



I would like to see attention to the environmental sustainability of the entire space. This applies to the plants and landscape as well as the buildings. We have a chance to design for the next generations.

A requirement of the specific plan is consistency with the general plan. The words "urban area" imply a level of development that may not be appropriate for the site and that conflict with current GPU requirements for Glen Ellen. See GPU Policy LU-20gg. There is no mention of how this "urban area" would be compatible with the surrounding community of Glen Ellen.

Consider reuse of modern historic resources as well as older historic structures.

The vision statement needs to be reframed to acknowledge that the site is a property within an existing community - not a standalone, isolated area. The statement sounds like it is creating a new urban city, not a neighborhood within a rural, semi-rural community that is adjacent to community separator areas.

Agree with this comment. There is a danger in making this too "precious", and in forgetting the long historical legacy of this site's footprint. Take the SF Presidio as a guide here - yes it's a different site, but it was redeveloped as the historic site it is, and is successful and on the map for that reason.

Picturesque is too passive. This is a vital, thriving area with a long history of innovation through connection to natural resources, food and land (MFK Fisher, Jack London, etc.)

The word urban might be reconsidered and changed to village. It's essential to retain the village character. Agrarian is another word that might fit well. Agrarian Village.

Regarding visitation uses - a larger resort has already been approved for Sonoma Valley at the former Graywood Ranch property.

The term "urban" needs definition

Agreed, but not to the degree of paved estates on the residential side, or series of private building projects all with their own architecture. Must conform to some kind of central design vision that is visually coherent as a whole.

The words "urban area" imply a level of development that may not be appropriate for the site and that conflict with current GPU requirements for Glen Ellen. See GPU Policy LU-20gg. There is no mention of how this "urban area" would be compatible with the surrounding community of Glen Ellen.

More protected bike paths

Environmentally critical.

include heritage trees and diversity of plantings

DOG FRIENDLY?

You have heard this from others, but the connection between the Development Center, the Mill and the Village of Glen Ellen is critical. How does this enhance and pull the Arnold Drive corridor better together?

I am a huge user of the open space. We hike up the mountain all the time and we walk around the lake a ton. This is part of the magic of living in Glen Ellen. These resources are mentioned but barely. How will these be enhanced for the community?

Several of the site's historic resources—including the Sonoma House and the Main Building—have been repurposed for contemporary uses, and the front lawn and other elements of the historic landscape conserved. Urban design patterns—streets layout, building/street relationship, streetscape character—maintain east-west views to the Sonoma and Mayacamas mountains and foster a cohesive sense of place.

The core urban area comprises a complementary mix of housing, commercial, and institutional uses. A diversity of housing types enables a wide variety of residents to live in a beautiful, picturesque setting. Affordable housing, senior housing, market-rate housing of different sizes and price points, and housing for people with developmental disabilities coexist seamlessly. New development complements the adjacent communities of Glen Ellen and Eldridge. Residents enjoy walking access to essential services and parks, with connections to surrounding open spaces. Employment uses reflect the site's legacy of care, and emphasize innovation, research, environment and ecology, as well as visitation and culture, reinvigorating Sonoma Valley's former largest employment hub.

Be sure to consider systems experts' current water, current water, the existing infrastructure of this as I understand feasible and appropriate sustainable with replacement

Please define affordable and market-rate housing. What income levels?

Keep as much of the historic resources as is feasible.

Contemporary design is balanced with historic precedents, promoting a rich development fabric and giving new residents and businesses different options for the types of spaces they desire.

A cohesive network of pedestrian and bicycle paths connects residents to local and regional destinations, and to transit. Well-designed bus stops, crosswalks, and protected bike lanes create an inviting sense of safety for those of all ages and abilities.

Review previous vision developed through external input - "Use recognized planning to gauge proposed land uses proposed resources AND FIT THE VALUES OF THE SITE AND AREA. The density, scale, new development must be with surrounding community should also be incorporated guiding principle. Compatibility means size of impacts (traffic, visual)

Note: the site is not in an urban growth area.

Protect large trees along Arnold drive.

Minimal destruction of established landscaping, especially trees, should be part of the plan. There are many birds and other wildlife that depend on the habitat found through the campus. Cutting trees and established shrubs could have devastating consequences on their ability to rear young, find and store food, and seek safe shelter. Any new landscaping should emphasize designs that provide habitat for a wide variety of wildlife.

Let SDC be dog friendly especially keep the hiking trails

The state criteria promotes privatization. Bad idea.

For who? Is this community for current residents? New residents? I don't see this question answered thoroughly

Shrink the building footprint to enhance wildlife corridor and increase stream setbacks.

Open space preservation must balance need for recreational use and access to the open space.

Variety of housing types should still reflect a coherent and cohesive overall architectural design.

Remove the word urban - the campus is not urban.

Anne G: I'm concerned about the idea of having a hotel> And also the use of the word "urban." This is a Countrified area. Can you

Eco Tourism should be a consideration - to scale of course. Camp Via could be revamped as summer camps for kids and retreats during winter for various groups - yoga,

Remove the word urban - the campus is not urban.

A guiding principle is sustainability preferred housing types should be more dense options such as town multifamily, slightly taller buildings Following the lead of other community gas hook ups should be prohibited Laurie-Ann Barbour I also support preserving as many natural resources as possible. Although many of us love the hi



# COMMUNITY WORKSHOP REPORT #1

November 14, 2020



# **Sonoma Developmental Center Community Workshop Report #1**

*November 14, 2020*

*Prepared for*

**The County of Sonoma**

*Prepared by*

**DYETT & BHATIA**  
Urban and Regional Planners

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# 1 Project Background and Meeting Objectives

This report summarizes key findings from the first community workshop held for preparation of the Sonoma Developmental Center (SDC) Specific Plan. The workshop addressed key findings of the work to date and asked for community feedback on a draft Vision and Guiding Principles. Results will be used to refine the Vision and Guiding Principles, which will guide the rest of the Specific Plan process. The full workshop recording is available at the project website [www.sdcspecificplan.com/meetings](http://www.sdcspecificplan.com/meetings).

## Project Background

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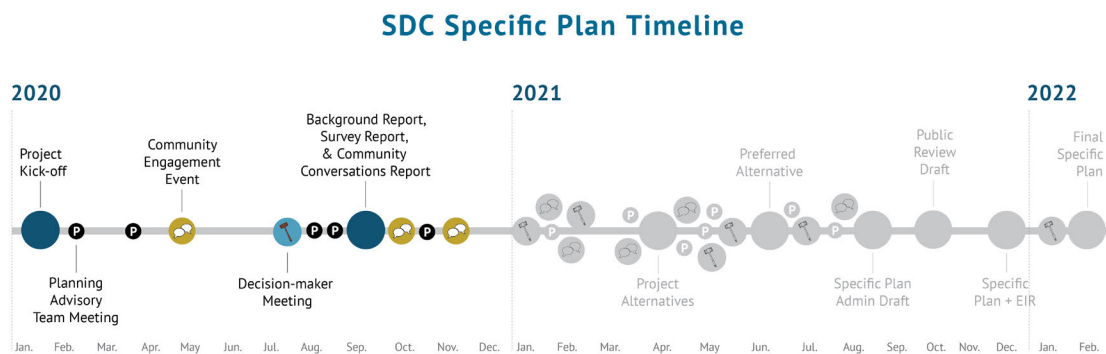
Established in 1891 in the heart of the Sonoma Valley, the former Sonoma Developmental Center (SDC) encompasses a total area of 945 acres, with an approximately 180-acre historical developed campus at the core. The rest of the site is open space, including a large agricultural area to the east of Arnold Drive. The site is about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge. SDC is adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park.

The SDC is the oldest facility in California created specifically to serve the needs of individuals with disabilities. In 2018, the State of California, which owns the entire property, closed the facility and relocated clients to smaller, community-based care facilities.

Through an agreement signed in 2019, the State and Sonoma County have forged a unique partnership that allows the County, together with the community, to chart the future of the State-owned property through preparation of a County-managed Specific Plan, focused on transition and overall vision and related environmental review.

The goals and objectives of the SDC Specific Plan are outlined in the State of California's Government Code [Section 14670.10.5](#), and include provisions to prioritize housing, especially affordable housing and housing for individuals with developmental disabilities, and to preserve lands outside the approximately 180-acre core developed campus and its related infrastructure as public parkland and open space. The Specific Plan will set a vision for SDC which will consider land uses, transportation, economic viability, historic preservation, and conservation of the site's important natural resources.

The Specific Plan planning process began in early 2020 and is anticipated to be completed early 2022, along with an Environmental Impact Report. To learn more about the SDC Specific Plan, visit the project website at: <https://www.sdcspecificplan.com>.



A community kickoff event in April 2020 included a virtual walkthrough, four forums, each attended by an average of 90 community members, and an online survey, to which more than 500 community members responded.

## Workshop Format and Objectives

The virtual workshop took place on Saturday November 14, 2020 from 9:30 am to 11am on Zoom with the meeting link available to all who had pre-registered for the event. (The meeting had been previously scheduled to take place on September 30<sup>th</sup>, but had to be rescheduled due to active fires and evacuations in Sonoma

Valley.) 253 community members and 22 facilitators/presenters participated at various times in the workshop, with about 190 community members staying through the interactive small group dialogue.

Objectives of the meeting included updating participants on recent project efforts and results, and informing participants of state legislative and technical constraints on the site development. The primary objective of the interactive portions of the meeting was to gather community input on the Vision and Guiding Principles for the SDC Specific Plan.

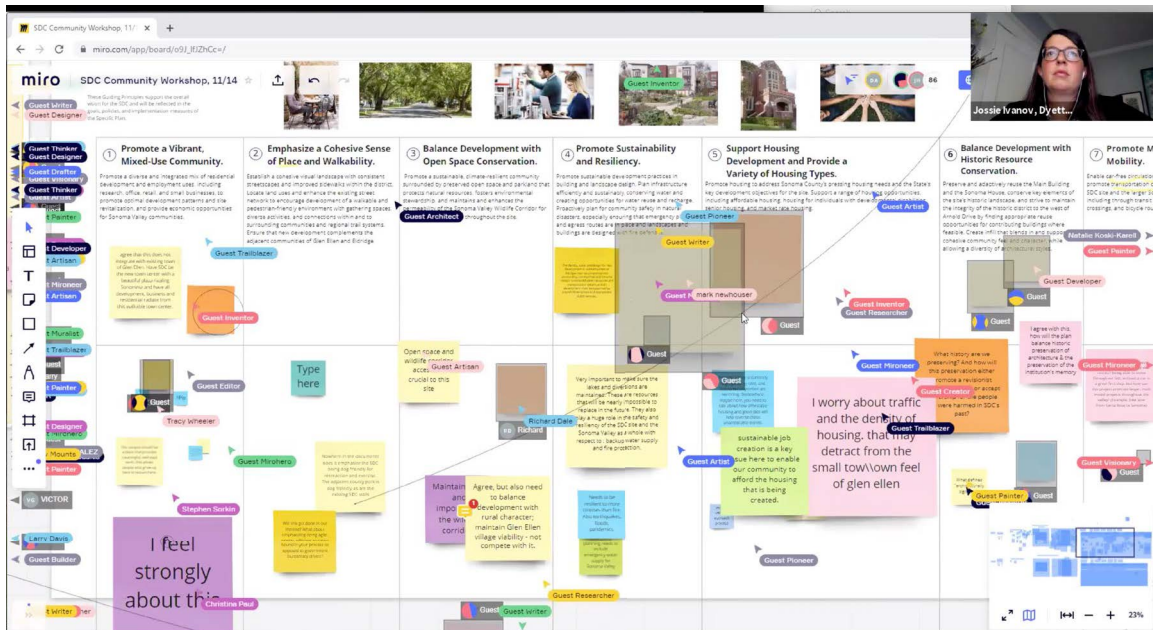
The meeting began with a welcome by Sonoma County Supervisor Susan Gorin. An informational presentation followed, beginning with an introduction to the specific planning process and the legislative context, and followed by an overview of the outreach and work that had been done leading up to the meeting.



Following the informational presentation, the meeting participants were invited to comment on the draft Vision and Guiding Principles using Miro, an interactive online collaboration tool. Participants were provided the Draft Vision and Guiding Principles in advance of the meeting, and were given a link during the workshop to provide comments and view comments by others in real time. For those who were unable to or chose not to engage through the Miro platform, an email address was provided for gathering feedback, and the Miro boards were displayed on the Zoom meeting shared screen.



