

# Davenport Cement Plant

Coastal Restoration and Reuse Plan

Community Workshop #1

Thursday, November 10<sup>th</sup>, 2016





# Agenda

COMMUNITY WORKSHOP #1

1. Introduction and Welcome
2. Project Overview and Timeline
3. Purpose of Proposed Restoration and Reuse Plan
4. Outreach Process
5. Site Opportunities and Constraints
6. Ideas and Issues Exercise
7. Prioritization Exercise
8. Next Steps

**Davenport Cement Plant** Restoration and Reuse Plan







## Project Site



**Davenport Cement Plant** Restoration and Reuse Plan





# Project Site History and Background



- Plant closed in 2010
- Provided community jobs
- Source of County revenue



**Davenport Cement Plant** Restoration and Reuse Plan



# Project Site History and Background



**Davenport Cement Plant** Restoration and Reuse Plan





# Project Site History and Background



**Davenport Cement Plant** Restoration and Reuse Plan



## Project Site History and Background

- Plant helped to build:
  - Pearl Harbor
  - Golden Gate Bridge
  - Panama Canal
  - SF after earthquake

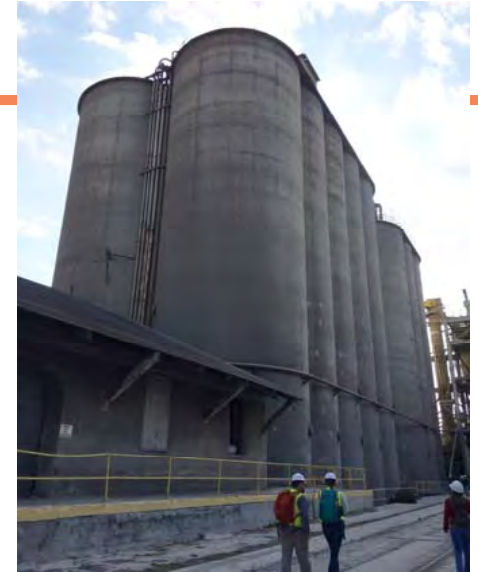


**Davenport Cement Plant** Restoration and Reuse Plan





# Existing Conditions



Davenport Cement Plant Restoration and Reuse Plan





# Project Objectives

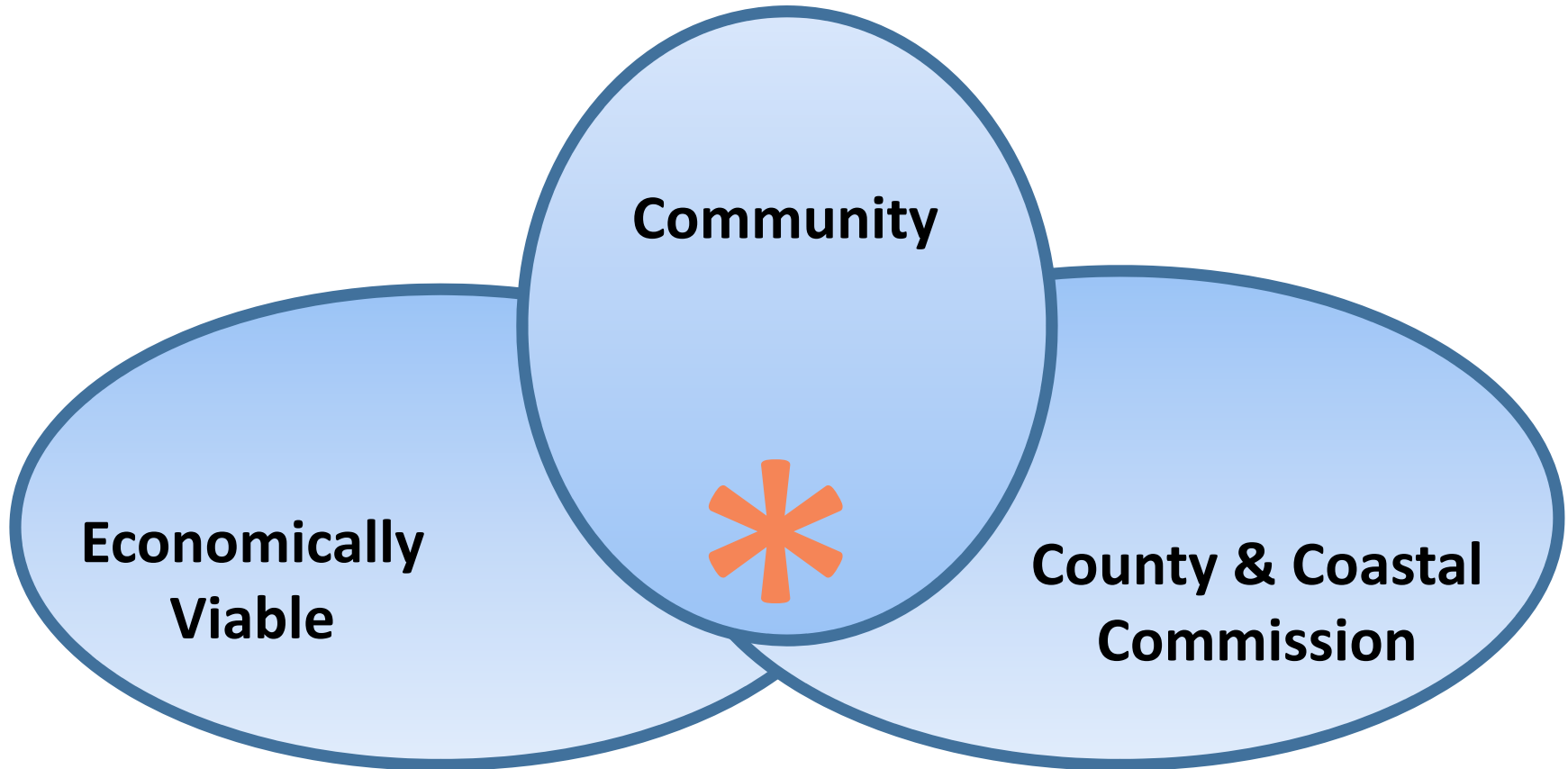
- Create economically viable alternatives to restore, reuse, to attract reinvestment
- Provide community benefits
- Future uses supported:
  - Community
  - County
  - Coastal Commission



