVE CHILD HAS BEEN REGISTERED WITH YOUR LOCAL REGISTRAR OF BIRTHS AND DEATHS. IF THE INFORMATION IS INCORRECT OR INCOMPLETE, NOTIFY YOUR LOCAL REGISTRAR IMMEDIATELY.

MAILING ADDRESS	Mr. & Mrs. Ronald Bevirt Box 54 Davenport, Calif.	 HEALTH OFFICER AND LOCAL REGISTRAR SANTA CRUZ COUNTY HEALTH DEPARTMENT
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PHD-181 (Rev. 10/72)





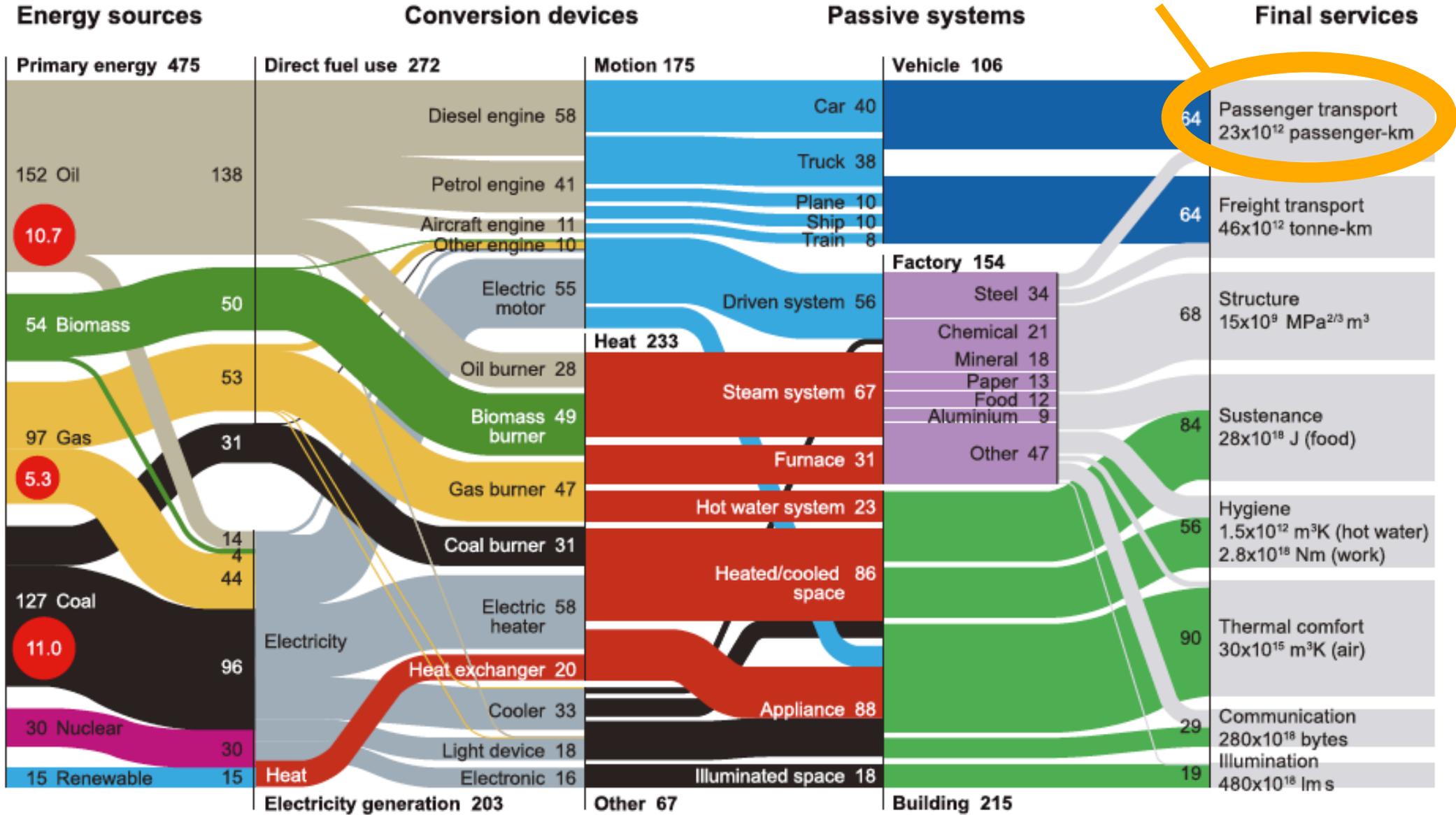








64 EJ = 13% of global energy is used for passenger transportation - \$1.5T/year (\$3/gal) - 2.2% GDP



Annual global flow of energy in 2005, EJ [10¹⁸ joules]