## Sonoma Developmental Center Specific Plan



Following 15 minutes of engaging with the Miro activity, meeting participants were introduced to the small group discussion activity and placed randomly into breakout rooms within the Zoom meeting. Each room held an average of about 9 participants and a facilitator. Groups were tasked with developing a 2040 newspaper headline to express the vision that they had for the SDC site, and if time was available, to outline priorities and strategies to accomplish the vision. After 25 minutes of discussion, participants rejoined the main Zoom room and facilitators reported back on their groups' discussions and headlines.

A brief overview of next steps and additional engagement opportunities closed out the meeting.

## 2 Breakout Group Visions

The bulk of the community feedback time was spent in small group discussions. These discussions were preceded by individual comments on the Draft Vision and Guiding Principles (see Section 3). For the discussions, participants were sent into Zoom breakout groups with a facilitator from the planning team. Small groups of 5-15 were asked to work together to come up with a headline to describe the future of the SDC site in 2040. Groups had about 25 minutes to discuss their priorities and develop a headline that expressed what they hoped to see on the site in the next 20 years. The group headlines and key takeaways are shown below. For more detailed notes from each group facilitator, see Appendix A.



### Breakout Group Headlines

#### Group 1

SDC serves as a thoughtfully designed center for developmentally supportive and affordable housing with ample access to open space and services.

SDC site transformed to a self-contained campus serving, institutional, educational/vocational or scientific use which has effectively minimized issues related to access or economic feasibility without sacrificing the natural or cultural significance of the site.

#### Group 2

SDC has maintained its unique history and is a place for all people of Sonoma Valley.

## Sonoma Developmental Center Specific Plan

### Group 3

- In 2038 annual memorial project celebrating lives lost at the SDC launches
- UC Sonoma proves a success
- Innovative mixed-use campus celebrating history and featuring workforce and senior housing, educational resources, sustainable agriculture and preserved open space opens in the Sonoma Valley

### Group 4

- Affordable housing options for lower income people and seniors
- Preservation of natural resources and historical character of buildings
- Equity; carbon footprint reduction measures and transit options

### Group 5

Phase One complete of a well-considered, respectful, environmentally sound community that respects existing community values.

### Group 6

- Model of sustainable design
- Preserve small town rural character
- Preserve legacy of medical care and assisted living
- Enhance Arnold Drive as a bike friendly street

### Group 7

Conservation, housing, innovation and a culture of caring are integrated at the SDC site land in Sonoma County, serving as a model for the state.

### Group 8

- Concerns about impact on quality of life for people in Glen Ellen and maintaining character of the community.
- Importance of Glen Ellen's history as compassionate community.
- Preservation of historic landmarks and culture of care
- Importance of listening to the locals and bringing people to the table
- Set aside some area(s) for homes for those with severe developmental disabilities, especially behavioral disabilities.
- SDC becomes a historic preservation success story
- Live and work on-site opportunities
- Space for non-profit sector
- Need viable economic engine(s)

### Group 9

- 100% self- sustainable
- Preservation of character and history (without necessarily preserving all structures)
- Provides opportunities at an appropriate scale for the site that include:
  - Higher education
  - Occupational training
  - Performance arts
  - Family oriented activities
  - Affordable housing for locals

### Group 10

Historic SDC Opens as an Eldridge Community Center with a Museum



### Group 11

The SDC serves as a sustainable model for a highly integrated landscape that seamlessly preserves the natural beauty of the existing open spaces and parks and maintains wildlife corridors, while fostering a neighborhood-scaled community that has small-town charm featuring live-work units, workshops, and services for the disabled community with a welcoming environment for people of all ages, backgrounds, and abilities as well as wildlife.

### Group 12

- Individuals with disabilities, once again met at the SDC site!
- Open space was preserved!
- Wildlife corridor is protected!
- From Elridge to Elderville.
- The past is saved at SDC and informs our future
- A vibrant mixed-use community for all ages and incomes, built with sustainable at the center. Advanced transit systems. Micro-grids. Fire recovery, climate change and resilience employers helping us transform into a model post-carbon community!

### Group 13

- "Legacy of Care and Conservation Preserves Best of Sonoma Valley"
- "Eldridge campus continues to thrive alongside Village of Glen Ellen."
- "Native species return to SDC site"

### Group 14

SDC sets an example for sustainable redevelopment that preserves wildlife, provides housing, and keeps the trust with supportive financial partners

### Group 15

The SDC site has been quickly developed as a sustainable, dog-friendly, European-style community with compact housing for families, people with disabilities, and underrepresented communities, connected to its history and to agriculture. The site is well-connected to neighboring communities and open space by transit, safe bike paths, and pedestrian infrastructure, with minimal car use required of new residents, and the site's water infrastructure ties into the Sonoma County's water supply and is in place for emergency use.

### Group 16

We did it! Eldridge community celebrated as a modern example of sustainability and ecological vibrancy; Finds Balance of Equity, Environment, Employment, Housing and History.

### Group 17

- Preserve open space, wildlife corridor, and agricultural function of the site, ensuring it is sustainable. Do not over develop the site.
- Develop as mixed use, including housing (affordable, multi-family), some nearby local/small businesses, and recreational amenities.
- Infrastructure: Transportation improvements focused on increasing bicycle and pedestrian uses and accessibility for the disabled. Quantify and maximize the water resources available on the site.
- Historical preservation of facilities with some re-purposing of the buildings.
- Ensure the site is compatible with Glen Ellen and Eldridge in terms of maintaining the rural character of the area and providing fire, police and other community services.

### Group 18

"Re-envisioned town of Eldridge open to the community as a self-sustaining, family-friendly, outdoor wellness destination."

### Group 19

- "Providing the Sonoma valley with a vibrant community"
- "Preserving the open space corridors while create a portion of developed area for disability and memory care, and ensuring ADA accessibility"
- "Protecting the land, keeping soul of the property, and ensuring the compatibility with our village"
- "Creating a wildlife corridor while restricting development to the area that is already developed."
- "Sacred place – native Americans – history"
- "A model community sustainability design a world model that creates one community for the highest good of all. "
- "Preserve the historical character – small historic district that could include a couple buildings and a library"
- "Heart and soul of Glen Ellen" – preserve uses as is especially the Sonoma Creak – integrity of land
- "Community that supports the entire family from children to Seniors "

### Group 20

- "Develop a Center for the Development of Sonoma"
- History of developmentally disabled residents
- Ecology center
- Meet housing needs
- Focus on education
- Moderate to low density
- For the local community, not a resort
- Intact historical character
- New village

- Center of the greater community

#### Group 21

- Protect open space
- Match existing scale of development
- Financial feasibility
- Sustainable businesses, eco camps

## 3 Draft and Vision and Guiding Principles Comments

Following the initial presentation and introduction to the site, meeting participants were introduced to an online Miro board activity. Miro is an interactive and collaborative tool that can be used to gather feedback on boards and ideas from a large group of people in real time. Participants in the community workshop were presented with the draft Vision and Guiding Principles and had the ability to leave comments on the boards by creating digital post it notes. While Miro is a new tool to many people and participants were given the option to email comments instead, many community members participated in the Miro activity, posting comments and feedback on the boards provided. Visuals of the boards are included in Appendix B and on the website here, and key takeaways from the Miro activity are described below.

### Draft Vision Statement

Over 70 notes were placed on and around the draft Vision Statement. Comments covered a wide range of topics, including architectural style, historic resources, open space access and recreation, adjacent communities, self-sufficiency, commercial and institutional uses, housing density and diversity, housing and services for individuals with disabilities, and project development timeline.



Many commenters requested increased emphasis on wildlife corridor preservation, preservation of trees and site landscape, and increased buffers around Sonoma Creek. Several comments objected to the use of the word “urban” and the need to emphasize connections to Glen Ellen. Other comments addressed having coherent architectural style of the eventual development. Some commenters thought the vision adequately reflected the desired mix of uses, while others sought mention of hospitality and office uses, mix of housing for different age groups and individuals with disabilities, and financial self-sufficiency.

### Draft Guiding Principles

#### 1. Promote a Vibrant, Mixed-Use Community.

Several comments reflect support for inclusive and affordable housing, with a particular emphasis on housing for the disabled to continue the legacy of the site.

Participants expressed concern about the traffic implications of adding jobs and housing to the site.

Participants want businesses that serve the existing community, and provide education and opportunity to young people and area residents.

#### 2. Emphasize a Cohesive Sense of Place and Walkability.

Access to open space and site walkability were brought up as important to retain on the site.

Several participants expressed desires for a ‘sense of place’ at SDC that is consistent with the existing communities of Eldridge and Glen Ellen and does not compete or conflict with the existing neighboring communities. A ‘village’ feel was referenced by several comments.

#### 3. Balance Development with Open Space Conservation.

Many comments emphasized the importance of wildlife and habitat protection, as well as creek restoration of Sonoma Creek which passes through the site.

Density of housing and development was suggested as a strategy for maintaining a large amount of open space on the site.

#### 4. Promote Sustainability and Resiliency

Several comments brought up opportunities for the site to be developed with sustainable use of energy, water and resources. Participants viewed development of the site as an opportunity to pursue models of self-sufficiency and sustainability that the region and the state could follow.

Participants emphasized the need for development to be resilient to wildfires, as well as earthquakes, floods and pandemics. Existing stresses on water supply and evacuation route capacity were brought up as concerns.

#### 5. Support Housing Development and Provide a Variety of Housing Types

Commenters were supportive of a range of housing types, including multi-generational housing and affordable housing. Retaining housing for disabled residents was important to several commenters.

Developing housing specifically for those who will work on the site was proposed as a strategy to reduce congestion and traffic resulting from housing development.

Retaining a cohesive architectural style that fits in with surrounding village communities, and balancing historic preservation with cost savings were important to commenters.

#### 6. Balance Development with Historic Resource Conservation

Participants believed it was important to retain some of the historical character of the site through rehabilitating existing buildings, but only where financially and logistically feasible. Some commenters mentioned keeping some of the more modern buildings that are not considered historically contributing to maintain the site's character, or salvaging some building materials for reuse in new buildings.

### 7. Promote Multi-Modal Mobility

Comments emphasized the importance of this guiding principle, emphasizing public transit options and biking and walking trails. Concerns for an increase in traffic were also expressed, as well as suggestions about the feasibility of building a road for access to Highway 12..

### 8. Ensure Long-Term Fiscal Sustainability

Several comments emphasized that financial feasibility of the site and development should not come at the cost of affordability and accessibility of the site.

### 9. Embrace Diversity and Collaboration

Participants generally agreed with this guiding principle. Several commenters emphasized the importance of engaging the local indigenous communities that are familiar with the site and have a stake in its development.

## 4 Feedback By Topic

Community feedback from the small group discussions and whiteboard comments is synthesized below by topic.

### Housing

Many participants emphasized the need for affordable housing in the area, and housing that serves the needs of the disabled community. A need for multi-generational housing was also expressed, and several participants emphasized the need for housing that would provide opportunity for young people and existing residents.

## Character of Development

Some workshop participants were eager to see development on the SDC site and emphasized higher density development as a strategy for maximizing the housing and commercial space while retaining access to the open space on the site.

However, several workshop participants believed that development should be at a scale compatible with the existing small village feel of Glen Ellen and surrounding communities. The term 'urban' was called out as being a poor descriptor for the type of development current residents hope to see at SDC.

## Natural Resources and Open Space

For many years, the Sonoma Developmental Center has served as a local resource for recreational open space and for wildlife. The core campus has also provided resources for active recreation for the surrounding communities. Workshop participants emphasized the importance of retaining access to the open space on the site, while still balancing the needs of local wildlife and habitat preservation.

## Sustainability and Resiliency

Many of the breakout group discussions focused on a vision of SDC as a test site for sustainable development practices. Some envisioned the site as an experimental village that could serve as a living laboratory for sustainable self-sufficiency.

Participants also called out a need for the site to be resilient in the face of wildfires, earthquakes, pandemics, and other natural disasters.

## Traffic and Transportation

Some participants called out the site's existing pedestrian and bicycle connectivity as an amenity to be retained and built upon.

Many workshop participants expressed concern about the effects of development on traffic and mobility both within the site and in the surrounding areas. Developing the site could increase the number of people traveling to and from the site, on a local and regional scale, creating concerns in the community about increased



traffic and effects on the rural character of the site. Participants saw shuttle services and improving bicycle and pedestrian connections to the site as possible tactics for addressing these issues.

