



# Economic Development Plans





The Crescent City Harbor District, Del Norte County, is located on the boundary of the UNESCO World Heritage Site #134 - Redwood National and State Parks.

The UNESCO website describes the area as “covered with a magnificent forest of coastal redwood trees, the tallest and most impressive trees in the world. The marine and land life are equally remarkable, in particular the sea lions, the bald eagle and the endangered California brown pelicans”

U.S. Highway 101, the only North/South highway in Del Norte County, runs along the eastern edge of the Harbor District. Redwood National and State Parks operates Visitor Centers and Campgrounds both north and south of the Harbor District. Hundreds of thousands of park visitors pass by the Harbor entrance every summer season.

From movie classics like Jurassic Park and Star Wars to the Netflix 2018 filming of ‘Bird Box’, film makers have recognized the unique appeal of Del Norte’s Redwood forests and rocky coastline.

Unfortunately, as is the case in many beautiful tourist areas, there are limited employment opportunities for local residents. The population of Del Norte County has been declining since 2014. The number of local residents is now the same as the number of people who lived here in 2007.

The Crescent City Harbor District and the Friends of the Harbor, a 501 c 3 nonprofit group, have made a commitment to providing employment opportunities for the residents of Del Norte County.

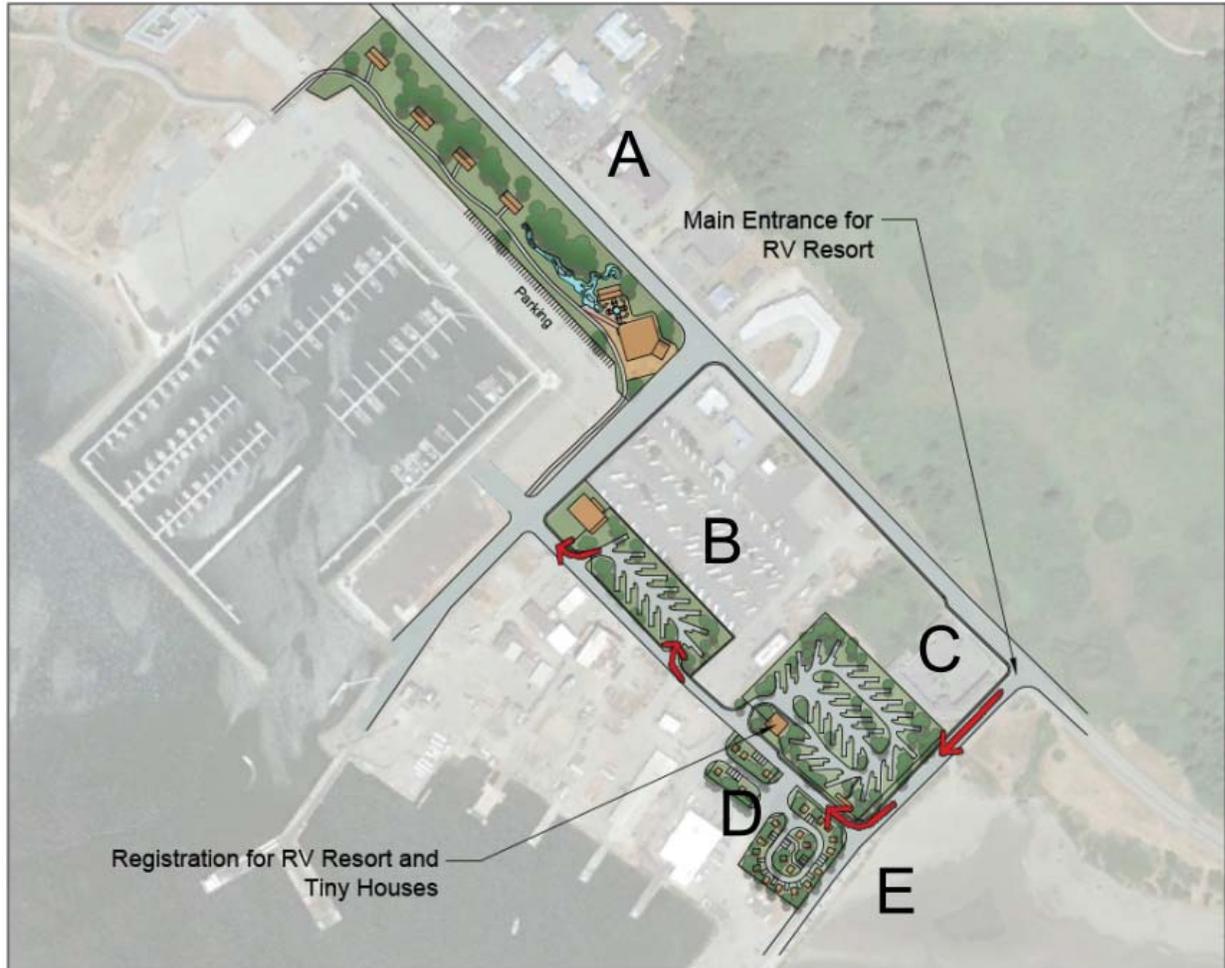
Fortunately, the Harbor District is located in a New Markets Tax Credit program eligible census tract. In 2018, Governor Brown selected the census tract in which the District is located as an Opportunity Zone , which makes projects in the District eligible for Opportunity Fund investments.

