VI
LAND USE ALTERNATIVES AND DESIGN GUIDELINES

VI LAND USE ALTERNATIVES

Asilomar Hotel and Conference Grounds features lodging and amenities in a similar setting

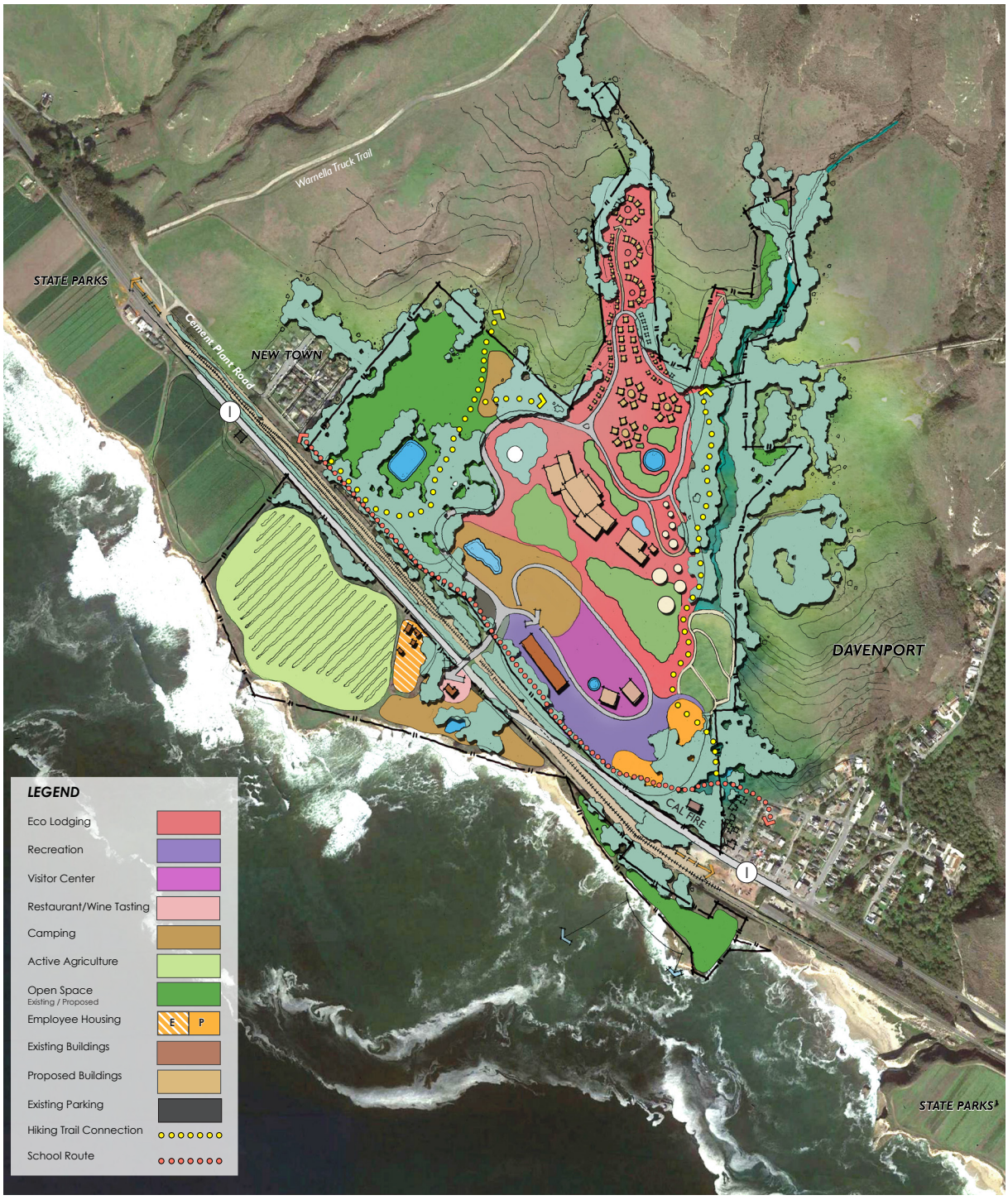
CHAPTER VI – LAND USE ALTERNATIVES AND DESIGN GUIDELINES

The process has involved the creation of three viable alternatives that could accomplish the goals outlined in Chapter IV Purpose of the Plan. The key County objective is to identify a future use that can be supported by the County, the community, and the Coastal Commission, and would stimulate reinvestment in and redevelopment of the site. The three land use Alternatives outlined below were developed based on feedback received from meetings with stakeholders, assessing the site's constraints and opportunities, receiving input from the community, and assessing the economic viability of different uses for the site. It is important to note that the Alternatives are concept level alternatives and the exact locations of a land use on one Alternative could be modified to reflect another Alternative. The quantity and mix of land uses of the current Alternatives have been tested for economic viability.