## Honoring Site History

SDC has a long history of providing important resources for the disabled community, and many community members felt that it was important for this legacy to continue, and for the housing and employment needs of disabled individuals be kept as a focus for the design and development of the site.

Participants suggested developing a museum or historical center on the site as a way of remembering the site's legacy and history.

## 5 Facilitators and Meeting Presenters

Meeting presenters and small group discussion facilitators were from the project consulting team and Permit Sonoma staff:

- Rajeev Bhatia
- Jossie Ivanov
- Hazel O'Neil
- Jennifer Mair
- Linda Blong
- Cecily Condon
- Gabriella Folino
- Eric Gage
- Domenica Giovannini
- Keiva Hummel
- Brendan Hurley

- Gina Kotos
- Sung H. Kwon
- Caelan McGee
- Brian Oh
- Christina Paul
- Helen Pierson
- Shawn Spano
- Hannah Spencer
- Mayu Tanaka
- Emmanuel Ursu
- Daniel Weinzveg

## Appendix A: Group Discussion Notes

### Group 1

#### Taglines:

SDC Serves as a thoughtfully designed center for developmentally supportive and affordable housing with ample access to open space and services.

SDC site transformed to a self-contained campus serving, institutional, educational/vocational or scientific use which has effectively minimized issues related to access or economic feasibility without sacrificing the natural or cultural significance of the site.

#### Notes:

- Priorities of use in our group for the majority of participants were primarily related to restoring the site for the developmental community and providing affordable housing, housing to those previously housed at SDC should be emphasized. Thoughtful design was encouraged as a way to ensure that the site is comfortable for those with differing needs that may prefer to avoid crowded spaces or be easily misunderstood by other users occupying the space. Services and service providers for those with developmental needs should also be housed on site.
- One participant expressed serious concerns for affordability in the area from a first-hand account. The group generally expressed support for affordable housing, and housing for local service providers, like teachers or firefighters that may not meet strict affordability income requirements but still struggle to find housing in Sonoma Valley.
- Our group did recognize the site has some constraints related to access and proximity to available services/food supply and supported opportunities to through campus style use or infrastructure improvements.
- Campus uses considered include: Temporary and permanent Arts/vocational housing and training opportunities for public services including

firefighting. Educational/institutional campus related to agriculture, technology/sustainability, or restoration of the Developmental Center.

- Employment and housing at the site should be tied together with economic opportunities for individuals in affordable or developmentally supportive housing on site prioritized.
- Measures should be taken to improve economic and general sustainability of the site and avoid creation of a food desert.
- Openspace should be preserved.
- Please note Leslie had a bad audio channel and agreed with what "Matt and Chuck" stated in the breakout room. (see chat conversation for more details)

#### Chat:

From Leslie Vaughn to Me: (Privately) 10:32 AM

what I am seeing on my screen is not the same as the audio I am hearing

From Me to Leslie Vaughn: (Privately) 10:33 AM

we do not have any screens shared at this time, it is simply the group discussion, can you hear our conversation?

From Leslie Vaughn to Me: (Privately) 10:35 AM

i just heard matt dickey's suggestion

but i see a totally different group of people talking and it's limited to about a dozen people on my screen

thanks

From Me to Leslie Vaughn: (Privately) 10:37 AM

That is very strange, Can you see the button to get to the main group leave the breakout group Hazel s our tech support and is in the main room click the leave room blue button on the bottom bar

From Leslie Vaughn to Everyone: 10:38 AM

## Sonoma Developmental Center Specific Plan

both Matt & Chuck have stated exactly what I was thinking

From Leslie Vaughn to Me: (Privately) 10:39 AM

thanks

From Me to Leslie Vaughn: (Privately) 10:39 AM

thank you, we will also be saving this chat I will pass that along, You can also type your comments here and I will ensure that they get to the group/

From Siena Guerrazzi to Me: (Privately) 10:42 AM

I have to jump in a couple minutes, but wanted to say thank you to you and the other organizers for putting this together! Really appreciate the thoughtful outreach and organization

From Me to Siena Guerrazzi: (Privately) 10:42 AM

thank you for coming we look forward to your continued engagement!

## Group 2

SDC has maintained its unique history and is a place for all people of Sonoma Valley

- -historic preservation
- -a bi-lingual community
- -affordable housing, housing for people with disabilities
- -mix of commercial and residential

\*\*Small group included new and long-time residents of Glen Ellen\*\*

## Group 3

### Headlines

- In 2038 annual memorial project celebrating lives lost at the SDC launches
- UC Sonoma proves a success
- Innovative mixed use campus celebrating history and featuring workforce and senior housing, educational resources, sustainable agriculture and preserved open space opens in the Sonoma Valley

### General Notes

- • A responsible mix of development and preservation of open space
- • Not just “affordable/low income housing” but also workforce and senior housing
- • Mixed use with an educational component either vocational training or academic
- • Utilizing space for farming and sustainable agriculture
- • Some market rate housing to improved ability to have affordable housing built
- • Neighborhood compatibility
- • Green building and generally sustainability in mind
- • The campus being preserved historically including museums
- • The campus being a university campus with student housing and historical preservation

## Group 4

Each member introduced themselves and either talked about elements of the SDC specific plan that were most important to them or raised concerns regarding funding and traffic increase. There was some confusion on what we meant by asking

for a 'headline'. People did not generally feel creative or outgoing enough to participate in creating a headline.

We had group consensus on a desire to see the SDC include a range of affordable housing options for lower income people and seniors; preservation of natural resources and historical character of buildings; equity; carbon foot print reduction measures and transit options. One member recommended the SDC team look at other mixed-use development examples, e.g. to San Francisco Presidio (army base conversion) which includes small and community serving businesses that employ locals (e.g. restaurants, retail, grocery). There is a desire for reducing traffic, increasing walkability and bike-ability, and developing the SDC into a self-sustainable 'village'. Most group members raised concerns regarding funding and financial feasibility. One member is concerned about transparency in the planning and outreach process. Questions raised: Who/what is funding future development? Is there sufficient money in the budget to maintain current buildings and security on the campus during the specific planning stages? How will we avoid planning and development hurdles in the future once the SDC plan is in place. The SDC is a special place and requiring a financial feasibility of the specific plan may not be realistic. Revaluation of the legislative values may be necessary.

## Group 5

### What we DON'T want to see

- More traffic, gridlock from people and service vehicles reaching the site
- Aging infrastructure that is not addressed
- Development that is inconsistent with the existing neighboring villages and way of life (3 story townhomes, eg)
- Lots of people, very dense development
- Repeat of the Santa Rosa Hospital (lack of financial sustainability)

### What we DO want to see

- Increased accessibility / transit options (shuttle service?)
- A sustainable community
  - Financial sustainability is key
  - Environmental sustainability
    - Self contained demonstration community, growing food, sustainable energy production
- Appropriate housing options
  - That retain respect for existing conditions and housing typologies
- Phased development
  - Could be a good way to work up to more dense development, or to continue to re-assess what the communities needs are as time goes on - will housing still be a priority?
  - Retain green spaces and open spaces
  - SDC development as a way to re-invigorate surrounding communities
  - SDC being a good neighbor to existing communities – how will it relate? Or will it remain independent?
  - Public private partnerships?
    - The site is currently publicly owned, how can we ensure that private developers respect community values and needs?

### Final Statement:

Phase One complete of a well considered, respectful, environmentally sound community that respects existing community values.

### Group 6

(In order of importance)

1. Be a model of sustainable design, open space preservation, and climate protection for California and beyond. The design should include efficient and renewable energy use. Make it pedestrian and bike friendly. Consider night sky



protection, and minimization of noise impacts of new development. Emphasize open space and habitat preservation. Pursue state or county park designation for habitat areas.

2. Preserve the small town, RURAL character of surroundings with appropriately scaled residential. Locate density closer to Arnold Drive, lower density at periphery. Coexist with adjacent wildlife.
3. Preserve legacy of medical care. Include assisted/independent living component, health clinic for special needs, with on-site residential housing for employees. Include locally supporting commercial uses that are currently inadequate or missing from the valley community such as grocery stores, gyms (with climbing wall!), and cultural and educational community center.
4. Regarding infrastructure, this is an opportunity to enhance Arnold Drive as a bike friendly street. Carefully consider transportation capacity of existing street network including fire emergency evacuation.

## Group 7

### Headline:

Conservation, housing, innovation and a culture of caring are integrated at the SDC site land in Sonoma County, serving as a model for the state.

### Themes:

- Concerns about Impact on quality of life for people in Glen Ellen and maintaining character of the community.
- Importance of Glen Ellen's history as compassionate community.
- Preservation of Historic landmarks and Culture of care
- Importance of listening to the locals and bringing people to the table
- Set aside some area(s) for homes for those with severe developmental disabilities, especially behavioral disabilities.
- SDC becomes a historic preservation success story

- Live and work on-site opportunities
- Space for Non-profit sector
- Need viable economic engine(s)

## Group 8

Frank, beauty and natural wonders of site. No strip development, protect trees, open space, no traffic, improve what is already there, save buildings,

Jeff, natural spaces, persevere, but protected, affordable housing site is not suitable, there are other sites more appropriate, low lands for food production, horticulture schools. Encourage visits open space education opportunity and learn community,

Mary, owns hiking company, maintaining beauty is a priority. Does not like "urban" would like to maintain rural aspect, Glen Ellen, won't stand out.

Greg, not appropriate for affordable housing, affordable housing should be near urban core. Agricultural rural location. Not separate city.

Michael, one concern site plan, number of buildings deemed obsolete, mass demolition, scared looking number of acres, hopeful for gradual plan for replacement.

Randy, type of building by zoning, demolition of structure removal of hazmat, mold, etc., who will pay for this.

Frank, removal of buildings ok, no need to demolish everything.

Ed, not become unrecognizable, how it becomes self-sustaining, don't want urban solution.

Frank, Presidio in SF is great project. Preserves character and open space. Self-sustaining.

## Sonoma Developmental Center Specific Plan

Amir, SDC needs to be profitable, don't want new urban space, still support environment, wine community.

Jeff, As you remove building, need plan to new buildings, east side of Arnold use for agriculture

Local restaurants may want to buy food from site. Like French Laundry. Could employ a lot of people

Hiking businesses and other sustainable businesses

Camp Via could turn into an eco-camp. Russian River area has successful models.

Talk to large businesses to support growth of this like wine industry.

Lassiter to enter

Outreach to businesses.

Mary, has been here 25 years have been projecting ideas for a long time.

Jeff's the group's priorities seems to be inconsistent with the survey.

Mary believes the project needs to be financially viable from the County's point of view.

Frank believes this is a political project

Randy, don't know what end game for the state is.

Frank, should be driven by Sonoma County not the State.

Jeff, When will budgets of fiscal viability for the project be available?

## Group 9

- Rachael – Has the consultant team looked at other examples of large hospital campus that have been redeveloped/reused? She cited a few from across the US.
- Charles – Best practices including involvement of capital partners early in the process should be used.
- Matthew – Redeveloped site should be 100% sustainable including water, energy, possibly food production and provide affordable housing for local residents.
- Steve– The plan should preserve the character of the campus and the open space. New buildings to reflect existing buildings. Okay to preserve only the iconic historic buildings.
- Terri - Historic preservation is important. Should be a family environment with a mix of uses, sports fields, open space preservation.
- Charles – Include in the plan community enrichment opportunities such as higher education, occupational training, appropriately sized performing arts venue(s) and space for non-profits.
- Matthew – SDC was developed as a self-sustained community and that aspect of the history of the site should be preserved in redevelopment of the area. Dunbar School could be relocated to the site.
- Diane – Idea for headline: *SDC a Glowing Example of Responsible and Effective Land Use*
- Charles – Idea for headline: *SDC – More than Meets the Eye*
- The story would explain how the site overdelivers by including the features discussed without large imposing buildings.

## Summary:

- 100% self- sustainable

## Sonoma Developmental Center Specific Plan

- Preservation of character and history (without necessarily preserving all structures)
- Provides opportunities at an appropriate scale for the site that include:
  - Higher education
  - Occupational training
  - Performance arts
  - Family oriented activities
  - Affordable housing for locals

### Group 10

Sonoma SDC Vision Headline (Priorities, Designs, Policies)

#### Headline:

Historic SDC Opens as an Eldridge Community Center with a Museum

#### Assumptions:

accessible to all ability levels with good transportation access, preserves and honors historic elements and cultural resources, leveraging natural and cultural resources for financial sustainability

#### Rough Draft Headline:

Preserve Historic character, true center of existing community, integrated with the character of the existing community, with transportation planning connected to regional transportation, accessible for all, including different ability levels and preserving natural (open space) and cultural (Native American sites) resources - leverage these for financial sustainability.

