

DAVENPORT CEMENT PLANT

Community Workshop #1 Summary

Thursday, November 10th, 2016

Approximately 90 community members attended a workshop held at the Swanton Pacific Little Creek House on Thursday, November 10th, from 6:00 – 8:00 p.m. This event was the first public community outreach meeting for the project. The evening, facilitated by the County's Restoration and Reuse Plan consultants RRM Design Group, began with a general project overview and review of the project's projected timeline and outreach process, as well as a brief history of the Cement Plant. Site Opportunities and Constraints were presented before further discussion of ideas and issues concerning the site.

A group brainstorming exercise followed the presentation, allowing community members to voice their ideas, issues, and concerns on key topics. The topics were organized into five categories.

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

During the brainstorming exercise community comments were recorded on the five topic banners. Upon completion of the brainstorming exercise, each participant was given 15 green and three (3) red sticker dots. The green dots were used to show support for the idea, use, or concern while the red dots represented low priority or items not favored.



Top priority items included ideas about potential future uses of the site, ranging from visitor-serving uses, preservation and protection of land, low-impact industrial uses, public safety services, and/or educational/informational component(s), amongst various other propositions. Site constraints and environmental concerns arose in regards to on and off-site circulation and traffic, impact to surrounding communities, and school and emergency service capacities. With regards to the potential National Monument Trailhead the community expressed a special desire for providing parking, bathrooms, and visitor center on the CEMEX site, while also stressing the importance of limiting capacity, access, and impacts to the site and surrounding area. Accessibility was a major theme brought to light, with the need for safe pedestrian access across Highway 1, as well as integrating a multiuse trail system, creating a Circulation Management Plan, and improving regional transit. The brainstorming exercise informed the Reuse Plan Team of the community's interests and priorities and will help guide and shape Reuse Plan alternatives for the Cement Plant site.



The workshop comments have been organized by topic below and attached are the Idea and Issues Brainstorming Exercise Comments and recordings:



General Comments - Written Comments Submitted

1. Assurance of water rights for the town and property ultimate use(s)
2. Bring tax base back
3. No 24-hour lighting
4. Any use should have sustainable power systems
 - Example: solar or wind
5. Assure proper zoning according to use

6. Keep character of area and town intact
7. Perhaps a permit system to limit capacity and impact on adjacent property access
 - *This pertains to possible open space trail use and access*
8. There are very little affordable farmworker accommodations
9. With more people coming to area, safety and security for neighborhoods a concern
10. Day use only for adjacent trail access
11. Would prefer no camping on-site
12. Any intended reuse should be cohesive with the surrounding environment of the plant
13. Tremendous opportunity for green technology, climate, and nature education, regardless of monument
14. Ensure Warnella crossing is kept open, as it is the safest access
15. Several of the suggested uses for this site may be feasible, if it became an education facility.
16. Concern about sewer and water
 - *Specifically, that Davenport residents would pay more than what is presently paid*
17. Nice presentation
18. Well organized
19. Good first meeting, thank you for encouraging us to think big
20. Museum to honor historical use of the plant – maybe use the hospital?
21. Water rights issues need to be determined prior to usage decision
22. Plan should include a diverse range of uses based off:
 - *Minimizing additional traffic impacts to Highway 1 and the local community on the weekends*
 - *Minimizing disturbance to the residents of Davenport, while bringing some additional benefits*
 - *Economic feasibility to create some tax revenues that can help support community and County services*
23. Good site or portion of for Research and Development with potential positive benefits
 - *Majority of additional traffic would occur during the week and be relatively light during the weekend. The amount of additional traffic for the economic revenue generated would likely be less than other types of uses.*
 - *Bring more consistent flow of business to the local eateries and provide the County with jobs.*
 - *A successful business could generate significant additional tax revenues.*
 - *The type of R and D JoBen Bevirt proposed with his flying car and any associated manufacturing might be unobtrusive to the community. Probably would be all indoors and not polluting or use large amounts of water. Factors such as noise levels and disturbance could be controlled.*
 - *The strong motivation to keep the business local might mean that they would be more willing to put additional resources towards re-developing a portion of the site.*
 - *Having interest in the site sooner, rather than later would help get the site up to better environmental standards more quickly.*
 - *If a company did outgrow the site, then having reasonable restrictions for noise, traffic, pollutants should help mitigate the concern voiced about “what if they left?”*
24. Two alternatives
 - *Alternative One: JoBen Bevirt to use entire site for Research and Development proposal*
 - *Alternative Two: A diversified approach that includes Light Manufacturing, commercial uses, and public amenities (trailhead, parking, restrooms, small visitor center and/or museum, trail connection between New and Old Town, and/or community center)*
25. Trade school to allow for hands on learning
26. A temporary log delivery yard

