

County of Sonoma

Sonoma Developmental Center Specific Plan



Board of Supervisors
January 26, 2021



Sonoma Developmental Center Specific Plan

1. Project Background and Findings

- Project Overview
- Key Findings from Work to Date
- Technical Background Report
- Community Outreach

2. Draft Vision and Guiding Principles

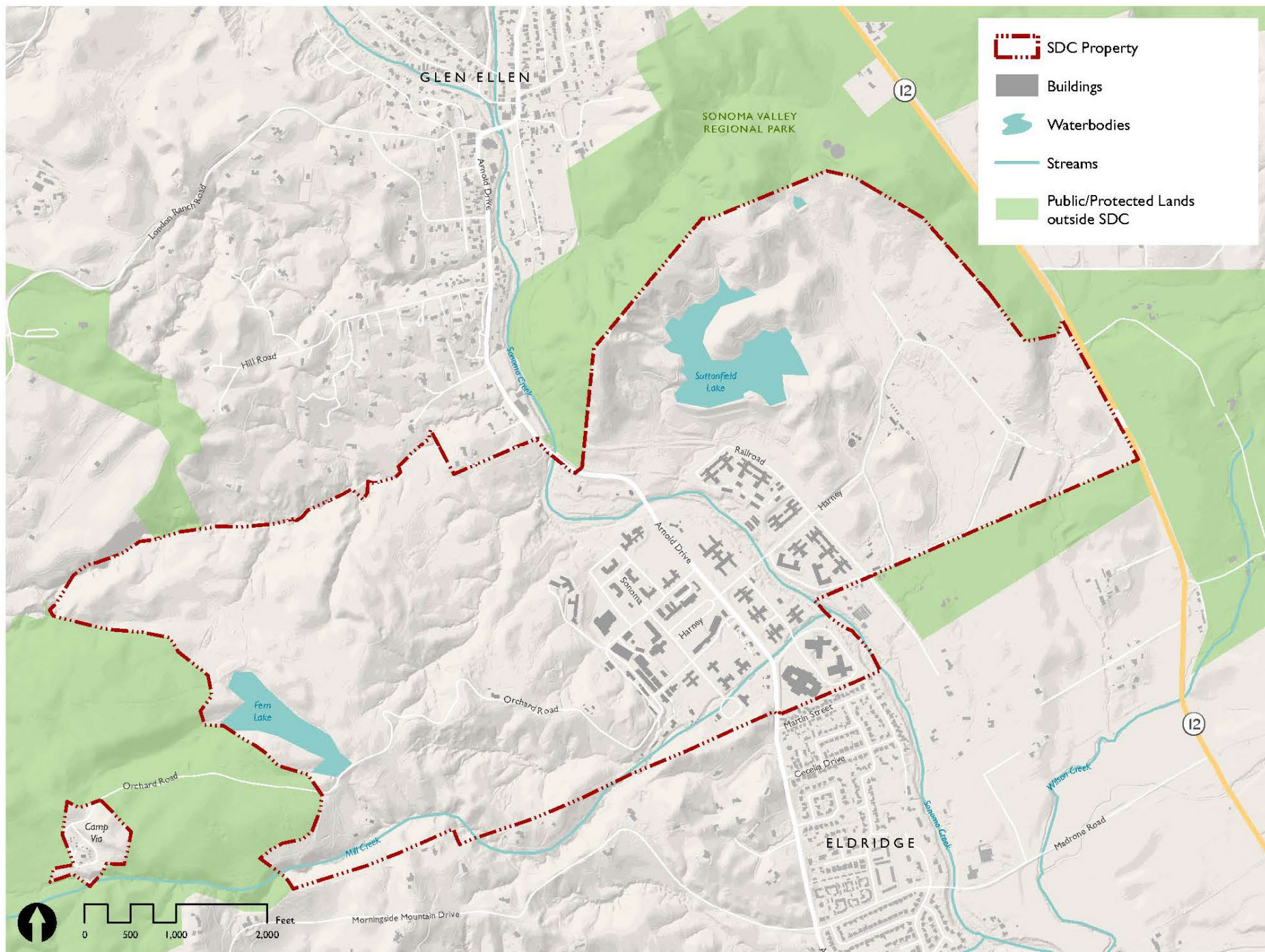
3. Brainstorm:

