

# Sonoma Developmental Center

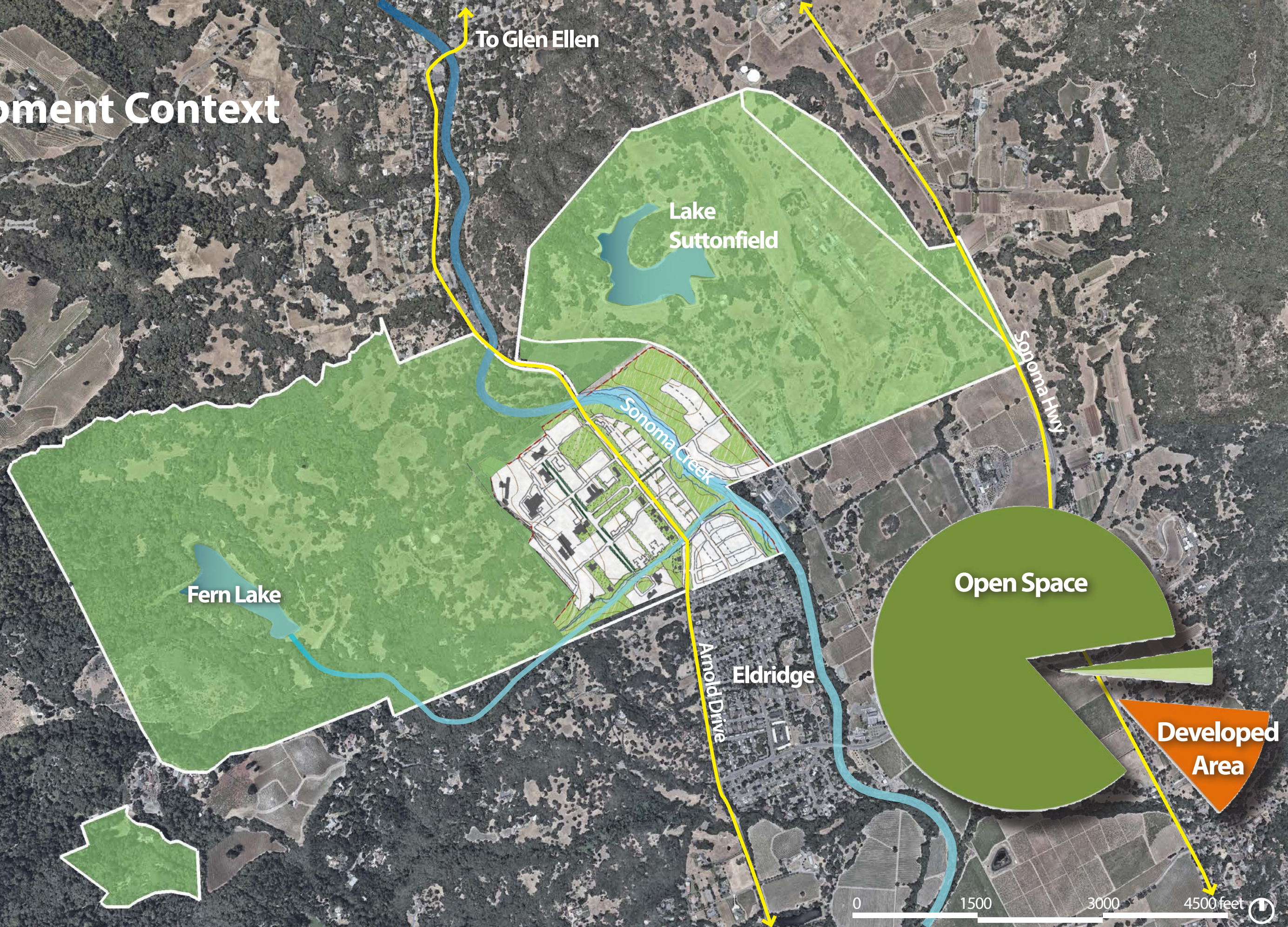
## Vision Plan Frameworks, Potential Development Types and Outcomes