Annual global direct carbon emissions in 2005, Gt CO₂ [10⁹ tonnes of CO₂]



5:40 AUTOS \$6

5:40 AUTOS \$6

5:40 AUTOS \$6

PAY YOUR TOLLS WITH FASTRAK CALL 511

CARPOOL VIOLATION \$271

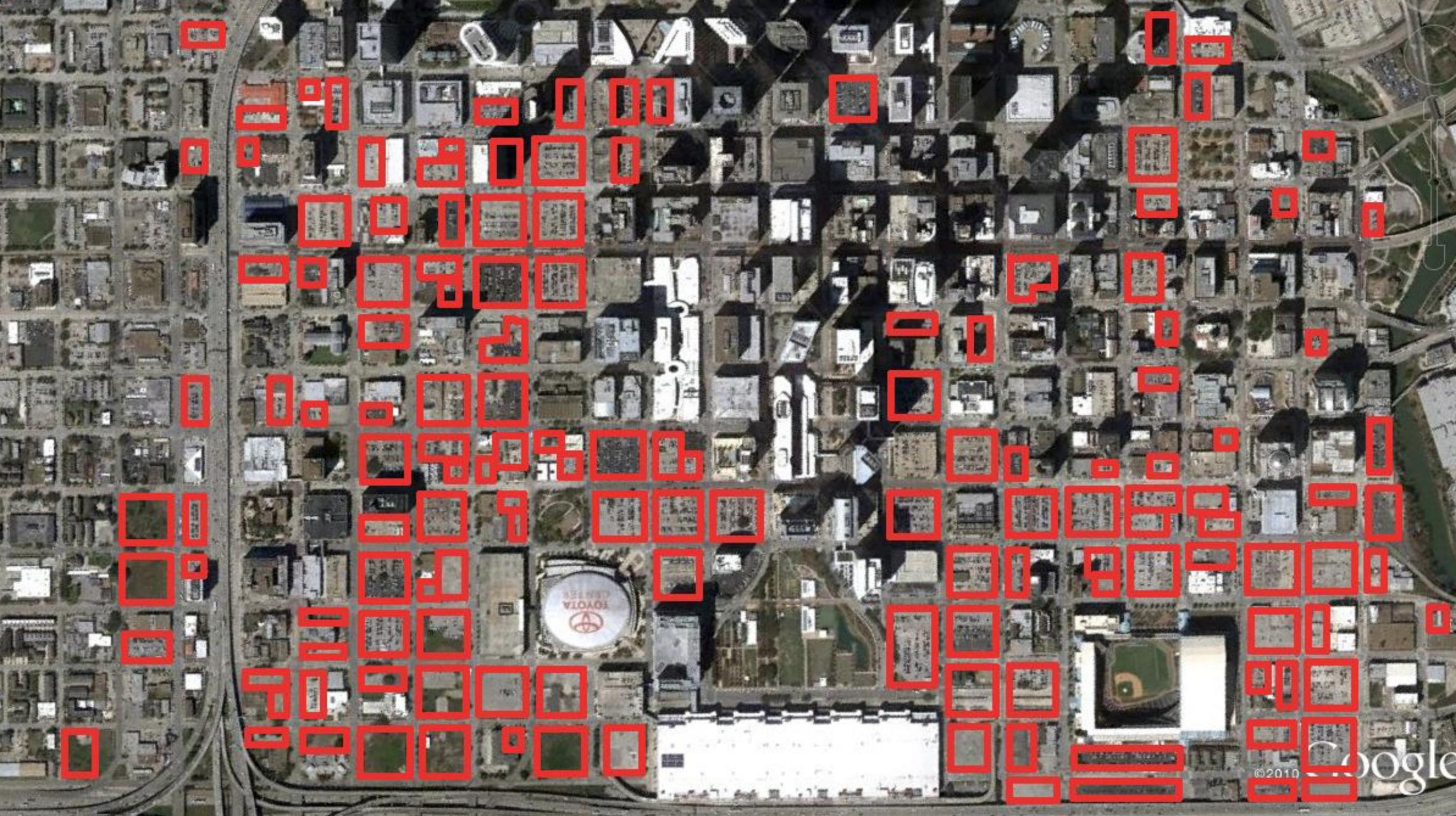
15

CALL 511

Activity	Average Happiness	Average Hours A Day
Sex	4.7	0.2
Socializing	4	2.3
Relaxing	3.9	2.2
Praying/Worshipping/Meditating	3.8	0.4
Eating	3.8	2.2
Exercising	3.8	0.2
Watching Tv	3.6	2.2
Shopping	3.2	0.4
Preparing Food	3.2	1.1
Talking On The Phone	3.1	2.5
Taking Care Of My Children	3	1.1
Computer/Email/Internet	3	1.9
Housework	3	1.1
Working	2.7	6.9
Commuting	2.6	1.6

