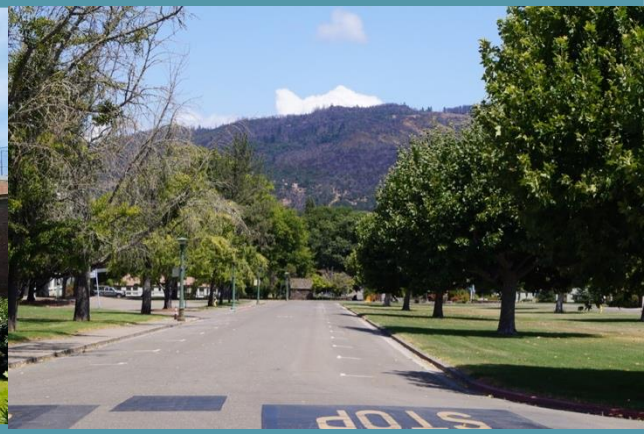
County of Sonoma

Sonoma Developmental Center Specific Plan







Board of Supervisors
County of Sonoma
January 25, 2022

SDC SPECIFIC PLAN
OUR VALLEY OUR FUTURE

Introduction

Overview

- State legislation
- County/State partnership
- County planning
  - Planning Advisory Team

Project Team

- Brian Oh, Bradley Dunn, Ross Markey & Eduardo Hernandez (Permit Sonoma)
- Rajeev Bhatia, Jossie Ivanov, Helen Pierson, Tania Carlone & Jim Heid (Consultant team)

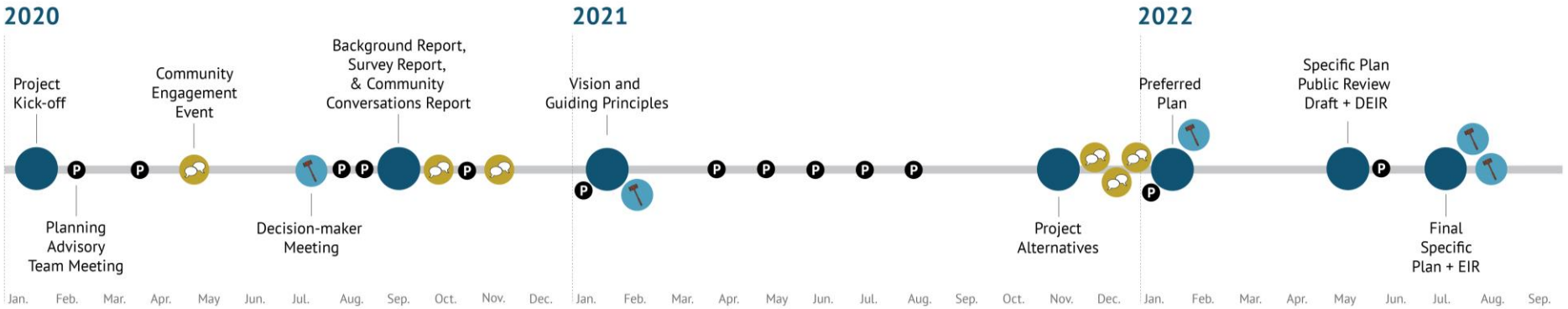
SDC SPECIFIC PLAN OUR VALLEY OUR FUTURE

Agenda

- Schedule
- Workshop
  - Staff Presentation
  - Board Discussion

SDC SPECIFIC PLAN OUR VALLEY OUR FUTURE

Project Timeline



March 2022 - Community Workshop #1 of 2 to draft Specific Plan policies and programs

April 2022 - Community Workshop #2 of 2 to finalize Specific Plan policies and programs

June 2022 - Publish draft Environmental Impact Report (EIR) and Specific Plan

July 2022 - Public Hearing on draft EIR

Aug 2022 - Publish final Specific Plan/EIR; Present recommendation to Planning Commission on final Specific Plan/EIR

September 2022 - Adoption of Specific Plan, Certification of final EIR by Board of Supervisors

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A Legacy of Care and Service

- 1,900 jobs
- 3,700 clients and their families
- Eldridge Cemetery (existing)



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State Legislation (2019)

- Responsibilities: Specific Plan by the County & Disposition process by the State
- Open space preservation
- Prioritize housing, particularly affordable housing and housing for people with developmental disabilities
- Economic feasibility

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Vision

The former Sonoma Developmental Center is reinvigorated as a **vibrant and sustainable community** in the heart of Sonoma Valley. A **mixed-use, pedestrian-oriented core** provides a diverse array of housing choices, and serves as a **magnet of innovation, research, education, and visitation**. The surrounding open spaces flourish as natural habitats and as **agricultural and recreational land** linked to regional parks and open space systems. Development builds on the site's rich historic **legacy while meeting contemporary needs, emphasizing resiliency and sustainable building practices**. Civic uses, community gathering places, and events attract visitors from Glen Ellen, Eldridge, and the broader Sonoma region, making the center **a hub of community life** in Sonoma Valley.