Daniel:

- Very challenging to balance the various goals for SDC, one of hardest parts is the transportation piece.

- Need for transportation, otherwise gridlock. Put public transportation at the center of planning.
- Promote Open Space as a way to generate financial resources for the site

Pam + Hal:

- Seems like landscaping is dying, would like to see landscaping preserved.
- Concerned with ramifications of demolition and the time it will take.
- 2040 seems likely for development - great place for movie filming.
- Historic site, interpretation that emphasizes the history.
- Enjoyment of open space, walking through.

Mark:

- Plan needs to address campus is part of an existing community, put the campus at the center of the community, plan for it to be a center of the community.
- In addition to a plaza at the new town center at SDC, we should also have gathering places, including a community center/town hall. Glen Ellen would greatly benefit from a community center that provides meeting rooms, entertainment venue, adult education, youth workshops, etc. Yes, bricks and mortar, but perhaps reuse of existing structures.
- Make sure that currently developed areas provide parking and non-motorized egress to natural areas. To use the town center/plaza model as the epicenter with residential commercial development surrounding plaza with a bike/pedestrian path circumnavigating developed areas as a buffer/greenbelt to natural areas. Imagine concentric rings.

Teresa:

- The property is zoned as a Historic Landmark
- Community values, cultural integrity and open space maintained
- Maintain small historic area within the boundaries of the property, museum

## Sonoma Developmental Center Specific Plan

- Do not build large, McMansions, do not allow chain stores, etc.

Cheryl:

- New to issues, live in Boyes Springs, concerned there will be access to the community
- Need an accessible space, place to take people with disabilities.
- Keep the open space,
- include cultural resources - honor Native Am history - include historical information and interpretation.
- Focus on sustainability
- Renewable energy should be explored in terms of financial sustainability
- There are other options for affordable housing, keep this as a community center
- Consider a youth hostel, another way to serve low income visitors

Shilo:

- Community Center for the area, multicultural, inclusive
- Open space accessible for walking and enjoyment
- Upkeep the landscaping
- Engage more of the community as all will be impacted
- Accessible for all abilities

Nancy:

- Integrate this with the rest of the community, consistent with character of the current community

Kevin:

- When developing this property, include local builders and union members to keep the money in the community. (other group members also thought this important)

## Group 11

### Group Vision/Headline:

The SDC serves as a *sustainable* model for a highly *integrated landscape* that seamlessly *preserves* the natural beauty of the *existing open spaces* and parks and *maintains wildlife corridors*, while fostering a neighborhood-scaled community that has small-town charm featuring live-work units, workshops, and services for the disabled community with a welcoming environment for people of *all ages, backgrounds, and abilities as well as wildlife*.

### The group:

- Local neighbors and resident of Glen Ellen
- Former employee
- Executive director of Jack London State Historic Park
- City engineer with City of Sonoma
- Planner with City of Sonoma

### Open Space:

- Protection of open space
- Maintain wildlife corridor, animal movement
- Limit impacts of development on open space
- Concern about infrastructure impacts on open space
- Public access to SDC area, connection to adjacent parks ("gateway")
- Habitat corridor



## Sonoma Developmental Center Specific Plan

### Traffic:

- Concerned about traffic, noise
- During construction
- Limit development/traffic

### Infrastructure:

- Water resources, sewer, infrastructure
- Adequacy of fire protection
- Water supply, integration into public water systems, serving local communities
- Water issues, fire issues
- Fire safe property

### Housing:

- "Moderate", "minimal" amounts of housing
- Live-work units
- Diverse housing, some specifically set aside for severely disabled and caregivers to ensure services are continued

### Community:

- Workshops, places for jobs
- Name is "Eldridge", not "Sonoma Developmental Center"
- Focus with developmentally disabled folks
- Small-town charm
- Small neighborhood community scale

Chat:

08:37:22 From Mayu Tanaka, D&B : Hello Group 9!

08:37:50 From Mayu Tanaka, D&B : SDC is a highly integrated site that builds upon the natural beauty of the existing open spaces and parks. It has a small town charm with moderate housing that is welcoming for people of all ages, backgrounds, and abilities.

08:39:03 From Mary Poppic-Reeves : The SDC is a model of seamless integration into the natural landscape, welcoming space for people of all

08:39:53 From Mayu Tanaka, D&B : SDC serves as a model for a highly integrated landscape that seamlessly preserves the natural beauty of the existing open spaces and parks, while fostering small-town charm featuring moderate housing and a welcoming environment for people of all ages, backgrounds, and abilities.

08:41:09 From Mary Poppic-Reeves : The SDC is a model of seamless integration into the natural landscape, welcoming space for people of all ages, backgrounds, and abilities, and wildlife. It blends small town charm with natural resources to create a sustainable space

08:42:18 From Mayu Tanaka, D&B : SDC serves as a sustainable model for a highly integrated landscape that seamlessly preserves the natural beauty of the existing open spaces and parks and maintains wildlife corridors, while fostering small-town charm featuring moderate housing and a welcoming environment for people of all ages, backgrounds, and abilities.

08:42:57 From Mayu Tanaka, D&B : SDC serves as a sustainable model for a highly integrated landscape that seamlessly preserves the natural beauty of the existing open spaces and parks and maintains wildlife corridors, while fostering small-town charm featuring minimal housing and a welcoming environment for people of all ages, backgrounds, and abilities.

## Group 12

### Name & 2040 Headline/Hope

- Orlando, Bennett Valley: "Individuals with disabilities, once again met at the SDC site!"
- Charles Danner, Hiker from SR: "Open space was preserved!"
- Peggy, Kenwood, 45yr employee @ SDC: "Wildlife corridor is protected!"
- Larry, : "From Elridge to elderville."
- Robert, Agua Cliente Resident: " The past is saved at SDC and informs our future"
- Sup. Gorin: "A vibrant mixed-use community for all ages and incomes, built with sustainable at the center. Advanced transit systems. Micro-grids. Fire recovery, climate change and resilience employers helping us transform into a model post-carbon community!"

There are a lot of elements to the Draft Vision....out of all the visions and principals mentioned, and not, what is your top priority for the site?

- Employment - economic engine for the valley
- Housing: What kind, where, how much?
  - Disabled, Senior & Youth - multistory, multi family, denser.
- Green Infrastructure & road improvements
- Other uses?
  - Educational - JC Satellite? K-12 vocational
- Historic preservation: Yes/no, how much?
- Natural resources conservation

How can we blend these diverse and shared visions?

- "The SDC honors it's history as it moves forward as a model diverse, climate resilient community. This site now serves youth, disabled, seniors and the conscious tourist, powered by green energy and a site-centered economy."

## Group 13

\*\*\*\*This is from the June 2019 community workshop: Eldridge is a place where people of diverse backgrounds and interests live and work together, where natural resources are conserved and enhanced, concepts of sustainability and resiliency are put into practice, cultural legacies are honored, and compatibility with surrounding communities is preserved.

### Headlines:

"Legacy of Care and Conservation Preserves Best of Sonoma Valley"

"Village" – this word captures some of the essence of the scale and character of Eldridge and campus and area. This is distinct from, for example, a downtown in a city like Santa Rosa.

\*\*\*FIRE – safety, evacuation safety is an essential element

"Eldridge campus continues to thrive alongside Village of Glen Ellen."

- Lots of open space
- Wildlife corridors enhanced
- Appropriately sized and scaled housing
- Surrounding community appreciates what happens and how it evolves...integrated with neighbor communities

"Why not use a small piece of this to restore to landscapes before European settling to protect native landscapes and provide eco-cultural history"

- Paleo-botany and archaeology to study what was.
- Small site could be research/education center. Biomass processing.

"SDC land continues to serve the community"

- Grows in its ways of providing services for community
- Important to have inclusive definition of growth and benefit
- Would like to see clear definition in plan around housing. Historically, "market rate housing" is still not within reach due to in-migration from more expensive places! FAR. Housing size limits.
- Vibrant place for the people ALREADY working and living here

Emphasize:

- Local businesses
- No major chains, especially hotels
- SDC campus group: proposal for adaptive reuse, including co-housing.

"Native species return to SDC site"

- Eldridge – if you don't plan for it now, it won't happen. Need sustainability and natural environment as much as possible
  - This landscape, this much open space, is a rare gift and needs to be treated as such
  - Regarding naming of the campus for future use
  - "Eldridge" holds meaning in the region – "SDC campus at Eldridge" . Captain Eldridge. 120 years ago.

Presentations today exaggerated deterioration of existing buildings. Some recent assessment (SDC campus group) show many buildings usable.

Some of the renderings and concept maps:

- This looks like downtown Santa Rosa: no thank you, we have one of those. This place is unique. Let's be bold. These drawings don't match the language and principles of the plan.
- **Unique: "Village"**, semi rural, but some density and gravity, community.

- I can imagine some lodging, but more boutique, not giant 100 room hotels

By the way: there are 100's of California native plants that have been used as medicines by native peoples: the science is called 'pharmacognocny'. That is the research element to the facility.

## Group 14

- Densely built up area will make wildlife leave
- Main concern is increased traffic - with or without development. Put uses with different peak hours. Roundabout at 4 way and near hospital. Traffic volumes on Arnold not that heavy but the issue is highway 12 backup
- Main concerns: traffic, wildlife corridor
- Understand development will happen and have to happen
- Highway 12 is largest obstacle to wildlife corridor
- Focus on governance - having an entity that can govern the property, be reactive rather than proactive
- State owns property and has granted county - if there is institution for non-profit, foundation, etc to manage
- Has to be a large master developer who comes in and implements the plan
- Sustainable model can coexist - look for partners who can support the vision

**SDC sets an example for sustainable redevelopment that preserves wildlife, provides housing, and keeps the trust with supportive financial partners.**

## Group 15

### Vision Statement:

The SDC site has been quickly developed as a sustainable, dog-friendly, European-style community with compact housing for families, people with disabilities, and underrepresented communities, connected to its history and to agriculture. The site is well-connected to neighboring communities and open space by transit, safe bike paths, and pedestrian infrastructure, with minimal car use required of new residents, and the site's water infrastructure ties into the Sonoma County's water supply and is in place for emergency use.

### Discussion themes:

#### Housing

- Housing should be a variety of types, with rental housing, housing for people with disabilities, housing for underrepresented communities
- Housing should be compact – including multistory housing – to preserve surrounding open space and keep development within a smaller footprint

#### Services

- Site should have services for people with disabilities and childcare

#### Economic Sustainability

- Emphasize economic and environmental sustainability.

#### Sustainability

- Environmental sustainability is the most important thing to keep at the forefront when developing this campus.

#### Transportation/Mobility

- Importance of transit access – this place should not just be a sea of parking
- Cars should be kept to a small area, maybe one multi-story parking garage for commuters

- Need dramatically improved safe bicycle infrastructure
- Improve transit access, bike infrastructure, and walking connections for sustainability

### Open Space and Recreation

- Importance of dog access for the community. Many places have become unfriendly to dogs – please emphasize that this is a critical place to walk dogs.
- Maintain vital connections to surrounding mountains and open space trails
- Trail areas should be dedicated to the parks department

### Water infrastructure

- The water system needs to stay connected to the Sonoma Valley water supply for emergencies – very worrying that the system has been shut off.

### History

- Maintain connections to the site's history with a museum and with active agricultural production

### Process

- Expedite process – this has already been underway for years, eating up budget and time. Look for ways to speed things up. Make the process more nimble

## Group 16

10 community members present

### From the conversation:

### Ideas

- Prefers to call it Eldridge and not SDC. <Group consensus>
- Create something for our community and not a giant tourist trap, but something for the valley.