- Vision/Guiding Principles
- Ideas/issues/land uses to explore as part of Alternatives



1. Project Background and Findings

Project Overview



State Legislation

Government Code Section 14670.10.5 outlines the State's goals and objectives for the SDC Specific Plan:

- Prioritize housing, including affordable housing and housing for individuals with developmental disabilities
- Preserve lands outside the core developed campus and its related infrastructure as public parkland and open space
- Reduce uncertainty, increase land values, maximize interested third-party potential purchasers



Schedule Overview

SDC Specific Plan Timeline



LEGEND



Community Engagement Event



Decision-maker Meeting



Planning Advisory Team Meeting



Project Milestone

Key Findings from Work to Date

Background Report



Table of Contents:

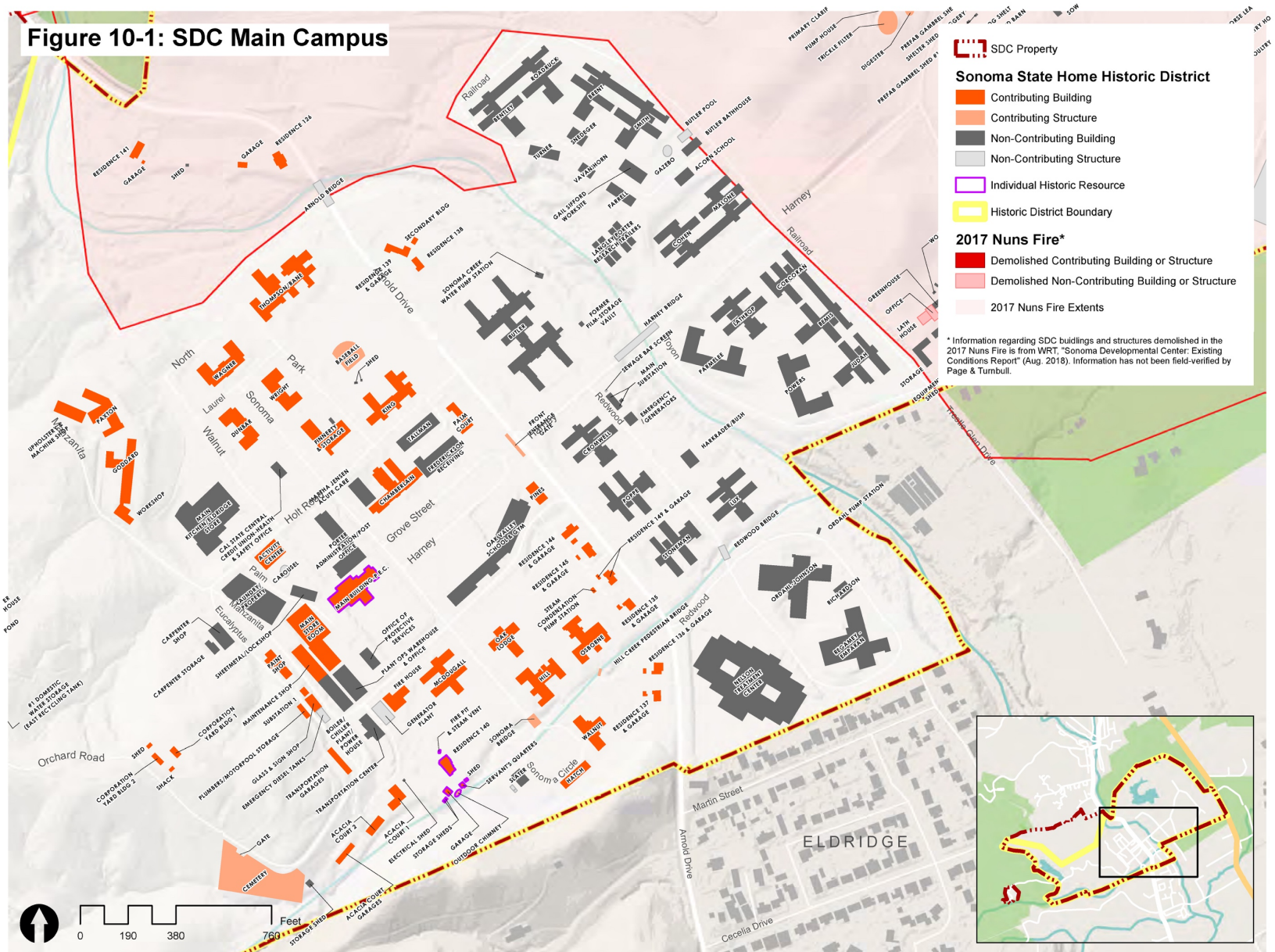
1. Introduction
2. Land Use
3. Public Services
4. Socioeconomic Profile
5. Transportation
6. Infrastructure
7. Natural Areas and Open Space
8. Natural and Man-Made Hazards
9. Market Demand Analysis
10. Architectural Background Report