**Davenport Cement Plant** Restoration and Reuse Plan



# Project Success



**Davenport Cement Plant** Restoration and Reuse Plan





## Project Timeline

1. Data Gathering and Analysis - Summer/Fall 2016
2. Reuse Options & Economic Analysis – Winter 2017
3. Community review of Reuse Options – Summer 2017
4. Draft Restoration and Reuse Plan – Winter 2017
5. BOS- Preferred Alternative Selection - 2018
6. Environmental Review - 2018
7. Adoption Hearings – 2019



# Outreach Process

## What we've done so far

- Site visit
- Stakeholders and focus group meetings

## What's to come

- Community workshop - alternatives
- Draft Restoration and Reuse Plan
- Public hearings





# Site Opportunities and Constraints

## Opportunities

- Access to open space areas and planned multi-use path
- Coastal access
- Beautiful and scenic coastal views
- Rich site history and historic resources
- Resource restoration
- Adaptive reuse
- Ag Use

## Constraints

- Biological resources
- Historic resources
- Infrastructure
- Site clean-up/contamination
- Demolition
- Topography



# Adaptive Reuse

## Taller de Arquitectura – Barcelona, Spain



Images sourced from architect, Ricardo Bofill, [RicardoBofill.com/La-Fabrica](http://RicardoBofill.com/La-Fabrica)

**Davenport Cement Plant** Restoration and Reuse Plan







# 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

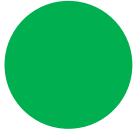
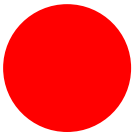


## Ideas and Issues – Community Input

- Future Uses
- Site Constraints and Environmental Issues
- National Monument Trailhead
- Circulation and Access
- Other Ideas and Issues



## Prioritization Exercise

- Green dots  = support for idea/use
- Red dots  = low priority/do not support





## Next Steps

- Background Report – Fall/Winter 2016/17
- Next Community Workshop – Spring 2017
- Draft Plan – Fall/Winter 2017



## 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

# Davenport Cement Plant







# Davenport Cement Plant Restoration and Reuse Plan





## Future Uses

### Potential Opportunities/Ideas

- National Monument Trailhead
- Educational uses
- Adaptive reuse of tower structure and silos
- Visitor-serving uses
- Light industrial uses
- Live-work opportunity
- Honor site history, yet look toward the future



## Davenport Cement Plant Restoration and Reuse Plan



## Site Constraints and Environmental Issues

- Site clean-up
- Lack of maintenance
- Coastal access
- Contaminants on-site
- Railroad tracks
- Topography
- CKD piles
- Water/sewer problem
- Demolition
- Vegetation removal
  - Biodiversity hot spot
- Wetlands on-site
- Public facilities needed
- Sustainably use natural features
- Impacts of the monument





## National Monument Trailhead

- Centerpoint for public coming into the area – provide a visitor/trail center
- Hub for beach and trail access
- Gateway
- Parking and public bathrooms are necessary
- Share history of North Coast



## Circulation and Access

- Access to site and across Highway 1
  - Overpass or tunnel
- Is a traffic study needed?
- Need parking and access for trails to the north
- Shuttle?
- Site gateway for access
- Bike network
- Connect Old and New Town