January 25, 2022



# Development Context





# A. Green Framework

## OBJECTIVE:

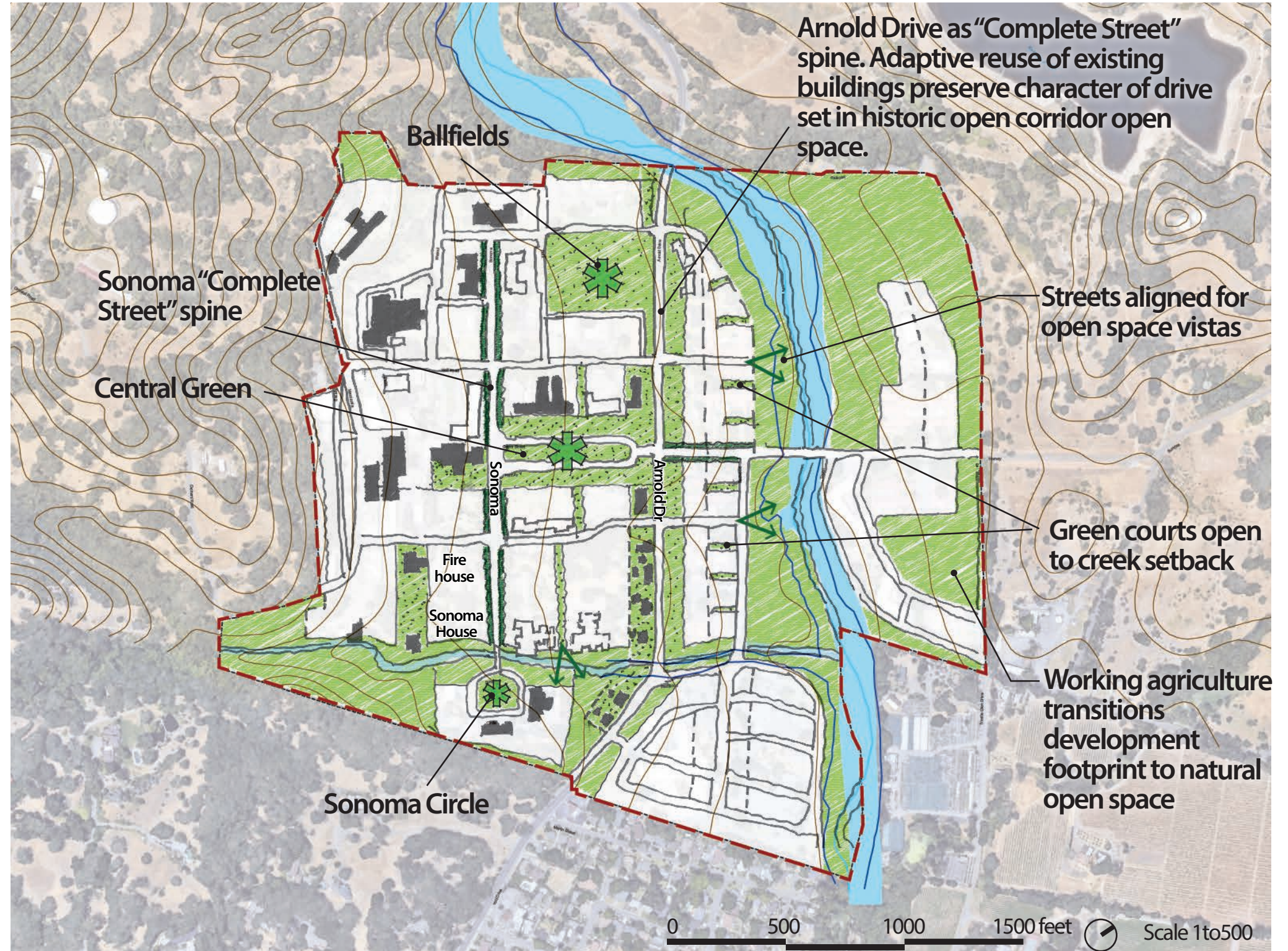
Provide a variety of green spaces, at different sizes, scales and purpose to provide a variety of experiences.

Connect open space in clear and legible network to allow residents and visitors to move easily through the community and connect to the larger open space resources outside the core.