Market Study - Market Demand Findings

- Very strong demand/need for affordable housing
- Strong demand for housing
- Demand for (one) medium-size hotel/event space
- Demand for supportive commercial/industrial uses
- Any institutional demand would be user specific

Historic Resources

Figure 10-1: SDC Main Campus



Source: WRT, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2020; Page & Turnbull, 2020

Historic Preservation - Key Planning Considerations

- Retention of historic district
- Interior character-defining features
- Repair versus replacement
- Hazardous material remediation
- Accessibility upgrades
- Fit with today's needs



Natural Resources - Key Planning Considerations



Connect, protect and manage the natural areas and wildlife corridors



Maintain integrity of wildlife corridors



Balance water needs for habitat with water for development



Recreation levels likely to increase with housing increases



Site Costs - Key Planning Considerations

- Significant infrastructure costs:
 - Most water infrastructure will need to be fully repaired or replaced
 - New sewer lines needed
 - New stormwater treatment system needed
- Hazardous materials (asbestos, mold) present in many buildings and structures



Community Outreach

Community Outreach to Date

- Virtual Community Kick-off Webinars (4 total)
- Virtual Community Kick-off Survey
- Virtual Walking Tour
- Planning Advisory Team (PAT) meetings (5 so far)
- Key Informant Interviews (7 so far)
- Community Conversations
- Community Workshop #1



PLAN ESPECÍFICO PARA SONOMA DEVELOPMENTAL CENTER

Sonoma Developmental Center (SDC, según sus siglas en inglés) es una institución nacionalmente reconocida en el centro de Sonoma Valley. Esta propiedad de 945 acres incluye un campus histórico grande, tierra agrícola al este, amplios espacios abiertos y recursos ecológicos. El SDC brindó servicios a personas con discapacidades de desarrollo durante más de 120 años; tiene raíces profundas en el valle (/historia-del-sitio) y ha sido reconocido como un lugar de sanación y comunidad. En su apogeo, el SDC fue el empleador más grande del condado. En el año 2018, el estado de California oficialmente cerró la instalación y reubicó a los clientes a instalaciones comunitarias más pequeñas. El sitio es