A. ALTERNATIVE 1: ECO LODGING AND VISITOR SERVING

Alternative 1 is envisioned as an upscale lodge with a variety of overnight accommodations having a health and wellness emphasis. ThIS alternative also includes high priority, visitor-serving uses. The Alternative 1 program includes:

- An Eco-Lodge
  - 100 rooms
  - 25 tent cabins
  - Restaurant serving the lodge
  - 15,200 sf event/retreat space
  - 100 camp sites including camp amenities such as restrooms and a camp store
- Amenities
  - Spa, health, and wellness yurts
  - Wedding and private retreat facilities
- 30 units of employee housing
- A visitor center, public restrooms, and public parking
- Emergency service storage facility
- Public trails



ALTERNATIVE 1 - ECO LODGING AND VISITOR SERVING

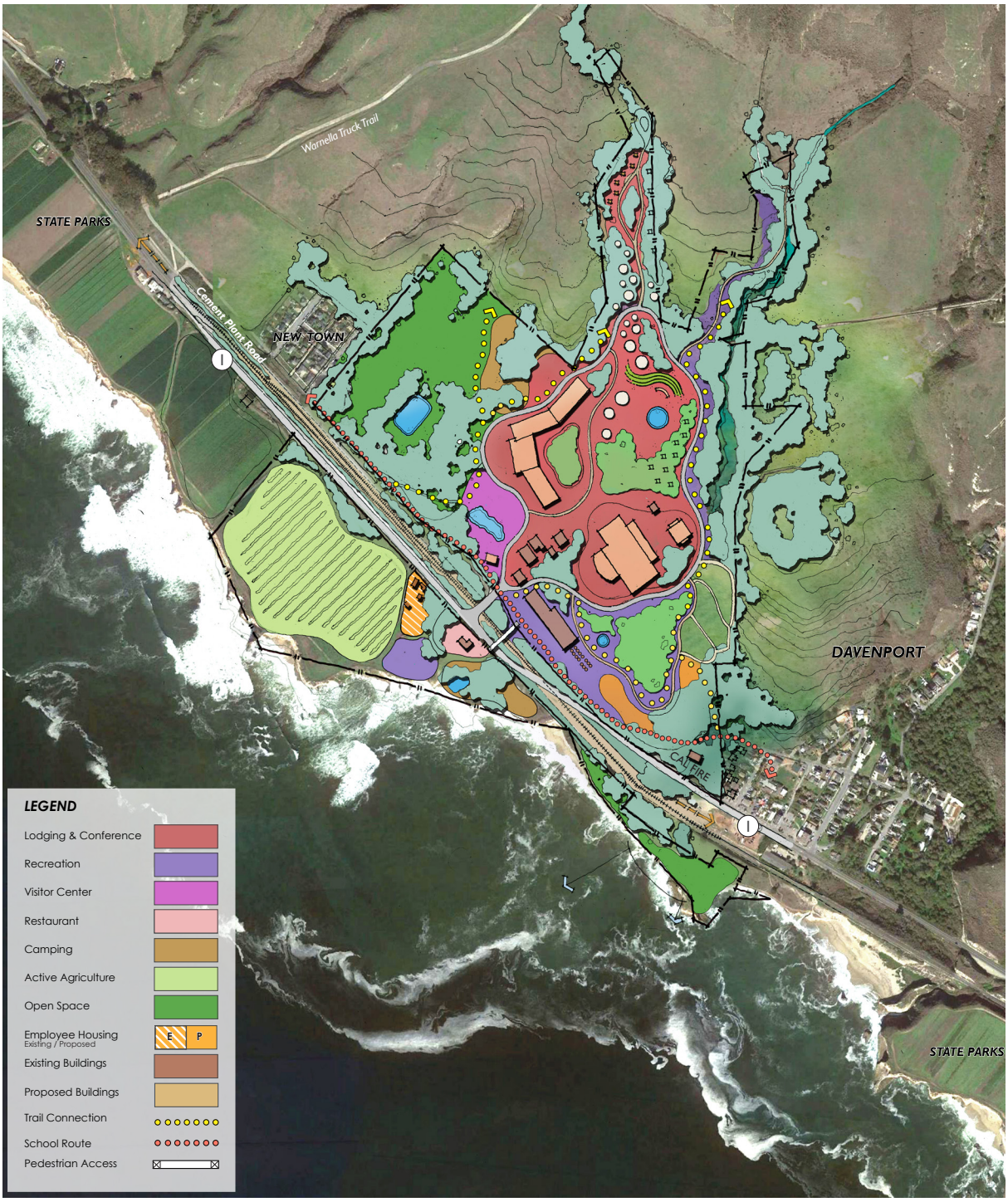
ALTERNATIVE 2: RECREATION-ORIENTED VISITOR-SERVING

Alternative 2 includes a recreation-oriented lodge with a focus on outdoor recreation/activities including, but not limited to, biking, hiking, a ropes course, water sports, and ziplining. The program for this alternative also incorporates a conference center, event spaces, and high-priority, visitor-serving uses. The Alternative 2 program includes:

- Recreation-Oriented Lodge
  - 200 rooms
  - 75 cabins
  - 25 tent cabins
  - 50 campsites and camp amenities such as restrooms and a camp store
  - Restaurant serving the lodge
- Spa
- Recreational uses
  - Hiking, biking, ropes courses, water sports, and/or ziplines
- 30,000 sf Conference Center that can accommodate
  - Weddings
  - Corporate/Academic meetings
  - Recreational events
- Retail and recreational facilities
- Restaurant in Crocker Hospital
- 50 units of employee housing
- A visitor center, public restrooms, and public parking
- Emergency service storage facility
- Public trails