Use best practices in open space design to provide ecosystem service functions while also creating community amenity.

## FEATURES:

- Central Green
- Sonoma Circle
- Sonoma Street greening
- Arnold Drive landscape
- Existing ballfields
- Harney green edge east of Arnold
- Expanded creek setbacks
- Mid-block connectors, mews and parklets
- Bioswales and parcel bio-retention features
- Product courts and green spaces





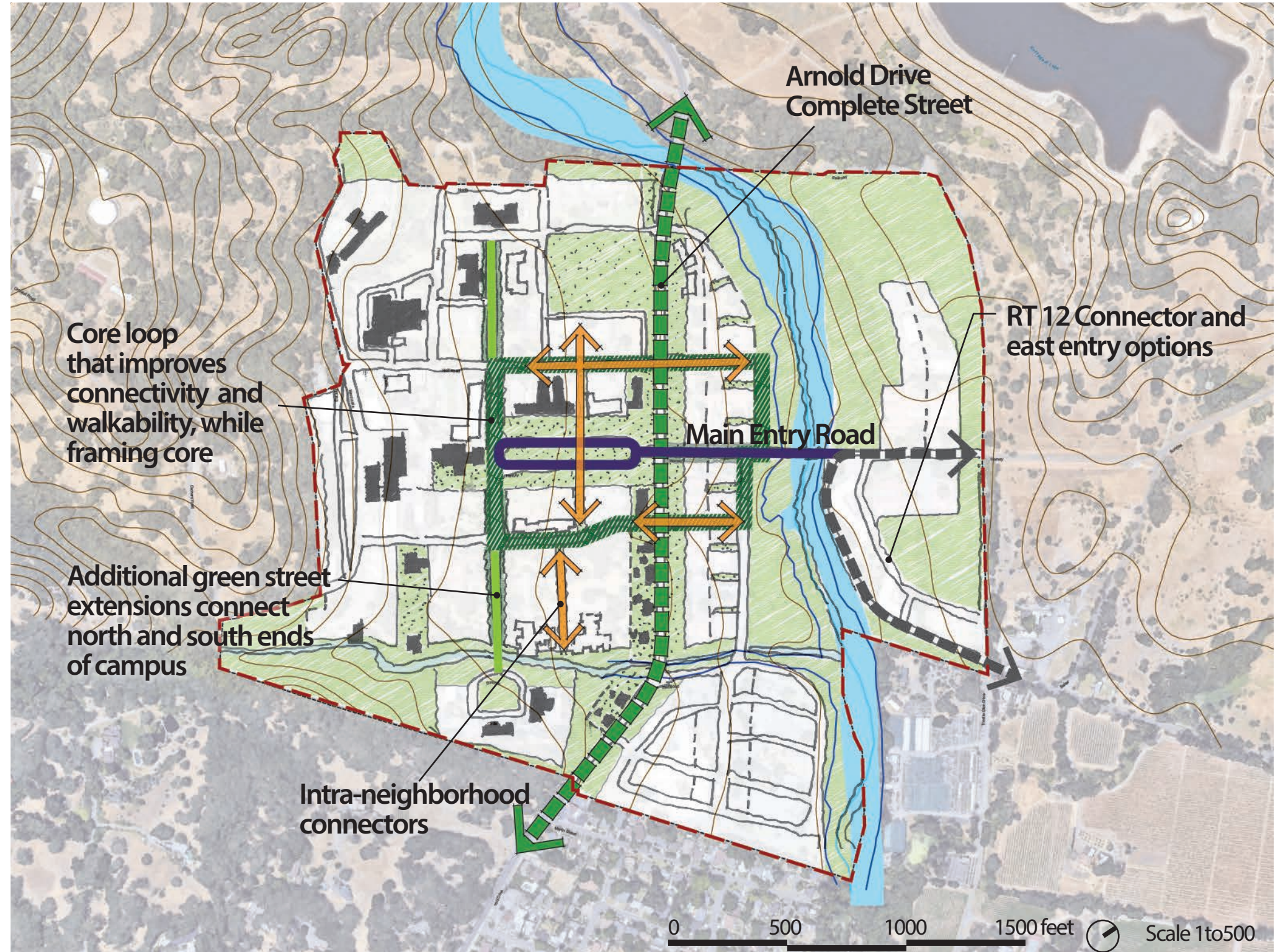
# B. Mobility Framework

## OBJECTIVE:

Create a more walkable, highly interconnected street network that facilitates a variety of housing products, sets up key vistas, provides better connectivity improving mode shift and internal trip capture.