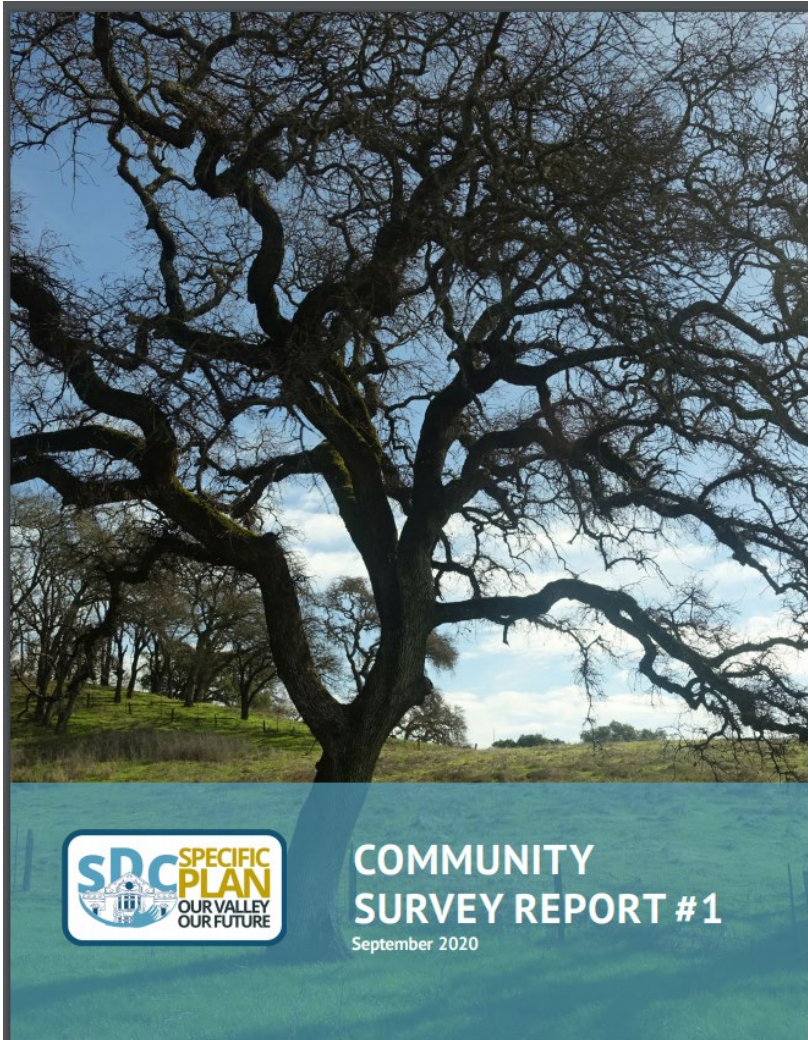
GRABACIÓN Y EL INFORME DEL TALLER COMUNITARIO N°1

Esta reunión se llevó a cabo en Zoom el 14/11/20.

[VER AQUÍ \(/REUNIONES\)](#)

Virtual Community Kick-off Survey

- Open April 27, 2020 – June 22, 2020
- Online survey
- Available in English and Spanish
- Received 304 responses



Virtual Community Kick-off Survey: Takeaways

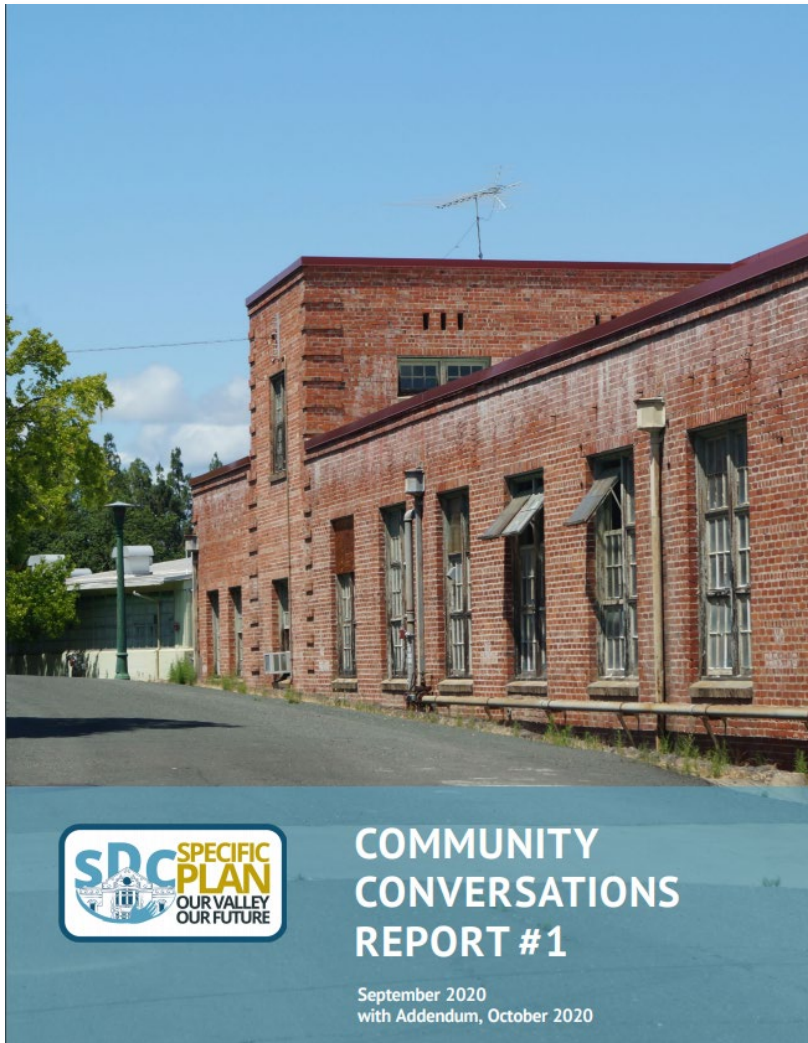
Community Priorities

- Natural resource conservation
- Site walkability
- Diverse community
- Development scaled for Sonoma Valley