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Guiding Principles

1. Promote a Vibrant, Mixed-Use Community
2. Emphasize a Cohesive Sense of Place and Walkability
3. Integrate Development with Open Space Conservation
4. Balance Redevelopment with Existing Land Uses
5. Promote Sustainability and Resiliency
6. Support Housing Development and Provide a Variety of Housing Types
7. Balance Development with Historic Resource Conservation
8. Promote Multi-Modal Mobility
9. Ensure Long-Term Fiscal Sustainability
10. Embrace Diversity

SPECIFIC PLAN
OUR VALLEY OUR FUTURE

Regional Context



Chauvet, Glen Ellen



Old Elm Village, Petaluma

Redevelopment Constraints Considerations - Summary

- State Legislation
- Vision and Guiding Principles
- Regional Context
- Specific Plan requirements
- Site costs

Infrastructure/rehab costs (in millions)	
Utility Costs	60.2-62.6+
Demolition	14.5-16.3
Historic preservation of Main Building (designated landmark)	17-32
Historic preservation of Sonoma House (designated landmark)	1.6

Construction Costs ($/square foot)	
Residential	
Adaptive reuse (residential)	$463-639/sf
New construction (residential)	$349-396/sf
Affordable Housing cost after $60k/unit subsidy (avg)	$316/sf (or 316k/unit assuming 1,000 sf units)
Non-residential	
Adaptive reuse (office, public)	$312-506/sf
New construction (office, public)	$396/sf
New construction (commercial)	$448/sf

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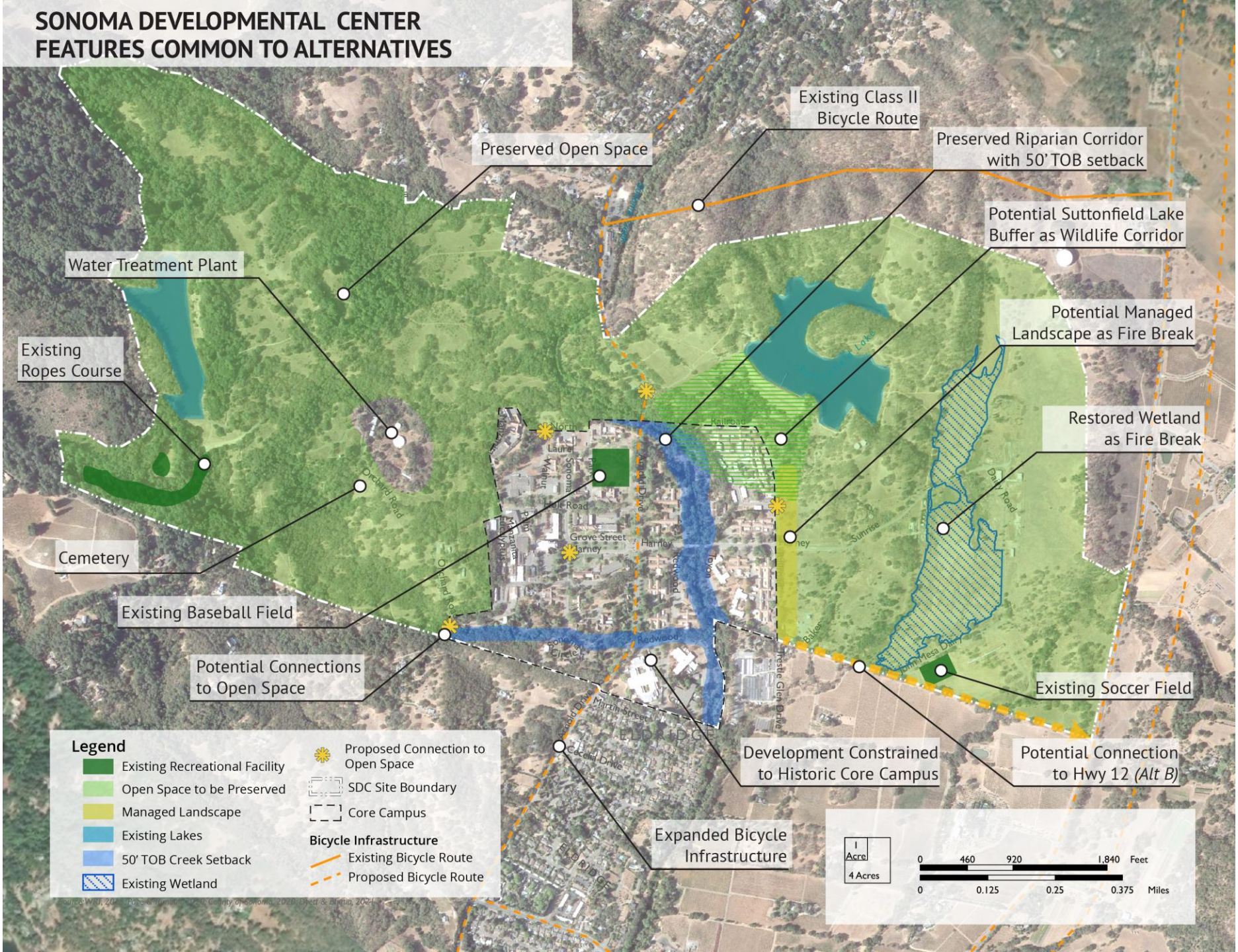
Community Input on Alternatives

TABLE 4.1-1: ALTERNATIVES OVERALL COMPARISON							
Alternative	Total Housing Units (Including Affordable)	Affordable Housing (Inclusionary and Additional)	Jobs	Preserved Building Area (sf)	Total Building Area (sf)	Recreational Open Space (acres)	Buffer Open Space (acres)
Historical SDC	3,700 (clients)	-	1,900	372,000	1,697,000	4.8	23.5
Alternative A: Conserve and Enhance	990	240	610	339,000	1,571,000	8.0	29.0
Alternative B: Core and Community	1,290	310	590	242,000 (342,000)	1,860,000	5.5	35.0
Alternative C: Renew	1,190	280	1,080	181,00 (249,000)	1,939,000	5.0	41.0

Key issues: Housing affordability/density, wildlife corridor, visitor serving and traffic impacts