- There are so many things for tourists in this area; would like this to be for ALL groups within the community.
- Wants there to be intentional space for the arts community.
- Job training, in addition to the arts, young people need a place to stay and have job training. To be included and stay in this community.
- Make space for people who are overlooked by the community but are a tremendous contribution to the community. We have plenty of housing here for wealthier people, but not enough affordable housing that is affordable. Affordable housing isn't even possible for people because it's too expensive. Adaptive reuse in co-housing.
- Re: the use of the terms "contemporary vs urban"; hopes that reflection is given to the character of the area and that this is maintained (with respect to the wildlife and look of the place). Ex: doesn't like the boxy style of contemporary design and doesn't really blend with the area.
- Preserve the historical legacy and visual character of the site.
- It's easy to build what we are used to. There are massive stresses on the area and on people; this area could more proactive on this. If we plan this well and don't just repeat what we've done but look toward what we will have wanted to have built.
- We have to include in this... to be visionary about sustainability; can't just build what we always have built (wants grey water and solar, and conservation of the area).
- There is social sustainability too. We can't keep reproducing the economic segregation of white people and people of color; and recreating these inequalities. The headline should be something like "thank goodness we did this hard work, then."
- We can't just continue to house people (like Santa Rosa). People want to live in a community; want to see - cottage housing and reusing existing buildings, and a sense of smaller communities (so that one developer can't just come in). Maybe it's smaller housing projects bringing various groups of

people (people with disabilities, older adults, lower income) and mixing the community.

- Wants to keep the village/cottage feel to the community; maybe have an arts guild area.
- We can be more ambitious - she expects this campus to be sustainable and ecological; but we can do more than that. Reimagine the North Bay's economy, have jobs that when people work them they can actually afford to stay here and their children think they can afford to stay here. We really can have it all - it's a big place. We don't have to trade off having an ecological and climate win with having a big equity and employment win.

### Headlines

- Community retains historical character while maintaining open space and vital needs.
- Something like "We were ready for the future, we got it right here. Thank goodness the community realized what we would be needing now."
- The Eldridge community maintains educational system while partially open to parks and camping, preserving the historical and ecological aspects.
- Eldridge and Glen Ellen grew up together and were started around the same time. They are neighboring communities, and what happens to one affects the others. They are like twin village communities and want to acknowledge the sense of relationship between the two.
- Wouldn't want to tie together in the title, Eldridge and Glen Ellen - people are really protective of Eldridge.

### From the chat:

### Headline ideas

- Eldridge Finds Balance of Equity, Environment, Employment, Housing and History
- At Eldridge, we invested in our community, and it paid off.

- Eldridge community celebrated as a modern example of a sustainable and ecological community next to the state's largest park system.

### Other ideas

- Check out Prospect in Longmont CO. It has a lot of what is being talked about here.

**Final headline: We did it! Eldridge community celebrated as a modern example of sustainability and ecological vibrancy; Finds Balance of Equity, Environment, Employment, Housing and History.**

## Group 17

- Preserve open space, wildlife corridor, and agricultural function of the site, ensuring it is sustainable. Do not over develop the site.
- Develop as mixed use, including housing (affordable, multi-family), some nearby local/small businesses, and recreational amenities.
- Infrastructure: Transportation improvements focused on increasing bicycle and pedestrian uses and accessibility for the disabled. Quantify and maximize the water resources available on the site.
  - Side Note: The group agreed that the funding sources for all of the infrastructure improvements will need to be identified and secured before finalizing the vision.
- Historical preservation of facilities with some re-purposing of the buildings.
- Ensure the site is compatible with Glen Ellen and Eldridge in terms of maintaining the rural character of the area and providing fire, police and other community services.

## Group 18

### Headline:

"Re-envisioned town of Eldridge open to the community as a self-sustaining, family-friendly, outdoor wellness destination."

### Other notes:

- Peaceful nature of the site, even along the major transportation corridor
- Wants SDC to have something for everyone, including families, dogs, youth, and visitors.
- Vibrant community and self-sustaining
- Important focus on locals and turning SDC into a neighborhood that families, residents, and visitors can enjoy that doesn't shut out people who are trying to stay or move into the community.
- Strong outdoor wellness/boutique hotel site with a focus on wellness goal. Recognize that tourism/hotel focus will most likely be needed in order to be economically self-sustaining.
- Focus on an authentic experience, not overly commercialized and focus on having a special personalized experience
- Shopping and amenities that both visitors and locals can enjoy
- Places of exploration for youth and kids. Dog-friendly
- Community asset-enjoyed by all and keeping land as natural state.
- State is currently funding some fire and EMS services, need to continue to provide services long-term. Infrastructure
- Economically and environmentally self-sustaining
- Bicycle routes and safety is key.
- Don't peg as a "luxury resort" project. Include hostel-type component to be open to people with various incomes.

## Group 19

### Group Attendees

- Joe – landscape architect and bond rescue, looking for a home for his company within the SDC
- Sanford – involved Citizens from Glen Ellen
- Bean –resident Glen Ellen since 2007
- Joan – worked at SDC 23 years, avid bird watcher, loves the beautiful old trees – lived in Glen Ellen 25 years – Glen Ellen should be included Glen Ellen vision statement
- Angela – Glen Ellen resident– her son took classes at SDC as a boy scout, ecologist, on the board of the historical society
- Andrea Beatie – 20+ years, resident of Glen Ellen – SDC, lost her house in 2017 from the fire, loves the open space and being in nature
- Stacie – lived in county over 50 years

### Headlines

- "Providing the Sonoma valley with a vibrant community"
- "Preserving the open space corridors while create a portion of developed area for disability and memory care, and ensuring ADA accessibility"
- "Protecting the land, keeping soul of the property, and ensuring the compatibility with our village"
- "Creating a wild life corridor while restricting development to the area that is already developed."
- "Sacred place – native Americans – history"
- "A model community sustainability design a world model that creates one community for the highest good of all. "

- "Preserve the historical character – small historic district that could include a couple buildings and a library"
- "Heart and soul of Glen Ellen" – preserve uses as is especially the Sonoma Creek – integrity of land
- "Community that supports the entire family from children to Seniors "

"What will help move toward the vision?" "How is it accomplished?" "What needs to be included in the Specific Plan?"

- Has to generate money but needs to fit in with the community
- Need the businesses to fit in with the community, "we don't want a resort" – green business, helping for disability, surrounded by empty land
- Density – low density buildings, funding that is creative
- Soul compatibility preserved – uses and services, housing , job training, things that help the community

## Group 20

### WELCOME!

#### General Comments

Demographic shift  
- Vision: enriched  
community,  
community  
education

Vision: Campus like LA  
County Called Trade  
Tech, Start there, but  
emphasize technology.  
Bring Trade people into  
21st century

Forest preservation,  
environmental  
science, Health,  
services for  
developmentally  
disabled folks

Mixed Use to  
include ppl  
with various  
economy  
levels

#### Infrastructure



#### Housing Comments

Need to advocate  
for affordable  
housing, housing  
for disabled folks

#### Natural Resources

Water  
resources  
is critical in  
Valley

#### Historic Preservation

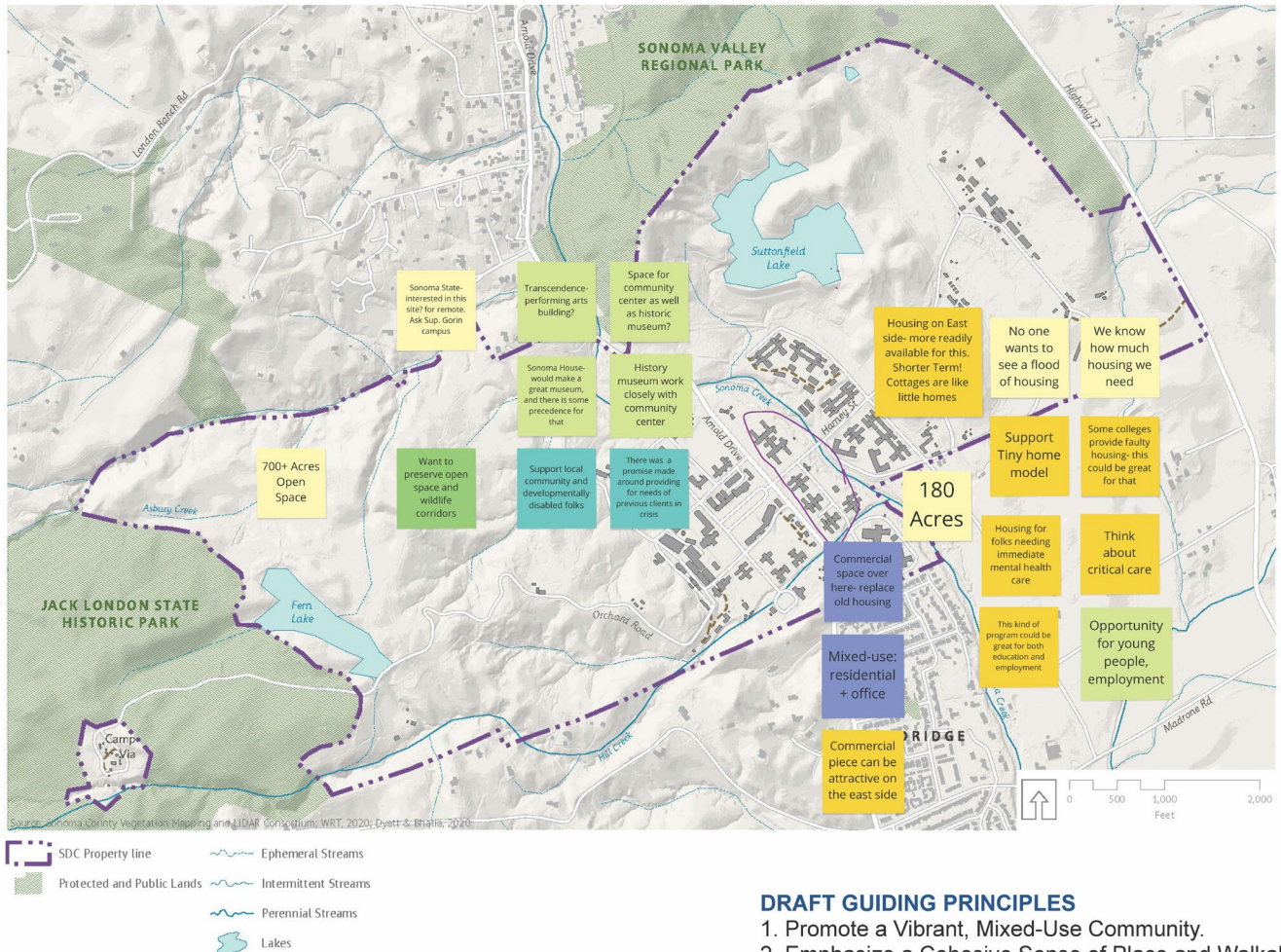
Adaptive  
reuse  
model is  
important

Research  
site would  
be great

**More Questions or comments? [engage@sdcspecificplan.com](mailto:engage@sdcspecificplan.com)**



## Group 20 (continued)



### Our Vision for SDC



### DRAFT GUIDING PRINCIPLES

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



# Appendix B: Vision and Guiding Principles Comments

## What is a Vision Statement

Can we consider properly labeling the campus name as Eldridge? For branding, this may be a benefit.

The maps are indicating the neighborhood outside of the campus as "Eldridge". This is Glen Ellen. The Vision Statement should reflect this correctly.

Agree. Our postal zip code 95442 for the neighborhood to the south is Glen Ellen (Marty Drive area) but is often referred to as Eldridge, instead of Glen Ellen. Eldridge zip is 95431.

Exclude cars except for emergency vehicles and cars for disabled.

more than one road to exit the area so we don't duplicate Oakmonts evacuation nightmare.

This image looks like the buildings will totally block the view of the mountains and ruin the open-space green nature of the site. PUT COMMERCIAL AREAS AT THE BACK OF THE SITE, NOT AT THE FRONT! Design the site to still look like a historic green site, from a visual design point of view. Move the business away from the road, entrance, tree-lined avenues, and open view! Do not lose the opportunity to do this right!

We need to ensure that there are funding sources to enable adequate ongoing services as well as capital infrastructure. Fire, EMS, Rescue, Law, transportation, streets, trails, water, etc.

This site was self sufficient for most of it's use. It would be a fantastic opportunity to create a model of environmental and social self sustainability here.

**Introduction**

A vision is an aspirational description of what the community would like to be in the future. It is a summary of the shared goals to be achieved by the Sonoma Developmental Center Specific Plan. Public involvement helps define the community's vision of future growth and development; the Vision Statement and Guiding Principles are based on input from past community engagement, a community survey, Planning Advisory Team meetings, and technical analysis.

This Vision and the Guiding Principles are DRAFT and meant to serve as a starting point for dialogue by the community and the decision-makers.

Acknowledging that surname is a very loose proxy for ethnic origin and linguistic preference, I counted how many Spanish surnames there are among 200 plus participants who shared their last names. I found 12 surnames that I thought could be Latinx in origin. Sonoma Valley is ~30% Latinx.