## FEATURES:

- Create core 'loop' that connects neighborhoods and frames heart of community
- Add two new intersections along Arnold to improve connectivity between both sides of community and increase permeability
- Re-frame Arnold Drive to act as primary community element vs acting as a divider of the community
- Create finer grained street network within core to allow more diversity of product types and better pedestrian access
- Resolve connection to SR 12 to improve marketability and reduce impact on Arnold Drive





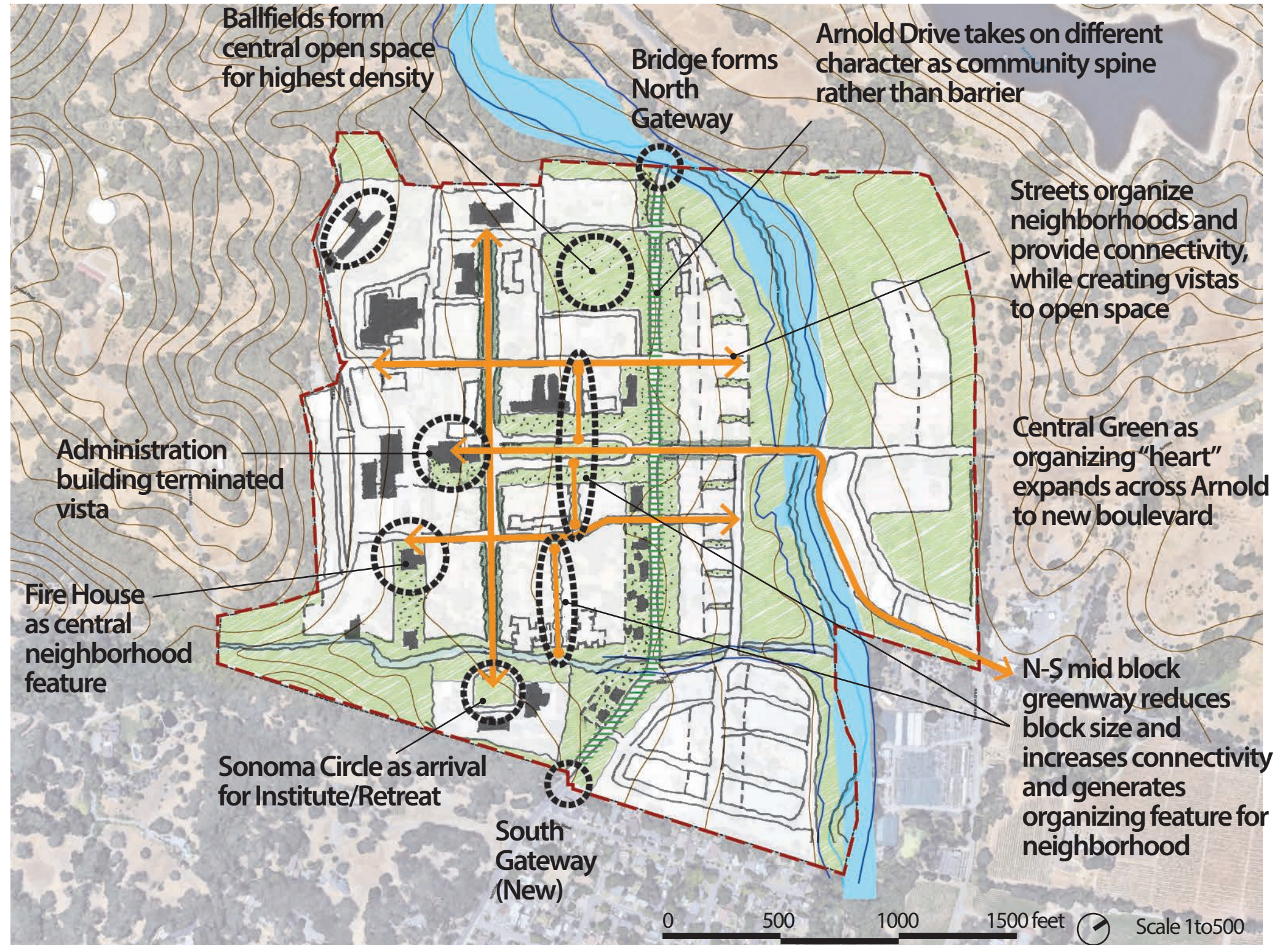
# C. Places and Landmarks

Creating memorable places and features is an intentional, not happenstance act. After solving technical requirements of conservation, mobility, and land use, establishing places and identity elements adds memorability and emotional attachment to the community.

The SDC site is already blessed with a variety of features and elements that give it a unique identity. This framework reinforces those elements that define its history, while introducing a few smaller features to weave new development into the site in a harmonious and liveable way.