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SONOMA DEVELOPMENTAL CENTER
FEATURES COMMON TO ALTERNATIVES

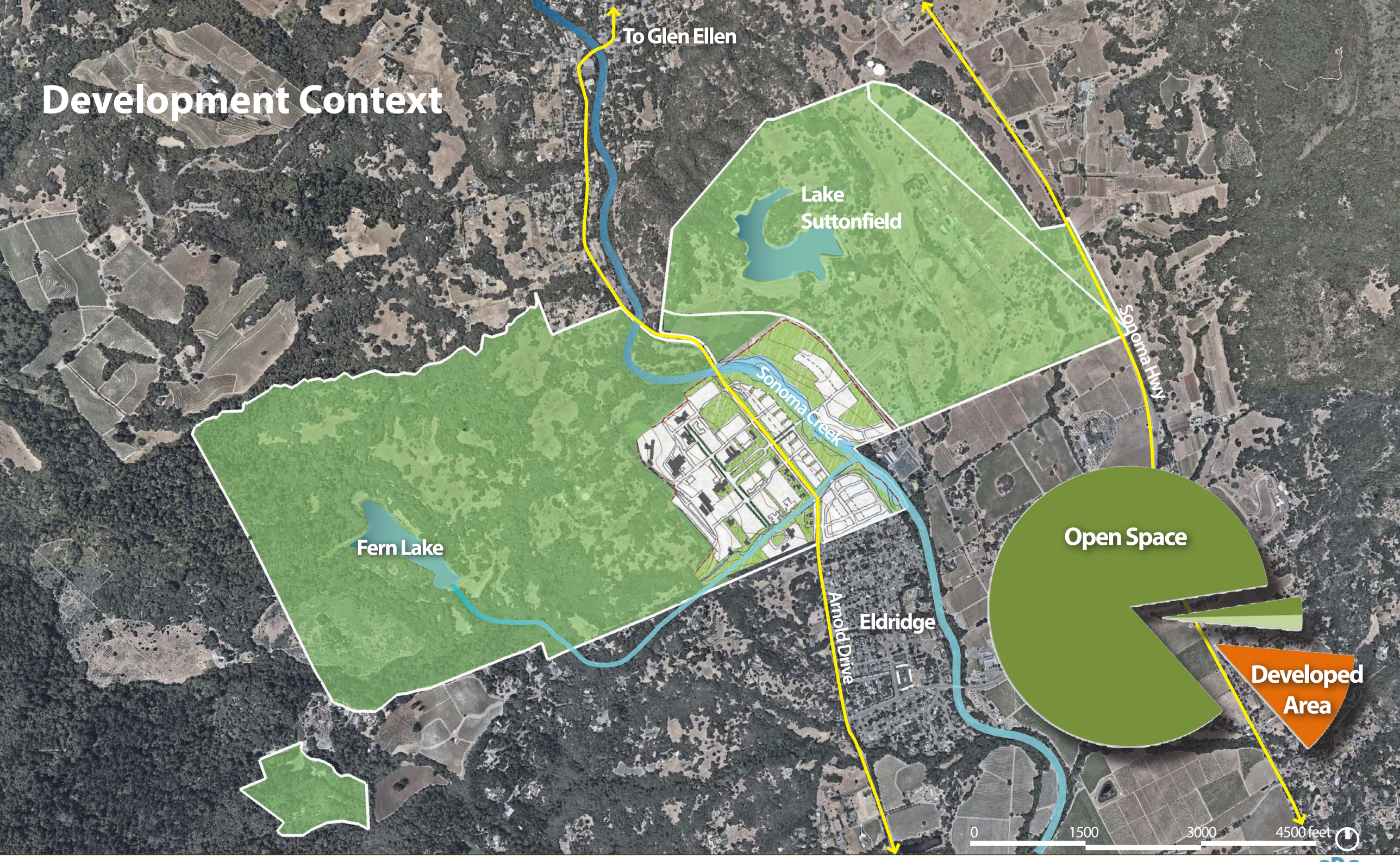


Sonoma Developmental Center

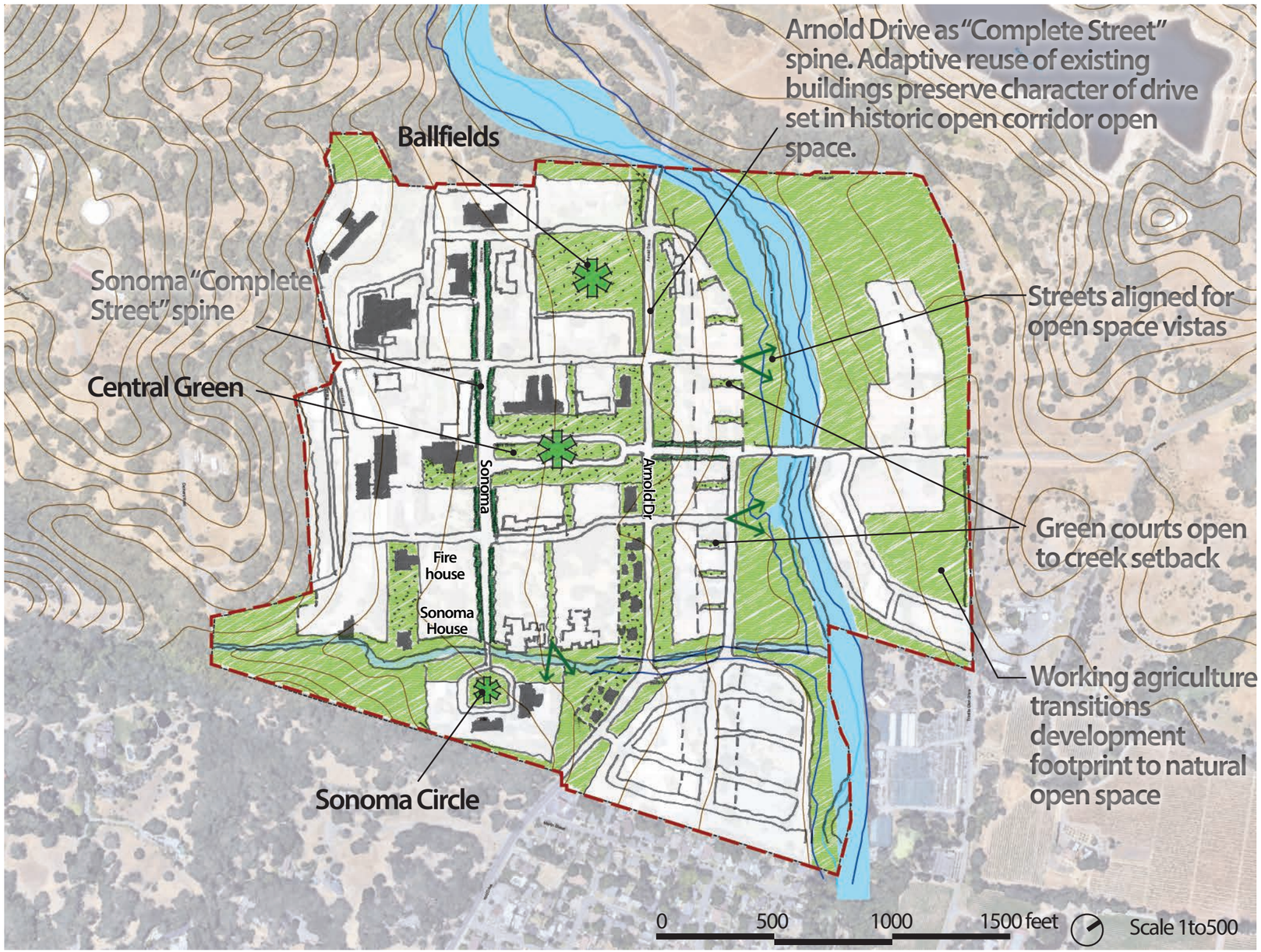
Vision Plan Frameworks, Potential Development Types and Outcomes