**For more information contact:**

Charlie Helms - CEO  
Charlie@CCHarbor.com  
(707) 464-6174 Ext. 7



# Three Development Projects



The Crescent City Harbor District along with the support of the Friends of the Harbor, a 501 c 3 organization, is seeking funding for three economic development projects. The projects are:

- Redwood Harbor Village Tourist Lodging. The Redwood Harbor Village will offer tent camping sites, yurts, a bike hostel, tiny homes and RV spaces. The Village is located across from South Beach, a sandy beach that stretches for three miles from the harbor down to the Enderts Beach overlook.
- Tsunami Experience Center/Vertical Evacuation Center. The Tsunami Experience offers a hands-on tsunami learning environment. The Experience will have a 48 seat 3D/4D theater, a café and souvenir shop. The Experience will also serve as an Evacuation Center for the tourists in the hotels and RV Parks within 1,000 feet of the Center along with people who work in the Harbor District.
- Redwood Village Inn. The 60 room hotel will be located on Anchor Way with views of South Beach or the Outer Harbor from every room. A breakfast buffet will be offered daily for guests.

The three planned economic development projects, when completed, will provide over 65 new jobs in Del Norte County.



# Project I - Redwood Harbor Village



A tourist-serving lodging development will provide tent camping sites, yurts, a bike hostel, tiny homes and RV sites. Redwood Harbor Village will provide multiple bath houses, guest laundry facilities and a registration center with event space for guests. The Village is located across Anchor Way from South Beach, a sandy beach that stretches south for three miles.