## FEATURES:

- Maintaining terminated vista to PEC within an appropriate setting of green space
- Conserving Fire House and Sonoma House as central features within green space for a new neighborhood core
- Adaptive reuse of Walnut while highlighting Sonoma Circle as the focal point of non-profit or institutional use
- Leveraging existing ballfields as central green space, framed by the highest density to balance built form and open space
- Enhancing Arnold Drive (as a center of the community, rather than a divider) by highlighting entries on north and south
- New mid-block connectors to organize neighborhoods, increase walkability and provide a central social feature
- Ensuring E-W roads end on open space (not homes), creating visual and psychological connection to Sonoma Creek
- Working agriculture as an organizing element and identifier for the eastern agrihood





# D. Neighborhoods Framework

## OBJECTIVE:

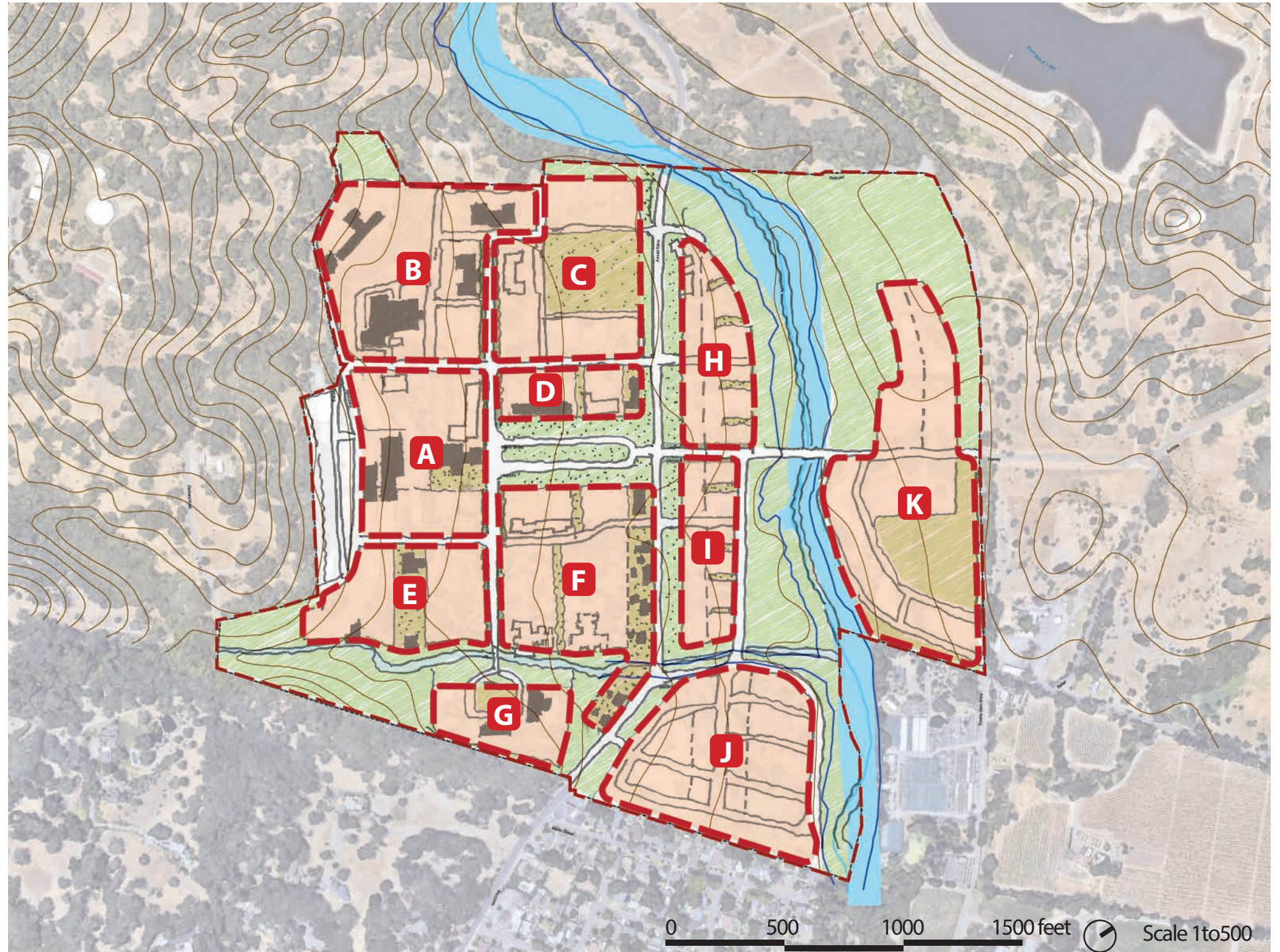
Establish development parcels that align with variety of product types, can be completed in full increments (easily phased) without getting ahead of the market.