SDC
SPECIFIC PLAN
OUR VALLEY OUR FUTURE

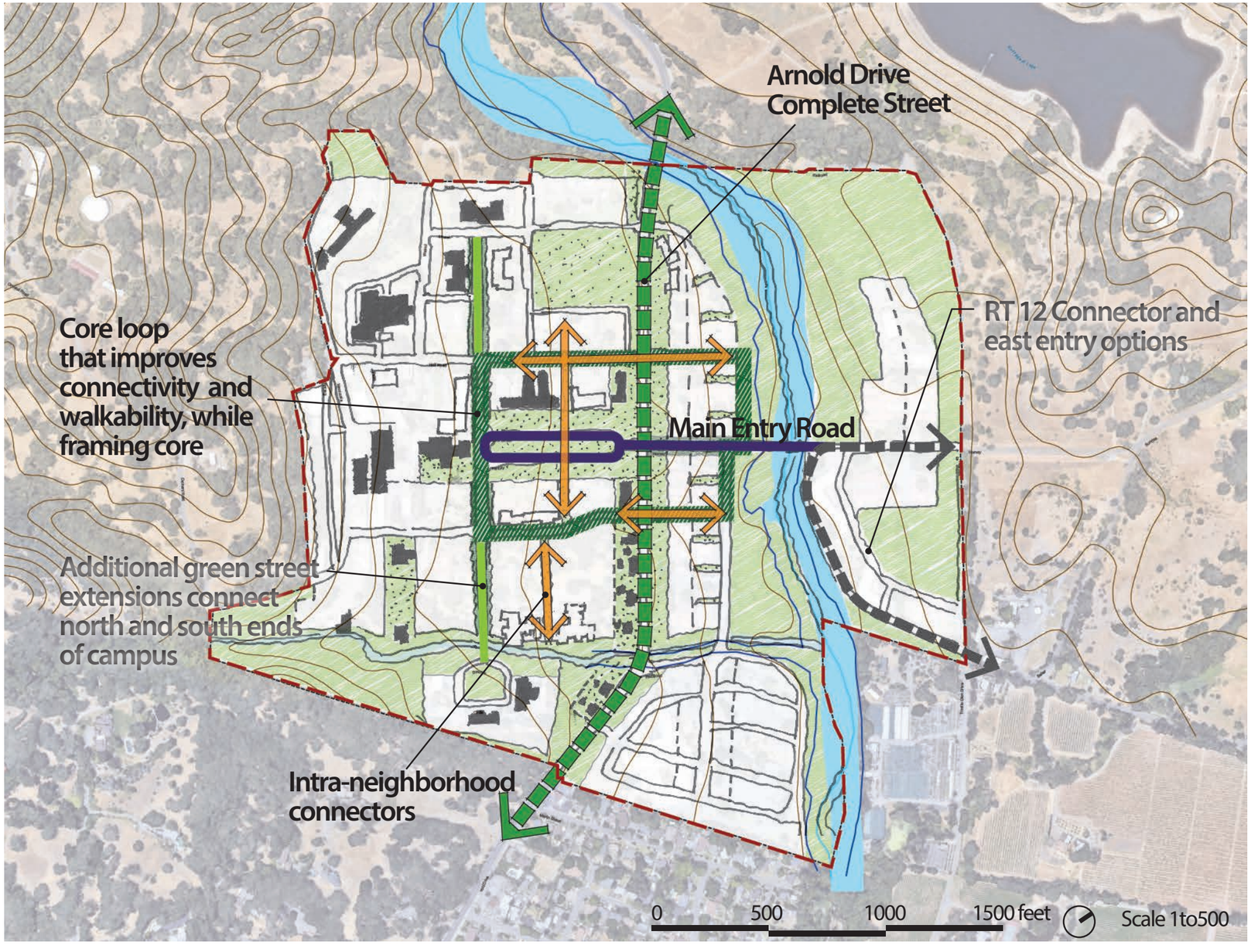
Development Context



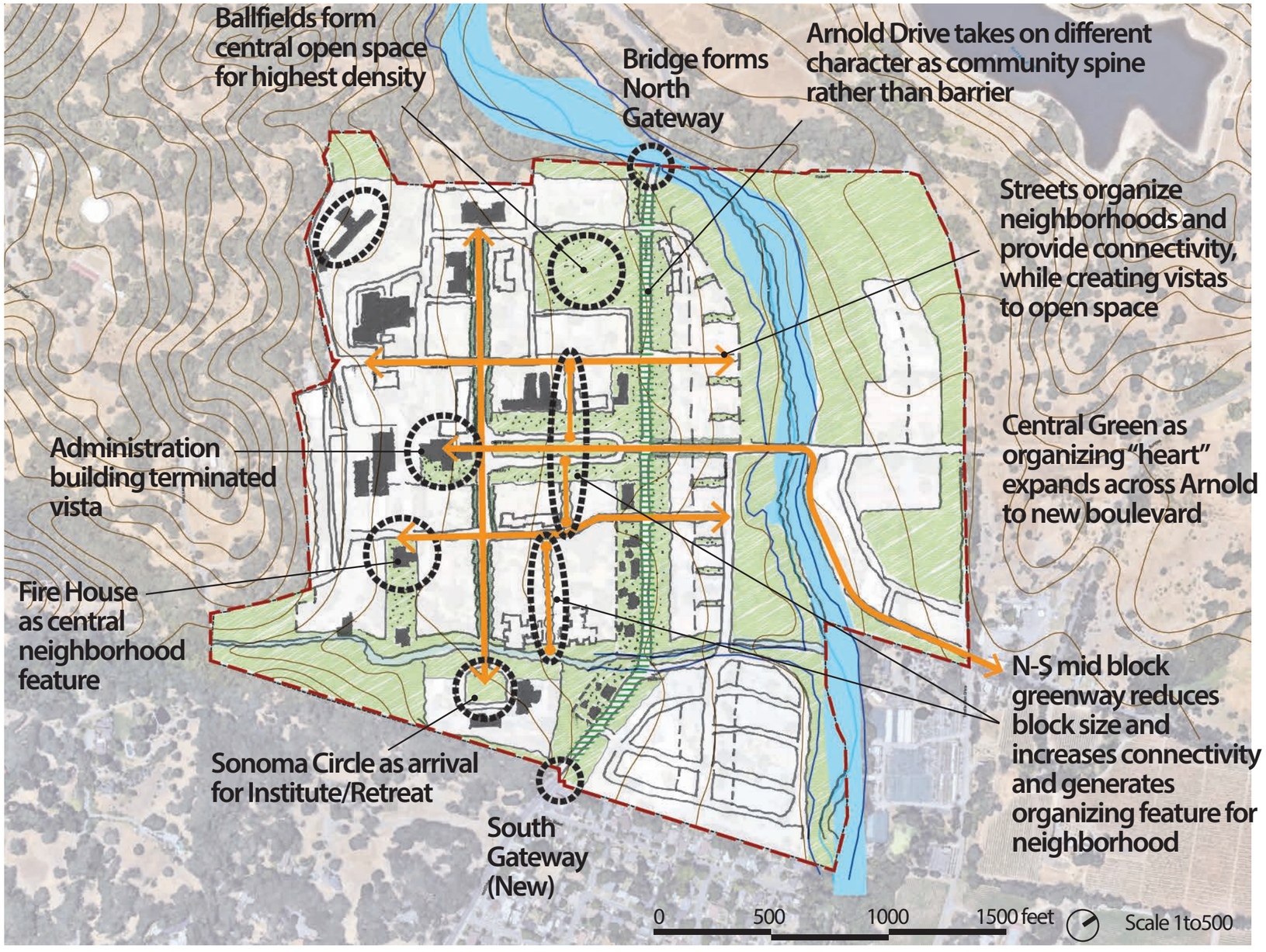
A. Green Framework



B. Mobility Framework

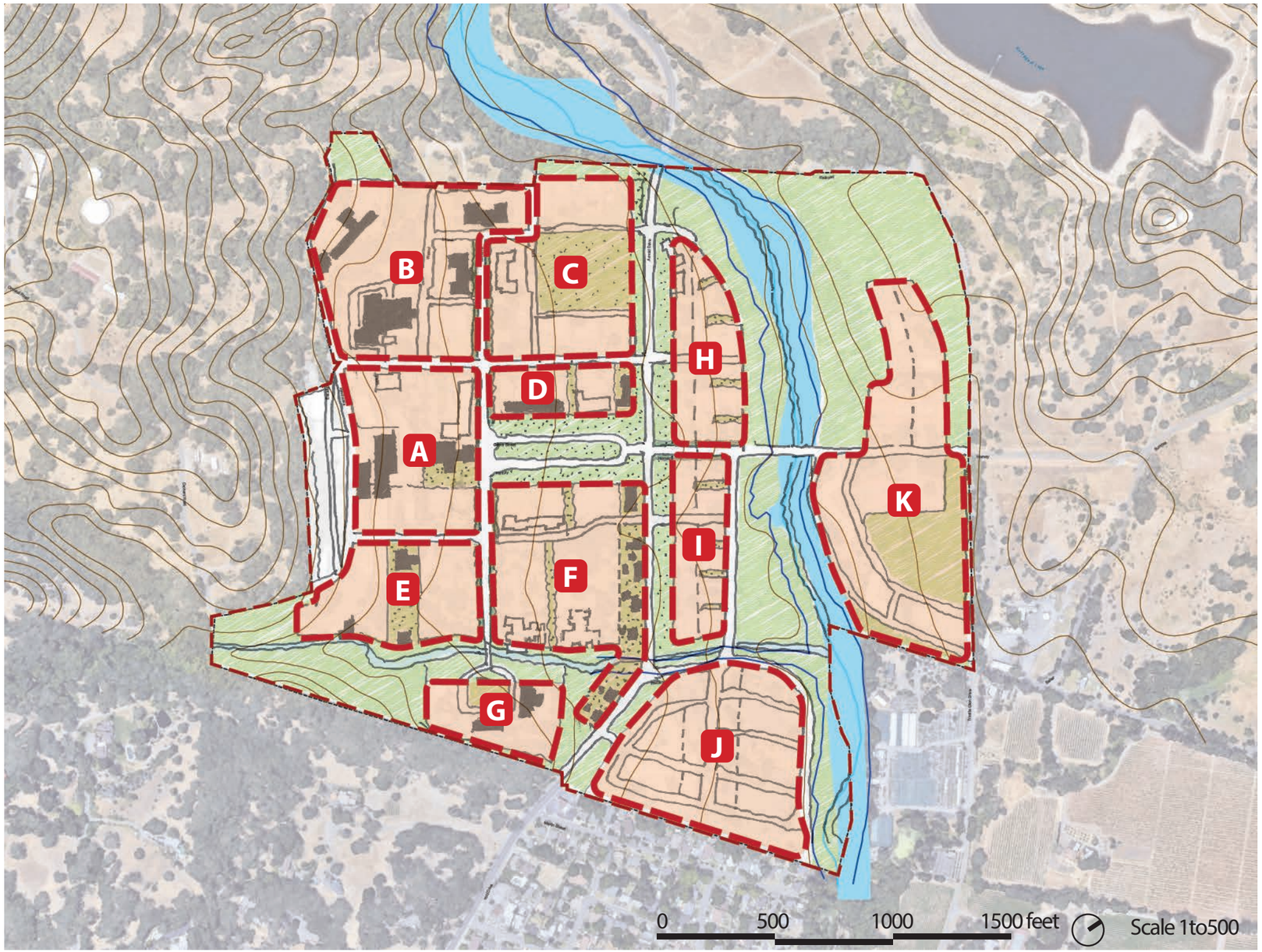


C. Places and Landmarks



D. Neighborhoods Framework

- **A** Historic Centre
- **B** Maker Place
- **C** Park Commons
- **D** Green North
- **E** Firehouse Commons
- **F** Green South
- **G** Walnut
- **H** Sonoma Creek North
- **I** Sonoma Creek South
- **J** Eldridge North
- **K** Agrihood