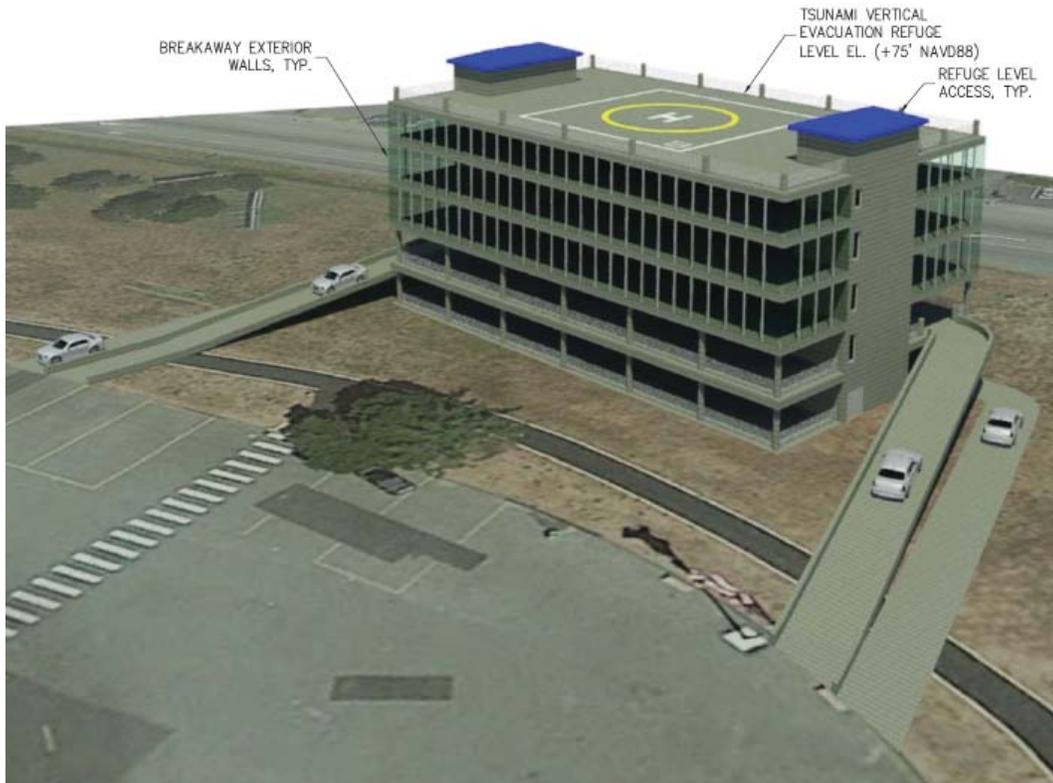
**Construction cost estimate:** \$5,200,000

**Projected opening staff:** 4 full-time; 40 Part-time apportioned among the three projects

	Gross Revenue	Net Revenue
Year 1	\$739,372	\$137,590
Year 2	\$946,567	\$344,785
Year 3	\$1,150,561	\$548,779



# Project II - Tsunami Experience



The Tsunami Experience Center/Vertical Evacuation Center provides a hands-on learning experience for anyone interested in the science of tsunamis and will provide refuge to anyone in the area during a tsunami event.

Crescent City is Tsunami Central on the West Coast of the Lower 48 States. Downtown Crescent City was destroyed in 1964 by a tsunami generated by the Good Friday earthquake in Alaska. The Harbor suffered major damage from a tsunami in 2006 and was completely destroyed by a tsunami in 2011.

The Tsunami Experience Center will have a 48 seat 3D/4D theater. The theater will offer films on marine life, the coastal experience, and the redwood forest. In addition to hands-on exhibits, the Experience will have a café featuring local North Coast cuisine and a souvenir shop offering hand crafted works from local artisans.

The Experience will also serve as a Vertical Evacuation Center to serve the tourists staying in the hundreds of hotel rooms and RV spaces within 1,000 feet of the Harbor along with people employed in the Harbor District.

**Construction cost estimate:** \$12,500,000

**Projected opening staff:** 4 Full-time; 40 Part-time apportioned among the three projects. The Tsunami Experience will have an additional 21 dedicated staff members.

	Gross Revenue	Net Revenue
Year 1	\$2,011,453	\$521,508
Year 5	\$2,235,450	\$745,505



# Project III - 60 Room Inn



The Redwood Harbor Inn offers guests a unique lodging experience in Redwood Country. Located steps from South Beach, guests can enjoy the sounds of the surf or stroll the miles of beach at their doorstep. Views from south facing rooms are of the beach and coastal mountains. Views from the north facing rooms are of the working commercial fishing port.

**Construction cost estimate:** \$8,400,000

**Projected Opening Staff:** 4 Full-time; 40 Part-time apportioned among the three projects

	<b>Gross Revenue</b>	<b>Net Revenue</b>
<b>Year 1</b>	\$1,298,820	\$427,478
<b>Year 3</b>	\$1,375,155	\$503,341
<b>Year 5</b>	\$1,549,035	\$677,693