Community Conversations

- September 2020 – October 2020
- Youth under 21, Disability Community Members, Latinx / Hispanic Community Members
- ~75 community members engaged
- Online and in-person (outdoor/distant) meetings



Community Conversations: Takeaways

Community Priorities

- Natural resource conservation
- Develop SDC to be inclusive, accessible, inviting and safe
- Historic preservation
- Include community health and education services
- Opportunities for small businesses
- Family friendly
- Affordable, accessible, diverse housing



[illegible]

-

Community Workshop: Takeaways

Community Priorities

- Sustainability and resiliency as key values
- Open space surrounding the site preserved
- Mix of uses including housing, as well as jobs, cultural, institutional
- Walkability, biking, transit, connections; compact “European-style community”
- Honor the site’s history and the legacy of care, inclusivity
- Concerns about potential scale of development: “match existing scale” “rural character” “quality of life for Glen Ellen”



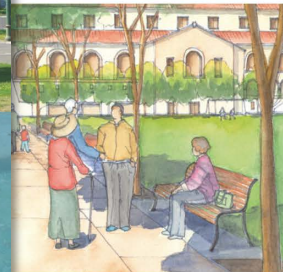
2. Draft Vision and Guiding Principles



DRAFT VISION AND GUIDING PRINCIPLES

Updated December 10, 2020

Community would like to be achieved by the Sonoma helps define the community's ment and Guiding Principles t, a community survey and ical analysis.

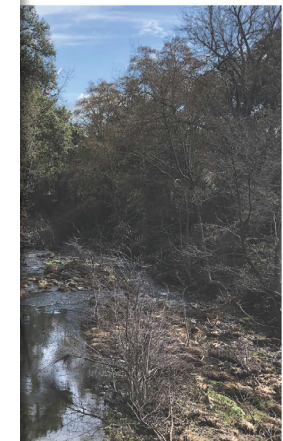


legacy while embracing the the Main Building—have been landscape preserved. Urban etscape character—maintain oster a harmonious sense of istoric structures, creating a

jects residents to local and sswalks, and protected bike abilities and provide better tional bicycle network.

bling efficient and sustainable , and safety and fire protection : buildings, and well-planned ded for new construction, and he surrounding open spaces, C's habitat corridors. Sightings sidents.

oma Valley, with public spaces enities, cultural spaces, and game of fetch; and seamless k London State Park, Sonoma



Draft Vision Statement

DRAFT VISION STATEMENT

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

The former Sonoma Developmental Center (SDC) site, in the heart of Sonoma Valley, has emerged as a culturally and ecologically vibrant and resilient community. A core 180-acre developed area is surrounded by a vast protected open space of oak woodlands, native grasslands, wetlands, forests, creeks, and lakes that provide habitats and wildlife movement corridors; agricultural land; and recreational open space integrated with the surrounding park systems.

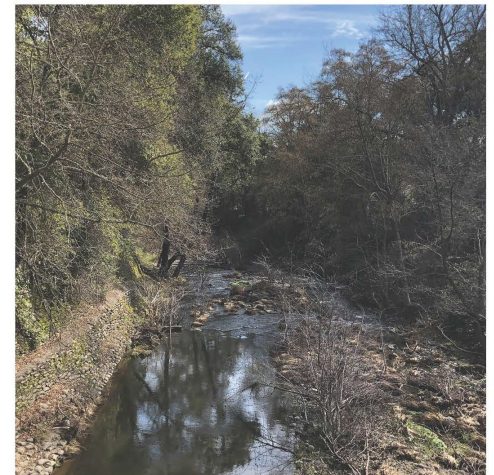
The developed core area comprises a complementary mix of housing, commercial, and institutional uses. A variety of housing—including affordable, workforce, and market-rate housing; senior housing; housing for people with developmental disabilities; and in new and adaptively re-used buildings—will foster a diverse and inclusive community. New development complements the adjacent communities of Glen Ellen and Eldridge. Residents enjoy pedestrian access to essential services and parks, and seamless connections to surrounding open spaces. Employment opportunities reflect the site's legacy of care and emphasize innovation, research, education, environment, and ecology, together with supporting commercial and visitor-serving uses. Sonoma Valley's former largest employment hub is reinvigorated as a regional model for sustainable development.