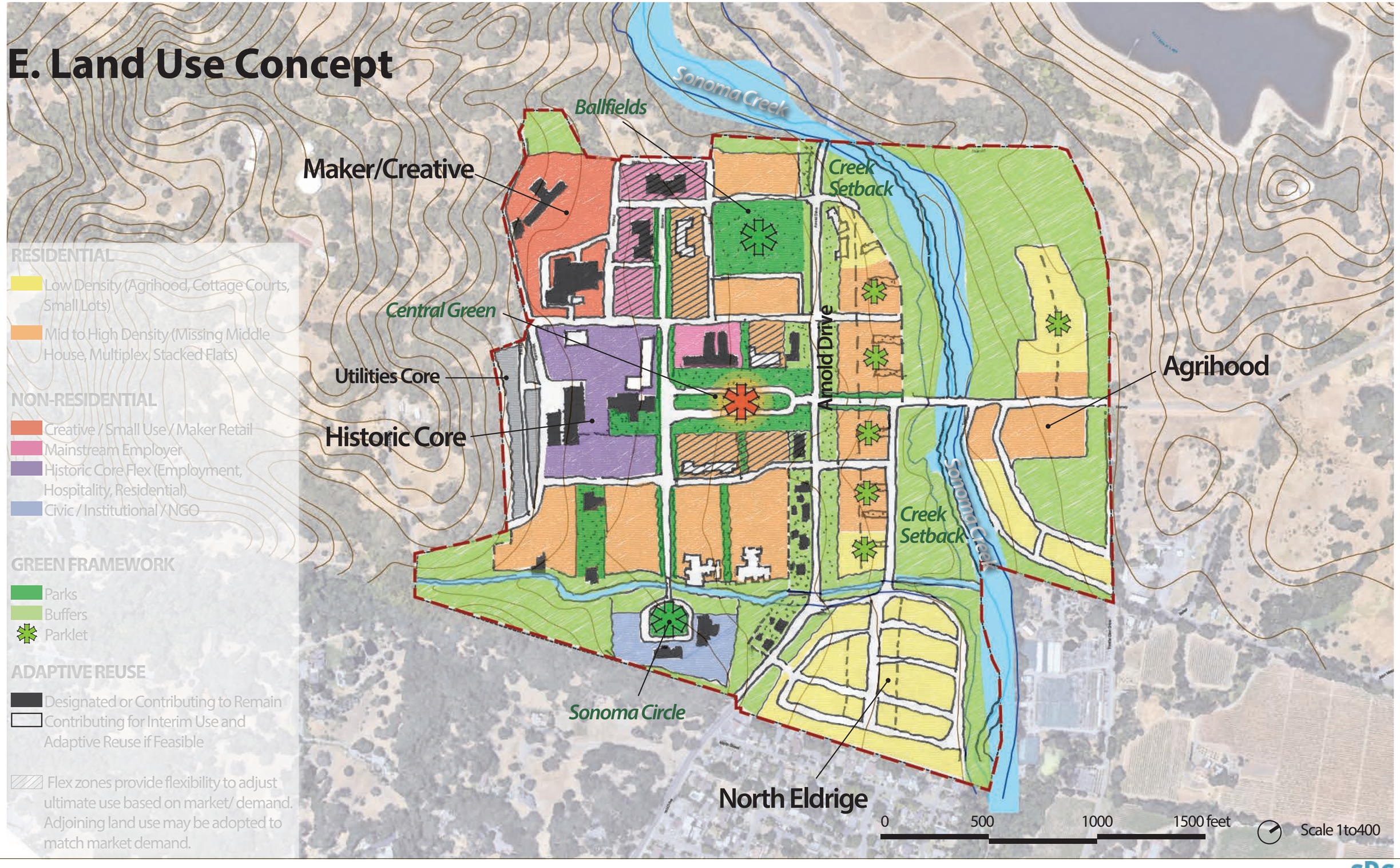


	ESTIMATED UNITS
HOUSING	1000

	ESTIMATED JOBS
JOBS	1000

	ESTIMATED # BLDGS
HISTORIC PRESERVATION	25

E. Land Use Concept



RESIDENTIAL

- Low Density (Agrihood, Cottage Courts, Small Lots)
- Mid to High Density (Missing Middle House, Multiplex, Stacked Flats)

NON-RESIDENTIAL

- Creative / Small Use / Maker Retail
- Mainstream Employer
- Historic Core Flex (Employment, Hospitality, Residential)
- Civic / Institutional / NGO

GREEN FRAMEWORK

- Parks
- Buffers
- Parklet

ADAPTIVE REUSE

- Designated or Contributing to Remain
- Contributing for Interim Use and Adaptive Reuse if Feasible

Flex zones provide flexibility to adjust ultimate use based on market/ demand. Adjoining land use may be adopted to match market demand.

Potential Product Types and Development Character

GREEN FRAMEWORK
Structural Elements

Central Green
The Green and ballfields can play an important role in providing active recreation space



Creek Setbacks
Example of development setback from creek while still making open space visible and accessible



Wild Preserve/Art Installation
Introducing art into open space adds interest – Ladybird Johnson Wildflower Center, Austin



Managed Fire Breaks
At Prairie Crossing agrihood, residents learn about the importance of managing fire with annual burns