Urban density will impact the surrounding open space and pinch on-campus wildlife corridor. Studies show that increased use impacts wildlife resources.

In keeping with Sonoma County's agriculture past having a garden to provide local restaurants with food - i.e. Bob Cannard's farm would be great!

SDC are left urban. Pictures shown look like Santa Rosa.

Arnold Drive is the main street through Glen Ellen. Traffic on this road has increased due to drivers avoiding congested Hwy 12; future development must minimize traffic, otherwise the existing walkable village of Glen Ellen will be divided by a busy travel corridor. Despite efforts to minimize trips onsite, if a dense urban mix of uses are created, people will drive from outside the site to those onsite destinations, increasing traffic. Therefore, the word "self-contained" is not viable.

The disposition of the East Campus buildings along Arnold Drive may be determined to have intrinsic value depending on the desired use. We should not discount their value.

"More dense options" noted in other comment need to be balanced with adjacent/surrounding uses; moderate development.

Affordable housing should be built in or near an urban core. It does not make sense to develop all of the infrastructure required for affordable housing in a rural area. Workforce housing for staff and workers at the facility would be appropriate.

What I keep noticing that is missing is that how this plan absolutely must fit with Glen Ellen. What happens in Glen Ellen. We are connect. We are not urban. We are rural.

I agree with the vision statement -R.Perez

GP 1 is a way to bring revenue resources into the project. -R. Perez

Re-establish a housing component for mentally challenged

Are not the Vision Statement and Guiding Principles being based on the preferences and concerns developed from the many community gatherings and workshops we've been participating in?

ill all properties be rental?

A more rural, less urban more agricultural architectural look would fit in better.

I am hoping to see further discussion of ways to build education into this project. We need to train our young people for the jobs of today and tomorrow. This campus could resolve several issues in this area.

I want to address the commitment for diverse housing. There are many individuals with intellectual disabilities who are being warehoused in other counties due to lack of housing and specifically the closure of SDC. There needs to be a commitment to honor the purpose that the land was developed for and develop housing needs for individuals with severe intellectual disability challenges, including long term housing for individuals with challenging behavior who can not access many other services.

Need to recognize that SDC does not stand alone - the village of Glen Ellen is on either side of it. Keep the historic architecture and rural feel of Glen Ellen in any future building design

I'm worried about negative impacts to the wildlife corridor. I'd like to see any buildings on the borders of the campus - and especially in the riparian corridor - that cannot be rehabilitated razed to the ground, and the area where they once stood should not be built upon. In essence, shrink the building footprint to better accommodate wildlife movement.

Generic shots of three-story industrial-style housing units are not going to inspire confidence that what happens on the land will be compatible with the existing community.

## Draft Vision Statement

**DRAFT Vision Statement**

[During the Community Workshop, we will ask participants to brainstorm a short statement "headline" for the vision statement for inclusion here as the main vision statement.]

The former Sonoma Development Center (SDC) site, nestled within open space in the heart of Sonoma Valley, has emerged as a vibrant, environmentally friendly, climate-resilient community. A core 180-acre area is surrounded by a vast continuous open space of oak woodlands, native grasslands, wetlands, forests, creeks, lakes, and wildlife corridors, as well agricultural land and recreational open space, integrated with regional open space systems.

The core urban area comprises a complementary mix of housing, commercial, and institutional uses. A diversity of housing types enables a wide variety of residents to live in a beautiful, picturesque setting: affordable housing, senior housing, market-rate housing of different sizes and price points, and housing for people with developmental disabilities coexist seamlessly. New development complements the adjacent communities of Glen Ellen and Eldridge. Residents enjoy walking access to essential services and parks, with connections to surrounding open spaces. Employment uses reflect the site's legacy of care, and emphasize innovation, research, environment and ecology, as well as visitation and culture, reinvigorating Sonoma Valley's former largest employment hub.

Several of the site's historic resources—including the Sonoma House and the Main Building—have been repurposed for contemporary uses, and the front lawn and other elements of the historic landscape conserved. Urban design patterns—streets layout, building/street relationship, streetscape character—maintain east-west views to the Sonoma and Mayacamas mountains and foster a cohesive sense of place.

Contemporary design is balanced with historic precedents, promoting a rich development fabric and giving new residents and businesses different options for the types of spaces they desire.

A cohesive network of pedestrian and bicycle paths connects residents to local and regional destinations, and to transit. Well-designed bus stops, crosswalks, and protected bike lanes create an inviting sense of safety for those of all ages and abilities.

New land uses contribute positively to the site's sufficient financial feasibility, which has enabled efficient and sustainable construction of needed infrastructure. Water is conserved and reused on-site, and safety and fire protection have been built into the landscape, with defensible design, new fire-resistant buildings, and well-planned evacuation routes. Reuse of historic buildings has saved resources in new construction, and new buildings have been designed to be sustainable. The surrounding open space, preserved in perpetuity, is home to countless local species that use SDC's habitat corridors. Sightings of wildlife throughout the site and along Sonoma Creek enrich life of residents.

The SDC site has become a multi-use gathering place for the Sonoma Valley, with public spaces for lingering and enjoying a cup of coffee or a meal; community amenities, cultural spaces, and events; playgrounds and recreational spaces for soccer games or a game of fetch; seamless connections to the extensive trail network of the SDC property, Jack London State Park, Sonoma Valley Regional Park, and the surrounding mountains.

Let SDC be dog friendly especially keep the hiking trails

Variety of housing types should still reflect a coherent and cohesive overall architectural design.

Eco Tourism should be a consideration - to scale of course. Camp Via could be revamped as summer camps for kids and retreats during winter for various groups - yoga, meditation, etc.. And an eco hotel with focus on outdoor hiking, biking, horseback riding would be very successful

Preserve the history of the SDC through emphasis on services and housing for developmentally disabled.

Open space preservation must balance need for recreational use and access to the open space.

When you mention the "front lawn", I assume you are talking about the ballfield along Arnold Drive. Arnold Drive, from end to end, sets the tone for both Eldridge and Glen Ellen. It sets both communities apart from being urban.

Any developed area needs to support the wildlife corridor corridor.

Anne G: I'm concerned about the idea of having a hotel - And also the use of the word "urban." This is a Countrified area. Can you talk more about what you mean by "urban?"

For who? Is this community for current residents? New residents? I don't see this question answered thoroughly

Shrink the building footprint to enhance wildlife corridor and increase stream setbacks.

Minimal destruction of established landscaping, especially trees, should be part of the plan. There are many birds and other wildlife that depend on the habitat found through the campus. Cutting trees and established shrubs could have devastating consequences on their ability to rear young, find and store food, and seek safe shelter. Any new landscaping should emphasize designs that provide habitat for a wide variety of wildlife.

Protect large trees along Arnold drive.

Note: the site is not in an urban growth area.

Please define affordable and market-rate housing. What income levels?

Keep as much of the historic resources as is feasible.

Development with the open space areas; wildlife interface area, protect the wildlife corridor which includes the campus, and protect the character of the surrounding Glen Ellen village, consistent with the County General Plan and G.E. Development/Design Guidelines.

You have heard this from others, but the connection between the Development Center, the Mill and the Village of Glen Ellen is critical. How does this enhance and pull the Arnold Drive corridor better together?

I am a huge user of the open space. We hike up the mountain all the time and we walk around the lake a ton. This is part of the magic of living in Glen Ellen. These resources are mentioned but barely. How will these be enhanced for the community?

The words "urban area" imply a level of development that may not be appropriate for the site and that conflict with current GPU requirements for Glen Ellen. See GPU Policy LU-20gg. There is no mention of how this "urban area" would be compatible with the surrounding community of Glen Ellen.

Picturesque is too passive. This is a vital, thriving area with a long history of innovation through connection to natural resources, food and land (NPK Fisher, Jack London, etc.)

A requirement of the specific plan is consistency with the general plan. The words "urban area" imply a level of development that may not be appropriate for the site and that conflict with current GPU requirements for Glen Ellen. See GPU Policy LU-20gg. There is no mention of how this "urban area" would be compatible with the surrounding community of Glen Ellen.

Consider reuse of modern historic resources as well as older historic structures.

Regarding visitation uses - a larger resort has already been approved for Sonoma Valley at the former Graywood Ranch property.

More protected bike paths

The word urban might be reconsidered and changed to village. It's essential to retain the village character. Agrarian is another word that might fit well. Agrarian Village.

Environmentally critical.

Include heritage trees and diversity of plantings

There has to be enough "private development" to ensure feasibility

DOG FRIENDLY?

Don't want an urban development in the rural community of Glen Ellen. Don't want a new city in a rural area.

Be sure to consult with water systems experts who know the current water resources, the current waterworks system, and the existing infrastructure. Much of this as I understand it is feasible and appropriate and sustainable without complete replacement.

Could we keep the sports fields and facilities for local community use? They are badly needed.

Maintain views of Sonoma Mountain from Arnold Drive—retain the baseball field as a multi-sport field.

Review previous vision statement developed through extensive community input - "Use recognized principles of land use planning to gauge how well proposed land uses protect public trust resources AND FIT THE CHARACTER AND VALUES OF THE SITE AND SURROUNDING AREA. The density, scale, and design for new development must be compatible with surrounding communities." This should also be incorporated into the guiding principles.

Compatibility means size, scale, amount of impacts (traffic, visual, densification).

The state criteria promotes privatization. Bad idea.

Remove the word urban - the campus is not urban.

a campus for environmental education

A guiding principle is sustainability so preferred housing types should include more dense options such as townhouses, multifamily, slightly taller buildings. Following the lead of other communities, gas hook ups should be prohibited. Laurie-Ann Barbour I also support preserving as much of the natural resources as possible. Although many of us love the historic buildings, they may not be appropriate for future uses and not match the needs for sustainability.

Modest hospitality

I don't see how market rate housing provides any sustainable income other than initial development fees

Agreed, but not to the degree of gated estates on the residential side, or series of private building projects all with their own architecture. Must conform to some kind of central design vision that is visually coherent as a whole.

How much overlap should there be between the urban services of SDC and those of Glen Ellen (post office, supermarket)?

What is visitation? Tourism? What kind?

AGREE!

The vision statement needs to be reframed to acknowledge that the site is a property within an existing community - not a standalone, isolated area. The statement sounds like it is creating a new urban city, not a neighborhood within a rural, semi-rural community that is adjacent to community separator areas.

The term "urban" needs definition

Agree with this comment. There is a danger in making this too "precious", and in forgetting the long historical legacy of this site's footprint. Take the St. Presidio as a guide here - yes it's a different site, but it was redeveloped as the historic site it is, and is successful and on the map for that reason.



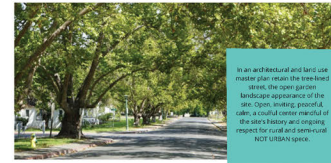
## Draft Vision Statement, continued



## Draft Guiding Principles

## DRAFT Guiding Principles

These Guiding Principles support the overall vision for the SDC and will be reflected in the goals, policies, and implementation measures of the Specific Plan.



In an architectural and land use master plan retain the tree-lined street, the open garden landscape appearance of the site. Open, inviting, peaceful, calm, a careful center mindful of the site history and ongoing respect for rural and semi-rural NOT URBAN space.

### ① Promote a Vibrant, Mixed-Use Community.

Promote a diverse and integrated mix of residential development and employment uses, including research, office, retail, and small businesses, to promote optimal development patterns and site revitalization, and provide economic opportunities for Sonoma Valley communities.

### ② Emphasize a Cohesive Sense of Place and Walkability.

Establish a cohesive visual landscape with consistent streetscapes and improved sidewalks within the district. Locate land uses and enhance the existing street network to encourage development of a walkable and pedestrian-friendly environment with gathering spaces, diverse activities, and connections within and to surrounding communities and regional trail systems. Ensure that new development complements the adjacent communities of Glen Ellen and Eldridge.

The campus should be a place that provides meaningful, well-paid work, that allows people who grow up here to remain here.

Should be mindful and consistent with state and County policies regarding city-centered urban development (to minimize vehicle trips (and GHG) and provide access to many nearby services) and transit-oriented development. This site is not in an area served well by transit and not in a city so by its location, it will generate many trips. Previous residents there did not drive so that was not an issue.