Use parcels to create identity and finer grained sense of community within the campus.

## FEATURES:

- Neighborhoods sized to create logical, market responsive development parcels
- Intermix uses and products where possible neighborhood to avoid homogeneity and improve diversity
- Organize around a defining feature (existing or new) to create identity for each neighborhood, within the ethos of the larger campus and its legacy

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



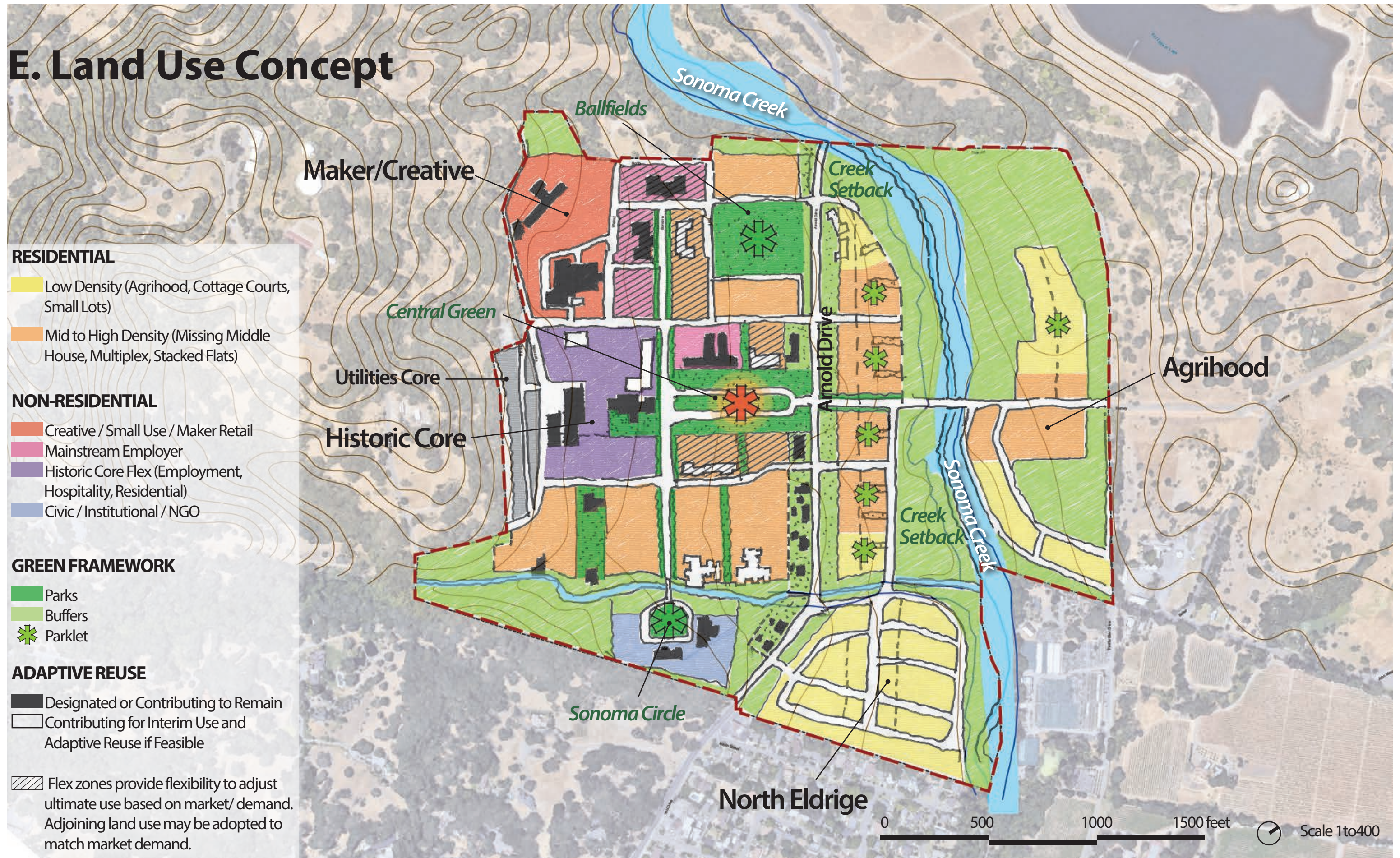


# D. Neighborhoods Framework - Parcel Summary

PARCEL	APPROXIMATE ACRES	NEIGHBORHOOD NAME	DEFINING FEATURES	PRODUCT TYPE	ESTIMATED UNITS
A	3.3	Historic Center	Adaptive reuse of PEC, warehouse and recreation buildings. Central community gathering place.	Adaptive reuse/ new construction Hospitality, employment, mid density housing	30
B	11.7	Maker Place	Adaptive reuse of workshops, main kitchen to incubate local economy jobs	Adaptive reuse/ new construction Employment creative/ maker and more main stream. Live work potential	50
C	9.6	Park Commons	Ballfields	New construction Highest density garden apartments/ stacked flats	280
D	3.3	Green North	Adaptive reuse of Chamberlain and Pines. N-S green connector	Adaptive reuse/ new infill Higher density multiplex or townhomes, or additional employment	30