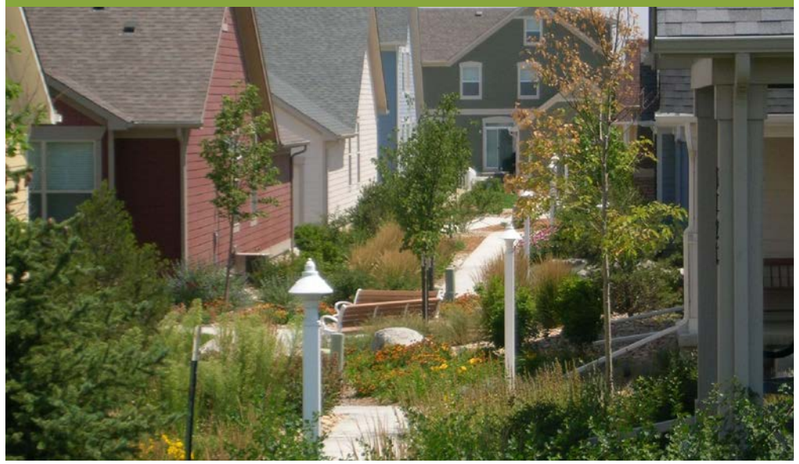


Protected Open Space
Conservation areas provide important ecological functions and passive recreation



GREEN FRAMEWORK
Supporting Elements

Pedestrian Connectors
Intentional connections between homes increase social interaction and walking



Parklets
Many small parks provide higher value and identity than a single large park



Education Opportunities
Distributed, informal education along walks and in small parks helps raise awareness of important habitat issues



Community Gardens
Community gardens provide opportunities for social interaction and use land more efficiently



Road Verge/Bioswale
Road edge bio swales reduces impact of stormwater runoff while introducing native landscape - Highpoint, Seattle



RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Agrihood

Live Oak Farms, Petaluma

Sonoma County's first Agrihood outside of Petaluma on 30 acres of land









RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Cottage Courts



River House, Healdsburg

Eight-home pocket neighborhood centered around a central green.







RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Small Lots/Detached







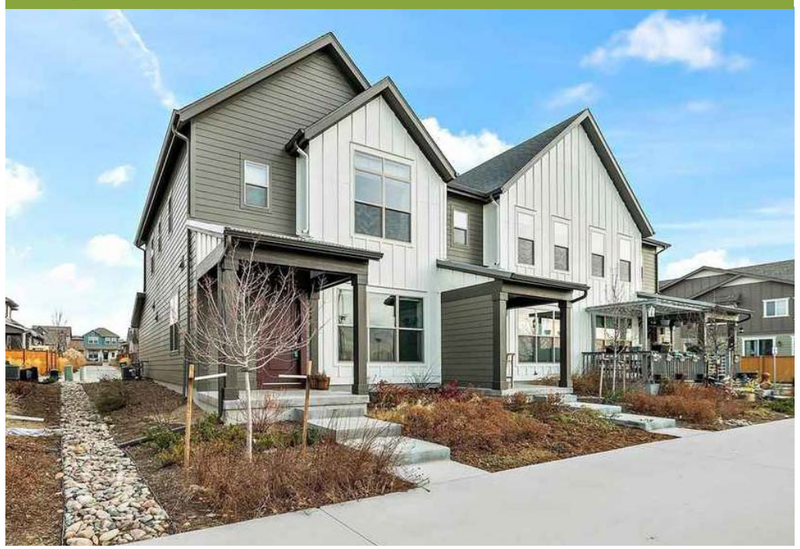




RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Missing Middle Housing - Duplex, Triplex, Quadplex