Include business that would serve the local Glen Ellen Community and be consistent with the other values for the property. Things like a gym/climbing gym/community center/swimming pools/meeting space for community groups/music venues

There is a missing guiding principle related to ensuring that this is a community-driven planning process. Please add another principle that captures the need for stakeholders to create a specific plan for the Eldridge site that factors in the needs and land use priorities of the surrounding communities of Glen Ellen and Sonoma to ensure that future development will be compatible with existing land uses in Sonoma Valley.

a "cohesive sense of place" will be achieved if SDC joins Glen Ellen, rather than dividing it. This is a rare opportunity to create a town center with a park like plaza surrounded by mixed use development that serves the community.

Nowhere in the documents does it emphasize the SDC being dog friendly for recreation and exercise. The adjacent county park is dog friendly as are the existing SDC trails

Minimize land devoted to parking. Parking is so 20th century!

Open space and wildlife corridor access are crucial to this site

I live adjacent and I am hopeful that the development will be respectful of our lifestyle. I am concerned about traffic, polluting and access as the site is being built up.

perhaps consider a phased approach that may help get aster initial action. This process is important, but oh so slow.

I feel strongly about this

DOG FRIENDLY?

Please include a health clinic in your planning. Best if it includes people with special expertise in working with folks with special needs, especially autism.

Include agri-based commercial opportunities

Will this get done in our lifetime? What about emphasizing being agile, nimble, efficient and time bound in your process as opposed to government bureaucracy driven?

Respect the historic visual character of the site's buildings and landscape features, while infilling on eastern side of campus with compatibly-designed, sustainable-conscious development that retains the a village "sense of place."

I don't see the statements as a fear of development itself or fear of housing - it's the scale that matters. For example, adding 900 housing units and commercial/professional uses equals thousands of new vehicle trips per day, which would have an impact.

Maintaining access to hiking trails is critical.

Incentivise housing opportunities for employees working for on-site businesses to reduce traffic in and out of the site.

A college-like campus with specific focus on trade/vocational learning (see American College of the Building Arts) that will aid in restoration and building of on the existing character of SDC - a way that enhances the community and brings and keeps new talent.

Also a digital arts center for those who want to learn about technology at any age but that has specific curriculum and job opportunity paths. Bring in the amazing retired and active educators & corporate leaders and contributors who live in Sonoma Valley and the County who can serve as faculty, fundraisers, donors etc. Leverage our Bay Area thought leaders to create a unique, accessible education center that is open to all but that can sustain itself financially as well. Open space, community access, dog-friendly walking paths etc are all outflows of such a campus. Retail can support this without taking away from local businesses and have time restrictions to mimic the campus hours. This all needs to be paid for and in such a way that enhances the community and brings and keeps new talent.

Absolutely support a variety of housing types that could be linked to the UC-campus/education concept, senior housing w/creative element - like the North Hollywood Senior Arts Colony

There seems to be a fear of development that I would strongly push back on. Housing will not ruin the character of Glen Ellen or Eldridge, saying that it does aligns very closely with the NIMBY arguments that we're seeing play out across the state. Housing is not an "either or" (rural or dense), there is large gray area. This space has the unique ability to exist within that gray area and I would encourage folks who are worried about the character of the surrounding towns to ask yourselves who you are worried for and what's behind your worry

Consider that there would be two "downtowns" within 1 mile of each other. How does that work?

Access to trails from adjacent neighborhoods should include walkable access from the neighborhoods without having to walk along Arnold Dr.

Also, please include development standards for outdoor lighting that are not excessive, protect the dark sky and that are minimally disruptive to the wildlife corridor. The star gazing in this part of Sonoma Valley is pretty amazing.

The site is very walkable as it is. I would say maintain the accessibility and walkability of the site.

Need to say more than just "complements" - at a scale that is compatible with G.E.

Very important to keep the scale in proportion to our small rural community. Housing sounds great - but not hundreds of units. Commercial uses sound great - but not wall to wall stores.

Yes, Jobs. But jobs that support a future we want to live in. Attract future-oriented, beneficial jobs that pay a living wage.

What kind of visitor?

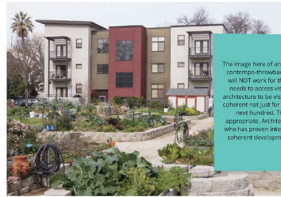
Yes, we need housing - but focus should be on affordable and disabled community, consistent with State law.

profit-making companies like B corps who provide good jobs are the way to make the site pay for itself, better than building more market rate housing, which we don't need more of.

Say that mixing uses will reduce offsite car trips.



nued



Promote sustainable development practices in building and landscape design. Plan infrastructure efficiently and sustainably, conserving water and creating opportunities for water reuse and recharge. Proactively plan for community safety in natural disasters, especially ensuring that emergency plans and egress routes are in place and landscapes and buildings are designed with fire defenses.



## Draft Guiding Principles, continued



A new guiding principle should be the compatibility with the caring and nurturing nature of the site and the community

5 **Support Housing Development and Provide a Variety of Housing Types.**

Promote housing to address Sonoma County's pressing housing needs and the State's key development objectives for the site. Support a range of housing opportunities, including affordable housing, housing for individuals with developmental disabilities, senior housing, and market rate housing.

**6 Balance Development with Historic Resource Conservation.**

Preserve and adaptively reuse the Main Building and the Sonoma House, conserve key elements of the site's historic landscape, and strive to maintain the integrity of the historic district to the west of Arnold Drive by finding appropriate reuse opportunities for contributing buildings where feasible. Create infill that blends in and supports a cohesive community feel and character, while allowing a diversity of architectural styles.



## Draft Guiding Principles, continued

<p><b>7 Promote Multi-Modal Mobility.</b></p> <p>Enable car-free circulation within the site, and promote transportation connections between the SDC site and the larger Sonoma Valley and Bay Area, including through transit access, safe sidewalks and crossings, and bicycle routes.</p>	<p><b>8 Ensure Long-Term Fiscal Sustainability.</b></p> <p>Ensure that the proposed plan is financially feasible and sustainable and supports funding for necessary infrastructure improvements and historic preservation.</p>	<p><b>9 Embrace Diversity and Collaboration.</b></p> <p>Accommodate the needs of people of diverse backgrounds, interests, and income levels, creating an inclusive, accessible, inviting, and safe place that preserves SDC's legacy of care. Work with the community, local agencies, institutions, and other groups to achieve a successful revitalization of the Sonoma Developmental Center site.</p>
<p>I agree that this is crucial but quite difficult. There are a variety of unmapped wetlands and vernal pools that would make any expanded road link to Hwy 12 quite challenging. Even before the epidemic, residents of Sonoma Valley were quite resistant to public transit. Perhaps restrictions on how many vehicle residents could bring into the development would engender self-selection for those willing to use transit.</p> <p>Public transportation through the SDC site will be critically important to the workforce housing both that might live within the SDC site but work in areas north and south of the SDC site, as well as providing affordable transportation to bring workers into the SDC site that live elsewhere, and thus reducing car traffic.</p> <p>This is crucial - but how does it connect to the larger valley and county? Being able to move throughout SDC without a car is a great first step, but how can this project promote larger, multi-modal projects throughout the valley? (Example: bike lane from Santa Rosa to Sonoma)</p> <p>Traffic on Arnold Dr. is a huge concern. How can traffic through downtown Glen Ellen be minimized?</p> <p>Yes, please put in bike and walking trails.</p> <p>Is there access to the development from Hwy 12 or just from Arnold Drive?</p>	<p>As much as one might not like it, the reality of the situation is that some mid to high end commercial and/or residential development will be required to provide more rental income off-setting the lower rents generated when providing the mandated low-income housing. This mid/high end development must be sustainable and sensitively located.</p> <p>The long-term financial stability of this site might be best done with a central institutional partner. Look at the Camarillo redevelopment by CSU and also the Presidio with the Park Trust as the leading partner, even the CIA (as in St Helena and Napa).</p> <p>I never heard a demand by the Community its for a mid-size event or hotel space. Where did that come from?</p> <p>This should not mean a haven for the wealthy, a closed community, a resort or a tourist-focused market location. Locals need this to be a place that works.</p> <p>Satellite college campus classes and community center would help everyone</p> <p>Nothing will on this site short and long term economic feasibility is the 1st priority.</p> <p>Include cultural use here</p> <p>What occupancy % is required to justify hotel development and how does that relate to existing area hotels?</p> <p>what is the State's bottom line for compensation for this property? \$48? What development models actually meet this requirement? Could one highrise apartment building meet this need so the rest can be public benefit? Seems like we need to work backwards from the minimum development requirement to meet this obligation. Then let our imagination run wild.</p> <p>So far, this is tepid. We should be visionary, excited, proactive about the site being profitable and providing great jobs for an otherwise shrinking economy. One way to do this: meeting the opportunity presented by shifting to a climate-informed, post-petroleum economy. There is room on the site for beneficial businesses AND the other desires.</p> <p>Consider seriously the ways business might change post-COVID</p> <p>\$43 million as stated</p> <p>drop in the bucket, the community can raise that much</p> <p>Why should there be any profit to the State? It is a public resource. The State previously commented that they are not looking for profit. This should be verified. If the State wants affordable housing, reducing site costs would help.</p> <p>if a development plan includes elements that serve the community, the community will be more likely to support and fund it.</p> <p>such as a publicly-owned community center, town hall, workshop, classroom, and entertainment venue. (Multi-use)</p> <p>consider maintaining public ownership of all redeveloped areas and leasing structures for sustained income.</p> <p>Agree with this comment!</p>	<p>It's imperative that someone(s) from the planning process is currently outreaching to the local indigenous tribe of this area (the Federated Indians of Graton Rancheria) to include their planning perspective. They should be included early in the planning process. DO NOT WAIT to bring them in AFTER prospective alternatives have already been developed for them to comment on for this would be very disrespectful and their perspective is vitally important.</p> <p>mindful and soulful revitalization led by the historic and semi-rural character of the site and of Sonoma, reflected in its architecture as a whole</p> <p>Do the best we can to recognize diversity and inclusion. Each person, to the degree we can, has an opportunity to contribute to our shared future on this site.</p> <p>What does this mean? Please state it more clearly, in plain English. The site needs to redress some social wrongs: right now young people have very few prospects here, and Latino people have far lower incomes and financial security than white people. This site should help change those numbers.</p>



## Email Comments

### Comment 1:

1. I am concerned about maintaining the rural atmosphere of the area and its compatibility with Glen Ellen and the surrounding community.

2. We need a Community Center.

### Comment 2:

Is anyone looking into the water rights on the site as per my experience they could expire very soon. Its important to the valley as the lakes will dry up if the diversions aren't maintained!

### Comment 3:

SDC Planners - (Unfortunately my iPhone went into "safe driving mode" halfway through the meeting despite my sitting at a desk !). In any case, the success of SDC redevelopment and for that matter the Springs Specific Plan both depend on strategic improvements to/additional local connectors within the local valley road network. The bottlenecks of Hwy 12 and Arnold Drive simply must be alleviated via additional local connections providing redundancy of route options for valley-resident vehicles, bicycles and pedestrians. Not only for economic health but disaster evacuation as well. This goes beyond the Long Term Road Plan to a more strategic vision for roads and bicycle thoroughfares that the County must develop. E.g. East SDC campus needs additional separate controlled access to HWY 12 and/or to Madrone; if this were Switzerland we'd tunnel through from SDC to connect with Rohnert Park (don't laugh); the east Spring neighborhoods need a resident-oriented connection to downtown Sonoma separate from Hwy 12 to take pressure off the Hwy, encourage bike transit allow the Springs Plan to proceed; and so on... Thank you for your efforts on behalf of the County.



Comment 4:

First let me say the sticky note thing is very confusing. There also appears to be multiple ways to send you comments. Can you please respond to this e-mail and give me the best e-mail address to send comments to.

At the end I wanted to figure out how to read the comments sent in, but could not find a screen to do so. I clicked on everything I could but, never found it. Is there a way for us to see all the comments that were gathered?

I know it is hard to do these virtual meetings, but I was a bit unsatisfied with the process and how it worked.

Comment 5:

This was a great meeting. I must say that I was unable to participate in the "Mirrorboard" process as I could not get into it for some reason and there seemed to be a learning curve involved as well. Apparently others did not have the same problem.

I want to share my impressions from today's meeting:

The devil is in the details about how to make this financially self-sustaining. I agree with almost all the goals of those who participated today but how do these goals dovetail with the need to have this financially self sufficient?