The reinvigorated community builds upon the site's rich historic legacy while embracing the future. Key historic resources—including the Sonoma House and the Main Building—have been repurposed for contemporary uses, and elements of the historic landscape preserved. Urban design patterns—streets layout, building/street relationship, streetscape character—maintain east-west views to the Sonoma and Mayacamas mountains and foster a harmonious sense of place. Contemporary buildings are intermixed with repurposed historic structures, creating a rich and visually cohesive development fabric.

A comprehensive 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 and provide better walking and biking access to Glen Ellen and Eldridge, and to the regional bicycle network.

New land uses contribute positively to the site's financial feasibility, enabling efficient and sustainable construction of necessary infrastructure. Water is conserved and reused, and safety and fire protection built into the landscape, with defensible design, new fire-resistant buildings, and well-planned evacuation routes. Reuse of historic buildings has saved resources needed for new construction, and building designs reflect sustainable practices and wildfire resiliency. The surrounding open spaces, preserved in perpetuity, are home to countless local species that use SDC's habitat corridors. Sightings of wildlife throughout the site and along Sonoma Creek enrich life for residents.

The SDC site has become a multilingual 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; playfields and recreational spaces for soccer games or a game of fetch; and seamless connections to the extensive trail networks of the SDC property, Jack London State Park, Sonoma Valley Regional Park, and the surrounding mountains.



Draft Vision Statement

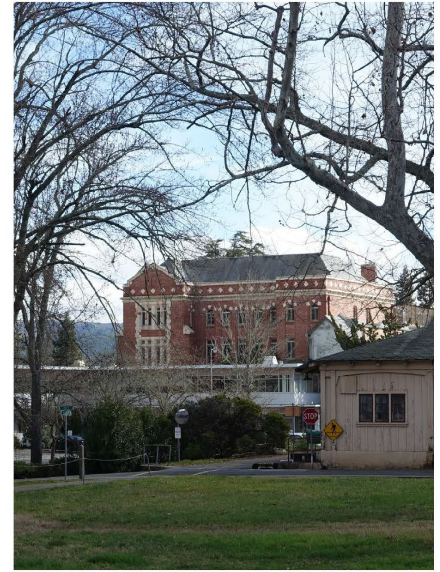
The former Sonoma Developmental Center is reinvigorated as a vibrant and sustainable community in the heart of Sonoma Valley. A mixed-use, pedestrian-oriented core provides a diverse array of housing choices, and serves as a magnet of innovation, research, education, and visitation. The surrounding open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

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.

- 1. Promote a Vibrant, Mixed-Use Community.** Promote a diverse and integrated mix of residential development and employment uses, including research, education, 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.
- 3. Balance Development with Open Space Conservation.** Promote a sustainable, climate-resilient community surrounded by preserved open space and parkland that protects natural resources, fosters environmental stewardship, and maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site.
- 4. Promote Sustainability and Resiliency.** 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 with adequate capacity, and landscapes and buildings are designed with fire defenses.



- 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 adaptive reuse of contributing buildings where feasible. Support a cohesive community feel and character, while allowing a diversity of architectural styles.
- 7. Promote Multi-Modal Mobility.** Prioritize 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 regional bicycle routes. Ensure that new development takes into consideration resultant traffic and levels of transportation activity from when SDC was operational.
- 8. Ensure Long-Term Fiscal Sustainability.** Ensure that the proposed plan is financially feasible and sustainable and supports funding for necessary infrastructure improvements and historic preservation while supporting the Sonoma Valley community's needs and galvanizing regional economic growth.
- 9. Embrace Diversity.** 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 and creates opportunities for marginalized communities.

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

Next Steps

- Finalize Vision and Guiding Principles
- Develop Alternatives: February - April 2021
- Community meetings to review Alternatives: Spring 2021

3. Brainstorm

Brainstorm

- Vision and Guiding Principles feedback
- Ideas/issues/land uses etc. to be explored as part of Alternatives



County of Sonoma

Sonoma Developmental Center Specific Plan



Board of Supervisors
January 26, 2021