2009 Urban Mobility Report, Texas Transportation Institute

<http://mobility.tamu.edu/ums/>





1 Pier 50 B, San Francisco, CA 94158
 450 Bryant St, Palo Alto, CA 94301

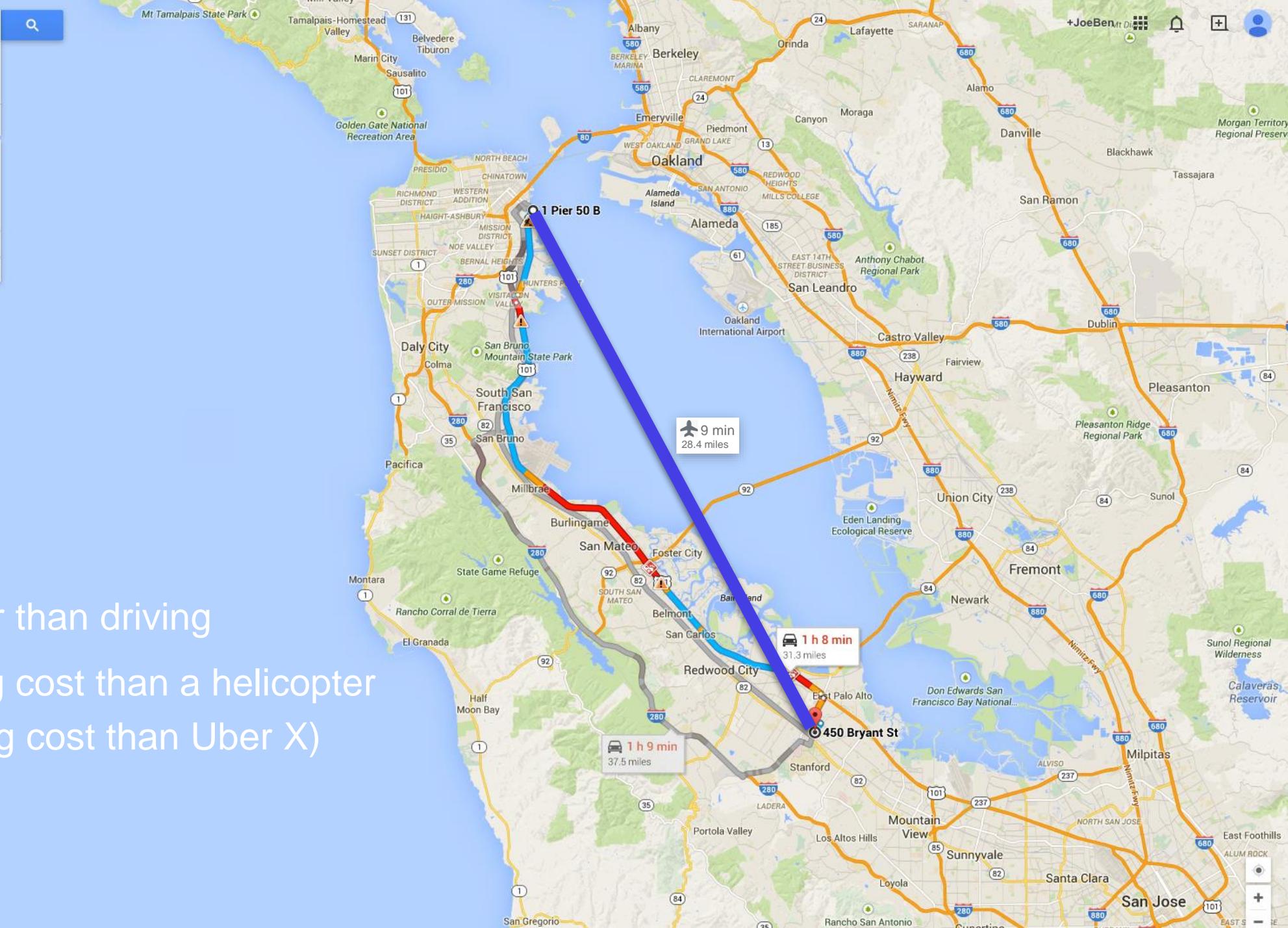
+ Route options

via US-101 S **1 h 8 min**
 42 min without traffic · Show traffic 31.3 miles

List all steps Preview steps

via I-280 S **1 h 9 min**

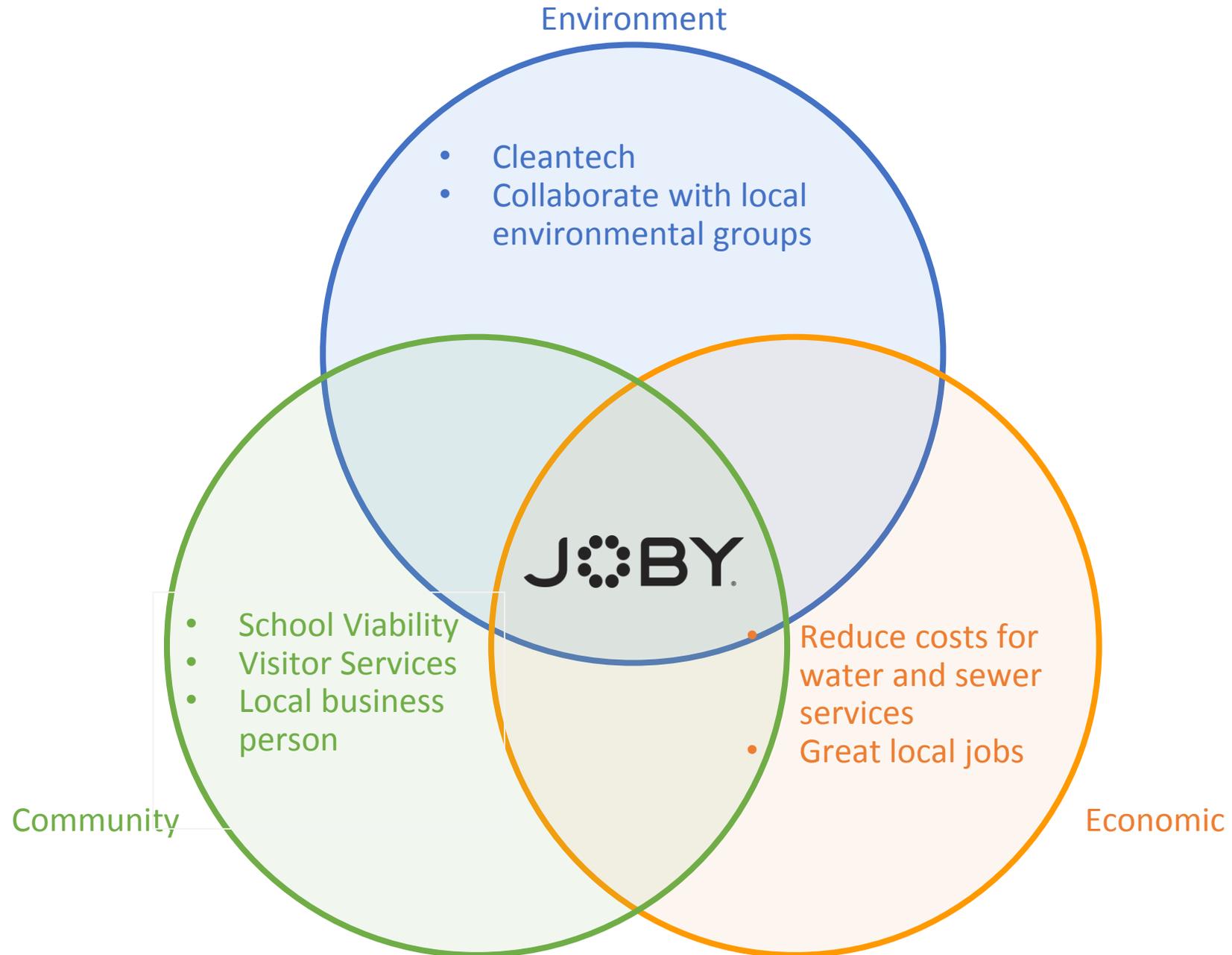
Local 1 h 18 min



5x faster than driving
 5x lower operating cost than a helicopter
 (lower operating cost than Uber X)









Joby Aviation is an inspired team of nature loving people that is working hard to improve the world. We care deeply about the North Coast and we want to stay here so that our prosperity accrues to this community. We cannot do it without your support.

Questions?



To save one billion people an hour a day



Preference Exercise & Comments

- Preference exercise
 - First preference 
 - Second reference 
- Alternative matrix
 - Record preferences and comments
- Flip charts - comments



Upcoming Steps in Process

What's to come

- Board of Supervisor Preferred Alternative Selection
- Environmental Review
- Final Board of Supervisors Hearing
- Coastal Commission Review and Hearing



Restoration and Reuse Plan

Questions and Comments



How to Stay Involved

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

Davenport Cement Plant





Davenport Cement Plant Restoration and Reuse Plan