One possible "tenant" should be the Santa Rosa JC for many reasons: Including reducing carbon emissions due to people now needing to go to Petaluma or Santa Rosa to take classes. Enriching people's lives. Providing skills training for some commercial activities that might end up at the SDC.

There was a lot of discussion about wildlife corridors which I support. I am president of a non profit Fawn Rescue of Sonoma County and we are looking for a "home" for our organization. It seems the eastern outlying area near where the farm was would be a good fit for us. We need places to set up satellite pens to rehabilitate injured or orphaned fawns and hopefully release them into a wildlife

corridor. Who should I be speaking with about this so that it can hopefully come to fruition.

I like the idea of only having green businesses that are climate friendly and that fit well with the local community.

I feel very strongly about not having SDC as an extension of the "Wine Country" and associated tourist industry. There is way too much of this already and it would increase traffic which many in today's meeting wanted to minimize.

I do support encouraging food agriculture (not wine grapes, marijuana or hemp). This is historically fitting with Jack London's efforts to develop agriculture in the area.

I would appreciate a reply regarding who to contact regarding the Fawn Rescue proposal.

#### Comment 6:

Understanding revenue must be generated-it is of paramount importance that density is kept compatible w the Village of Glen Ellens small town feel- which is NOT Urban! Thus, housing and commercial enterprises should reflect such because Eldridge/SDC has been "the soul of Glen Ellen" for so long. It would be wonderful if forward-thinking humanity helping commercial enterprises are lodged there which can serve as a blueprint for much of CA.

Further, it is a bit frustrating (through no fault of Dyett &Bhatia) that we seem to be doing the same exercises already greatly fleshed out and placed in the Community 2019 Vision Statement. Why was the last firm discontinued? Why does Dyett and Bhatia not seem to really understand the nexus of SDC and Glen Ellen? This is obviously a unique and special difficult project and I/our community look forward to working with y'all to the best solution.

#### Comment 7:

-With the present County General Plan in place, having a medium size hotel/event center does not fit with the rural character of the area.

## Sonoma Developmental Center Specific Plan

- Architecture for the future housing should also be paid attention to, so that it fits with the local flavor, open space, and wildlife corridor area.
- Maintaining open unfenced areas for wildlife movement through campus.
- Density should be moderate to avoid over concentration impacts on wildlife corridor and adjacent open spaces that have important biological resources.
- Please remember, the SDC is not a standalone community, it is a neighborhood within an existing community.
- Making sure the building footprint area is not too big, to better protect riparian areas and wildlife movement within the campus.

### Comment 8:

As a participant in this mornings meeting I want to reiterate that our group felt very strongly that this is not the appropriate place for low-cost housing. Low-cost housing is better served in a suburban area closer to shops, stores, library's, transportation, and financial centers. This is a village setting and is not going to support people who are in need of low cost housing. For California low-cost housing has a very different meaning than any other parts of this country. SDC is a jewell that needs to be protected. It should be developed with Glen Ellen has its neighbor and the area should be maintained as an urban area with all the natural beauty that currently exist. The historical building should be maintained and restored so that they can tell the story of the history of SDC. It should be maintained in the same manner as is Jack London State Park and possibly keeping with the idea of a national monument such as Yosemite.

### Comment 9:

Thank you for hosting this morning's SDC Specific Plan workshop. It was well organized. Kudos to you. I had a little trouble with Miro, so am sharing follow up comments via email.

Concerning the Draft Vision and Guiding Principles document, I was disappointed to see that, at this point, preservation and adaptive reuse of historic buildings are limited to the Main Building and Sonoma House.

At the beginning of the workshop, Mr. Bhatia shared that many historic buildings at the SDC campus are in poor condition and contain hazardous materials, which makes rehabilitating them for a new use a costly undertaking. I counter that demolishing them and hauling them off to a landfill will not be inexpensive.

Preservation is inherently a sustainable practice in that "the greenest building is the one that's already built." And historic preservation and redevelopment need not be mutually exclusive.

Finding a developer(s) familiar with the Federal Historic Preservation Tax Incentives Program and other creative funding sources such as the Low-Income Housing Tax Credit is critical to the successful redevelopment of the SDC.

For more on the Federal Historic Preservation Tax Incentives, please see a recent press release from the National Park Service, which states that the program generated \$6.2 Billion in GDP and 109,000 jobs in 2019 <https://www.nps.gov/orgs/1207/htc2019.htm?fbclid=IwAR1-S32fhGdUJ6dDZFhA6Y1kQJS4V3kMRe4jZ8QZvltETVMg2V6nQ1uyYeQ>

#### Comment 10:

I live in the neighborhood south of the SDC on Marty Drive. I don't like the constant referral to us as "Eldridge"--we are a part of Glen Ellen. "Eldridge" has always been the SDC campus and they had their own post office. Our legal address is Glen Ellen. I feel like we are being erased from Glen Ellen and I hope that is not the intention. "Eldridge" should become a part of Glen Ellen, not a separate community. Thank you. My cell is [redacted] if you have any questions.

#### Comment 11:

Some thoughts to consider when developing the master planning use for existing selected buildings.

Possible mini zoning areas to consider:

Hospitality

Institutional

Commercial Enterprise

Mixed Use Residential

Business

Specific building re-purposing:

1. (Hospitality) Acacia 1, Acacia 2, Acacia Garages: Bicycle hostel, cater to mountain bike users and hikers. Garages may be re-purposed for repair shop, concierge bike services, related uses. I know there is a mapped grid system somewhere in the archives of the upper country trails and land. This map could be developed further to coincide with a user trail map with waypoints for users to reference as they traverse the terrain.
2. (Hospitality) Residence 140 (Sonoma House) and Servants Quarters: Consider repurposing for agrarian style bed and breakfast, Servants Quarters could be purposed for a massage therapy salon, Outdoor fireplace could become an intimate night retreat area with a wet bar.
3. (Residential R-1) Nelson, Ordahl-Johnson, Regamy-Emparan buildings: Recently were upgraded with new fire protection, sewer lateral inside Ordahl-Johnson. New roofing on all buildings installed in the last 8 years. Each building has a secure fenced yard surrounding them with mature landscaping. Very likely candidates for memory care facilities.
4. (Institutional) Thompson/Bane building complex: Great candidate to relocate Sonoma Ecology Center to from the portable buildings they currently occupy on the other side of Sonoma Creek. Those portables need to be removed. They are far beyond their useful life and arguably within the 500 year flood plain. Other non

profit tenants could be solicited to backfill the remaining building area at Thompson / Bane that SEC may not need.

5. (Residential R-3?) The buildings along East side of Arnold Drive (Non-contributing Building) may meet a planning definition from a vernacular perspective as de-valued, but they create a corridor along Arnold Drive that is near historic value. I can support the initiative for other newer structures as replacements but there should be consideration about a specific zoning use or master plan inclusion for size and scale to mirror the West side of the Drive with the cottage style structures.

6. Vocational facilities: (Goddard Paxton) Existing historic uses of vocational facilities around the west side of the campus would be wonderful to continue, Carpenter Shop, Sheetmetal, Upholstery, Sewing etc. facilities. There is a need to promote vocational trades that has been disappearing from public school systems.

7. Laundry: Convert to work/live studios. Two story spaces with loading dock access.

8. Oak Valley School & Gym: Solicit Transcendence Theatre Company for input and possible lease arrangements. Utilize the stage for productions and lawn seating that could expand to Grove/Harney circle during large performances.

9. (Commercial) Main Kitchen /Eldridge Store: Solicit a culinary school to provide on campus learning and table service. See Delancey Street in San Francisco as a model.

10. I would take caution to the planning director's presentation today intimating the negative connotations of difficulties to preserve existing buildings. This is a broad brush stroke that should be scrutinized as we move forward about the viability of existing structures. There are many buildings deemed Non-Contributing Buildings that are constructed with substantial structural and fire protective measures that would not be more expensive to renovate than to remove and rebuild. The Nunns Fire lapped up to the campus east side along Railroad Ave and those buildings resisted the fire.

I am a strong proponent of considering sequestered carbon by utilizing existing buildings where ever feasible for the intended or modified for the intended new use.

I can go on, but some thoughts to consider.

### Comment 12:

Why is that the current vision and principles being put forth by your consultants was not at all inclusive of the work that had already been done by so many in the community. I strongly believe that the long hours of debate, thought and consensus by so many within the Glen Ellen / Eldridge / SDC should receive a very prominent voice in the planning - vision process. For no acknowledgement I strongly feel is a slap in the face. Why start all over again? Why not build on what has already been done?

I suggest that you directly and publicly answer all of the points made in the following:

Note: included at the bottom of this email are several key components of the June 2019 vision statement developed by community organizations and reviewed by the public in the June 2019 workshop. These components are missing from the current proposed vision.

Missing from Vision/Principles:

- Ensuring compatibility (e.g., scale, appearance, traffic generation, etc.) with surrounding Glen Ellen, which is adjacent to the site on both the north and south sides.
- Minimizing impacts on the viability of downtown Glen Ellen (by not creating a new downtown area that competes with Glen Ellen village)
- Acknowledging the rural character of the site and area (not within an urban growth area)

- Ensuring consistency with the County General Plan policies regarding protection of the rural village of Glen Ellen
- Creating land uses with designs that are consistent with Glen Ellen Development and Design Guidelines - new buildings should respect village architecture and historic buildings onsite (not urban style housing).
- Shrink the building footprint area to better protect riparian areas and wildlife movement within the campus, which is part of wildlife corridor
- Maintain open unfenced areas for wildlife movement through campus
- Integrate with neighborhoods north and south
- Minimize traffic on Arnold Drive through Glen Ellen (the village and SDC site are currently walkable due to low traffic levels on Arnold Drive)
- Be mindful of fire hazard area, moderating development in the Wildland Urban Interface area, evacuation routes, etc. (using fire-resistant building materials is not sufficient to mitigate the hazard)
- Land uses should also benefit the community.
- Focus on workforce housing demand in the valley.
- Density should be moderate to avoid over-concentration impacts on wildlife corridor and adjacent open spaces that have important biological resources.

Corrections/comments on Vision/Principles:

- The site is not surrounded completely by open space; it is part of Glen Ellen and is adjacent to homes and businesses on the north and south. The vision statement is written as if the site is isolated from the rest of the community.
- Too much emphasis on urban uses and urban design, as if the site is an existing urban area. The existing campus design does not have an urban feel.



- References to the site being a standalone community rather than a neighborhood within an existing community
- What does the reference to “visitation” uses mean? Are these tourism uses? Resorts, hotels, wineries?

### KEY COMPONENTS OF JUNE 2019 VISION/PRINCIPLES THAT ARE MISSING FROM CURRENT PROPOSED VISION

- Planners and decision-makers will use recognized principles of land use planning sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents. The density, scale, and design for new development or redevelopment at Eldridge must be compatible with surrounding communities.
- Stakeholders will create a specific plan for the Eldridge site that factors in the needs and land use priorities of the surrounding communities of Glen Ellen and Sonoma to ensure that future development will be compatible with existing land uses in Sonoma Valley.
- Housing should be based on the needs of Sonoma Valley with a workforce housing emphasis.
- Redevelopment will include replacement of economic and social benefits lost with the closure of the Sonoma Developmental Center. New institutional partners may include universities, colleges, government agencies, tribal entities, and nonprofit organizations, with the goal of expanding educational options, providing job training, and creating economic opportunities close to home.

Link to the June 15, 2019 Eldridge Vision Workshop Summary Report:

[https://img1.wsimg.com/blobby/go/8594f322-1f20-4840-88e7-adc152c0e1be/downloads/Eldridge%20workshop%20summary\\_12-13-19\\_final.pdf?ver=1605373883921](https://img1.wsimg.com/blobby/go/8594f322-1f20-4840-88e7-adc152c0e1be/downloads/Eldridge%20workshop%20summary_12-13-19_final.pdf?ver=1605373883921)

I believe that part of the vision and planning for the future redevelopment of the SDC must include a in depth analysis of the possibility to develop a SDC Trust based upon the model from the Presidio Trust. The Presidio is a mirror of the SDC with so many similarities. To not explore how a Trust could be invisioned to manage the redevelopment should not be overlooked in this planning process. From all accounts the Presidio Trust is successful and the area is a vital part of the community once again. Please take the time and initiative to tell us why or why not, in your professional opinion, a Trust may succeed where other models may not. I found this information quite convincing in favor of a Trust; <https://www.presidio.gov/presidio-trust/Shared%20Documents/Milestones%202012%20Year-End%20Report.pdf>