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		GREEN DOTS	RED DOTS
CATEGORIES		Support 	Low Priority 
Future Uses			
Emergency Services and Operations and Public Safety		28	0
Keep agriculture land Agriculture		27	0
Solar/Biomass/wind energy sources		27	2
History Museum		24	0
Conference Center – Educational o <i>Asilomar</i>		22	0
Community Center		21	0
Extend bike trail		21	1
Farmers Market		19	0
Research and Development Facilities (Joby Aviation)		27	8
Horse and trailer staging		18	0
Small scale manufacturing/ Light manufacturing incubator space		23	6
Community garden/victory garden		16	0
Cal Fire needs		15	0
Park		15	0
Grocery store		14	1
Live-work space		14	1
Post Office		13	0
Bike shuttle		13	3
Mixed-use/climate education theme		12	0
Farmworker Housing		12	0
Retail and restaurant uses o <i>Local food produce</i>		12	1
Native American cultural center		12	2
Bathrooms/Parking (see also National Monument category)		10	0
Like Marin Headlands Center for Arts		10	2
Mid-scale Food Processing		9	0
Educational use		9	0
Pool		8	0
Use tower for cell service and/or navigational purposes		8	0
Visitor accommodations (see also Visitor Center under National Monument)		8	2
Movie production		8	3
Health Clinic		7	0
Agricultural infrastructure and services		7	0
Variable uses		7	0
Recycle Center/local feed stock		6	0
Botanical gardens/museums o <i>Ecotourism</i>		6	0
Dog park		6	2
Downhill mountain bike		15	9

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		
CATEGORIES	GREEN DOTS Support 	RED DOTS Low Priority 
Future Uses Continued		
Adaptive reuse/working museum o <i>CEMEX equipment</i>	5	0
Compost production	4	0
Restoration/Open Space/Restore	4	0
Frisbee golf	4	4
Fire lookout/station	3	0
Fiber optic cable	2	1
Eco-resort	1	3
Senior housing	0	1
Restaurant at top of tower	5	7
Camp site	12	15
Marijuana plant	4	15
Medical Marijuana Research and Development	0	15
Desalination Plant	0	20
Homeless Shelter	2	27
Site Constraints and Environmental Issues		
Consider impacts to region	19	0
Carrying capacity should be considered	14	0
Buffer for New Town - park/open space	11	0
Fire and smoke camping issues	7	0
School Capacity	7	0
Environmental protections o <i>Local/State</i> o <i>Non-EPA</i>	7	0
Limitation of existing emergency services	7	1
Potential noise and/or smell of Industrial uses	2	2
Study traffic/bikes/pedestrian	1	0

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		
CATEGORIES	GREEN DOTS Support 	RED DOTS Low Priority 
National Monument (adjacent open space)		
Limit capacity/access/impacts	19	0
Bathrooms (see also Future Uses)	17	0
Visitor Center <ul style="list-style-type: none"> o <i>Bring trailheads to site</i> 	16	4
Parking (see also Future Uses)	6	0
Circulation and Access		
Safe access to Coast across Highway 1	24	0
Look at Warnella crossing	23	0
Corridor from New Town to Old Town (safety for children)	15	0
Integrated trail planning - multi-use	15	0
Connectivity to Rail Trail <ul style="list-style-type: none"> o <i>Fund Rail Trail to extend to Cement Plant</i> 	8	0
Problem with uncontrolled left turns into Cement Plant - from the southbound direction	7	0
Improve regional transit	6	0
Overall Circulation Management Plan <ul style="list-style-type: none"> o <i>Including pedestrians, bikes, and cars</i> 	6	0
Class I bike trail	8	2
Other Potential Opportunities		
Fiber optics	2	0
Net-zero energy	2	0
Gas line on-site	2	2