E	6.1	Firehouse Commons	Firehouse and Sonoma House in neighborhood park	New construction Multi-plex, townhome, small lot SFA	110
F	11.1	Green South	N-S green connector Reuse of historic homes framing Arnold Dr	New construction residential / adaptive reuse of historic residences Multi-plex, du/trid/ quadplex/ townhome	250
G	3.5	Walnut	Adaptive reuse of Walnut as special purpose retreat or Institute	Adaptive reuse/ limited new construction Home for institute or non-profit retreat	0
H	5.0	Sonoma Creek North	Small neighborhood framed by Arnold Drive	New construction	80
I	4.2	Sonoma Creek South	green space and Sonoma Creek buffer	Cottage courts framing Sonoma Creek, Multiplex framing Arnold Drive setback	60
J	12.9	Eldrige North	Extension of Eldrige community	New construction Small lot single family detached, attached, triplex	60
K	15.6	Agrihood	Clustered buildings framing working agriculture context Rural entry sequence to heart of Village	New construction Cottage clusters, duplex and triplex	50
<b>TOTAL</b>	<b>86.3</b>				<b>1000</b>



# E. Land Use Concept





# Potential Product Types and Development Character





# GREEN FRAMEWORK

## Structural Elements

The structural elements of the Green Framework help connect – **physically, visually and psychologically** - the protected and working open space elements surrounding the campus footprint, to the neighborhoods to be developed.