Duplex



Duplex



Triplex



Quadplex



RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Missing Middle Housing - Townhome









RESIDENTIAL TYPOLOGIES - MULTI FAMILY

Missing Middle Multiplex - 6,8,10 units





image credit: https://www.familyhomeplans.com/6-unit-multiplex-plans



image credit: Opticos Design



RESIDENTIAL TYPOLOGIES - MULTI FAMILY

Stacked Flats



Image Credit: Eden Housing



Image Credit: Eden Housing/ Pyatok Architects



Image Credit: Jefferson Apartment Group

ADAPTIVE REUSE

Creative/Small Use/Maker Retail

Charleston, SC

Small makers can also sell from their workspaces if correct zoning is in place



Amped Kitchens, LA

Demand for certified kitchens for small artisanal food producers is appropriate to Sonoma County's 'foodie' culture



Image Credit: Amped Kitchens / (C) Wunder Studios

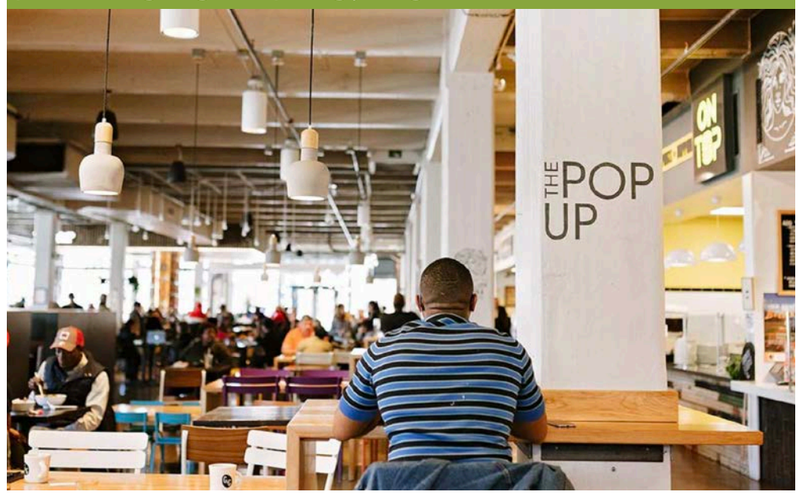
CraftWork, Healdsburg

Coworking is growing given the rise of work from home and movement from urban centers



R House, Baltimore

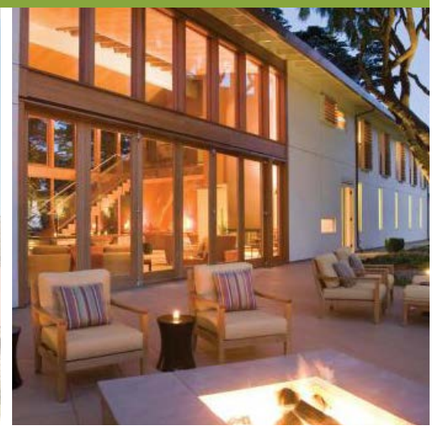
Incubator kitchens and food halls provide variety at an affordable price point while giving enterprising young chefs a chance to learn new skills



ADAPTIVE REUSE
Hospitality

Cavallo Point, Sausalito
Several historic buildings with several new build structures to create a highly acclaimed, low impact lodging facility on a former army base



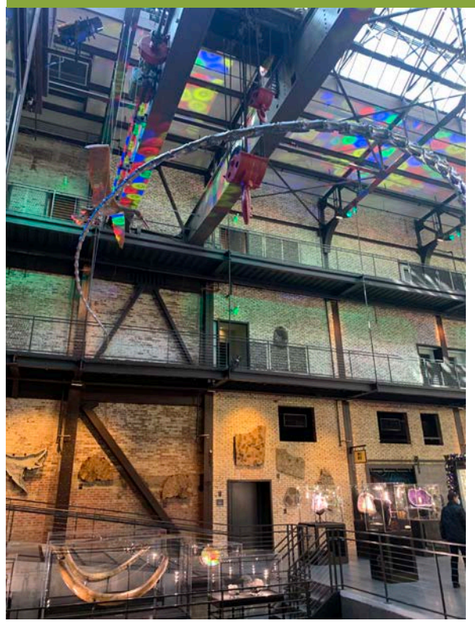


Inn at the Presidio, San Francisco
Adaptively re-uses a former officers building to provide lodging for visitors attending conferences and meetings at this world class environmental campus





Plant Riverside, Savannah GA
Former power plant adaptive reused as boutique hotel, showcasing many of its 'industrial' roots. Interactive interpretive exhibits (touch screen tvs with overhead audio) describe the history and legacy of the building and its setting





The Chauvet, Glen Ellen
Adaptive reuse of former hotel in Glen Ellen Village repurposed as condominiums



Government Partnerships

Sonoma Water

Regional Parks & Ag Preservation and Open Space District

Caltrans

Sonoma Clean Power

State Parks

Transportation & Public Works

0 1500 3000 4500 feet

Project Description Framework – Board Discussion

Topics	
Housing Affordability	1. Cost of historic preservation vs new construction 2. More Affordable Housing
Wildlife Corridor	1. Balancing wildlife corridor with campus footprint
Visitor-serving Uses	1. Historic building rehab
Mobility	1. New road connection between Arnold Dr. and Hwy 12 for regular or emergency only use

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