Cabin example

Yurt example



ALTERNATIVE 2 - RECREATION-ORIENTED VISITOR SERVING

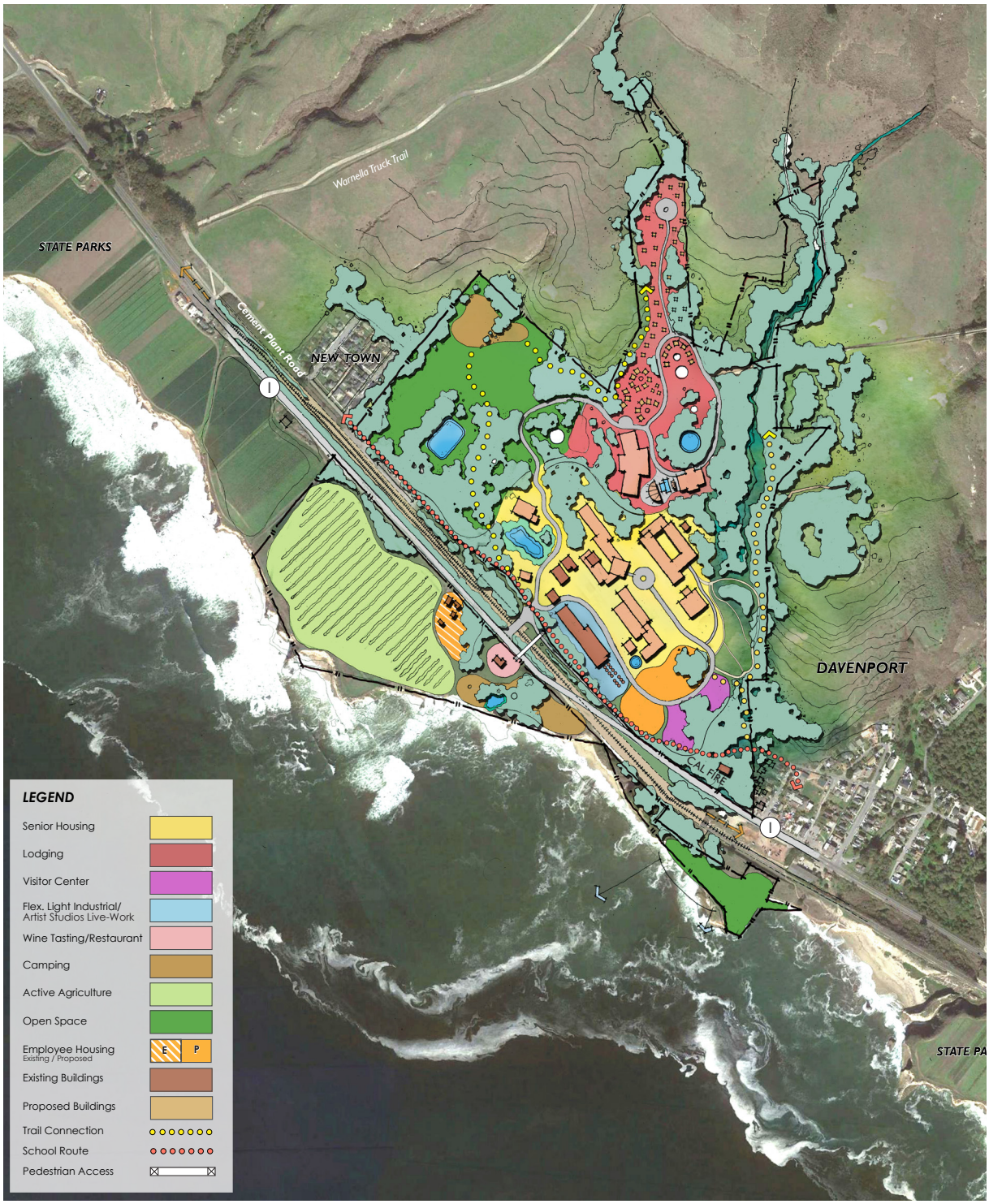
ALTERNATIVE 3: SENIOR HOUSING AND VISITOR-SERVING

Alternative 3 combines senior housing, a lodge, and clean light industrial/flex space. The light industrial/flex space is meant to serve as local artist maker space and clean technology space. High-priority, visitor-serving uses are also provided. The Alternative 3 Program includes:

- Independent senior housing (300 units)
- Lodging
  - 100 rooms
  - 100 cabins
  - 50 campsites and camp amenities such as restrooms and a camp store
  - Restaurant serving the lodge
- Spa
- 30 units of employee housing
- Wine Tasting/Restaurant in Crocker Hospital
- 226,400 sf of light industrial/ flexible/ artist maker space
- A visitor center, public restrooms, and public parking
- Emergency service storage facility
- Public trails

Tent cabin example

Senior Housing



ALTERNATIVE 3 - SENIOR HOUSING AND VISITOR-SERVING

VI DESIGN GUIDELINES

Design guidelines aim to ensure high-quality development

DESIGN GUIDELINES

Davenport has a unique coastal identity and character. While it is important to maintain a compatible setting, it is equally important to strive for quality development. To attain a complementary and high-quality development, the Restoration and Reuse Plan includes design guidelines to inform development decisions of future proposals. These design guidelines are recommended site-wide and will be included in the proposed Local Coastal Program amendments.

Delineate pedestrian paths and connections

Permeable surface for bike parking

1. The on-site pedestrian circulation network should be linked to New Town, the Davenport area, and surrounding public open spaces.

2. Identify pedestrian areas with special treatments to avoid pedestrian and vehicle conflicts and to encourage pedestrian activity.

3. Screen storage, dumpster, and service areas from public view with fencing, walls, and/or landscaping.

4. Parking lots should be screened from public roads.

5. Parking lots should provide electric vehicle charging stations and motorcycle parking.

6. Enclosed bicycle parking/storage areas should be provided.

7. Use permeable surfaces where possible to reduce off-site drainage flows wherever possible.

Stone wall complements site character

Interpretive signs tell the story behind a place

8. Open space and landscaped areas should be an integral part of the project and not left-over areas of the site.

9. Common open space areas should utilize existing natural features and be oriented for maximum benefit of sunlight and views.

10. Construction techniques should be implemented to protect bluffs and hillside from erosion.

11. Provide designated areas for pets to avoid native habitat areas.

12. A comprehensive way-finding signage program, including interpretive signs, should be developed for the site. The signs should be low profile.

13. Walls and fences should complement the overall building, site, and community character and context.

14. The use of chain link fencing is discouraged. If chain link fencing is necessary, incorporate design elements, such as landscaping, to make it more attractive.

15. The reuse and rehabilitation of historic structures on the site shall comply with the Secretary of the Interior Standards for Rehabilitation.

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