They include open space elements such as **active recreation** at the ballfields to the **working agriculture** in the agrihood. While not all elements of the structural systems are as biologically rich as the conservation areas, they do provide important ecosystems services such as **heat island reduction and stormwater biofiltration**, while also creating a **finer grained** open space network available to visitors and residents.

### Central Green

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



### Creek Setbacks

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



### Wild Preserve/Art Installation

Introducing art into open space adds interest – Ladybird Johnson Wildflower Center, Austin



### Managed Fire Breaks

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



### Protected Open Space

Conservation areas provide important ecological functions and passive recreation





# GREEN FRAMEWORK

## Supporting Elements

The supporting elements of the green framework provide a finer grained layer of green space elements to **soften the visual and environmental impact** of the development, while enhancing resident quality-of-life.

They include small parks, mews between buildings and pedestrian connectors, to infrastructure adaptations such as bioswales and rain gardens. The intent is create a **connected fabric of smaller elements** that support the functions of larger open space matrix, and bring green space into the blocks of each neighborhood.

### Pedestrian Connectors

Intentional connections between homes increase social interaction and walking



### Parklets

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



### Education Opportunities

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



### Community Gardens

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



### Road Verge/Bioswale

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





# RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

## Agrihood

This product type takes **combines detached, small cottages and/ or duplexes** and clusters them around **working agriculture**. This increases efficient use of the land and social interaction of residents. They can be **one or two story**, and would likely be rented to individuals who are involved in the working agriculture program.

With appropriate architectural treatment, this product type would emulate the **agricultural character** of the lands on the eastern edge of the campus, and many other smaller, rural homes and outbuildings in the surrounding Sonoma County countryside.

Because they are multiple buildings established agricultural lands, they work well as **a transition** between conserved lands and the more developed campus.

**Appropriate for:** Seniors, Young farmers in training , Intergenerational families

**Tenure:** Rental (could be some ownership)

**Affordability:** Some units could be price deed restricted with land or construction cost subsidy

**Delivery:** Builders guild or merchant builder

**Parking:** Parking courts to service clusters

### Live Oak Farms, Petaluma

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





# RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

## Cottage Courts

This product type **combines detached cottages or duplexes** and organizes them more efficiently on a larger parcel **around a shared green space**. This increases efficient use of the land and social interaction of residents. They can be **one or two story**, but have the appeal of ownership and a higher sense of community connection.

They can be rented or ownership, but are typically ownership.

With appropriate architectural treatment, this product type could introduce a new, but appropriate, architectural character to the campus that is derived from many of the homes found around Glen Ellen and surrounding neighborhoods in Eldridge.

Because they are multiple buildings around a shared open space, they create a **'finer grain' of development** and work well as **a transition** between the campus and open space elements. They are less easily phased than other product types, but each court can be built incrementally to meet market demand and market cycles.

**Appropriate for:** Seniors, Young professionals, Intergenerational families

**Units per cottage court:** 10-12

**Tenure:** Ownership (but also be rental)

**Affordability:** Some units could be price deed restricted with land or construction cost subsidy

**Delivery:** Builders guild or merchant builder

**Parking:** Rear loaded – attached or detached garage



### River House, Healdsburg

Eight-home pocket neighborhood centered around a central green.





# RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

## Small Lots/Detached

This product type reflects many of the homes in and around the valley, but in a smaller lot format. Simple in construction and small but efficient inside, small lot homes lend themselves to home ownership. They are the least efficient way to create housing with limited land, but do fill a desire of most families that prefer to be in a single family home.

**Appropriate for:** Families

**Tenure:** Ownership

**Affordability:** Some units could be price deed restricted with land or construction cost subsidy

**Delivery:** Typically merchant builder

**Parking:** Alley or front loaded





# RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

## Missing Middle Housing - Duplex, Triplex, Quadplex

This product type takes advantage of smaller unit sizes and **combines them into a single building**. They can be **one or two story**. Due to smaller unit size, less exterior wall surface, and more **efficient use** of land they are less expensive to build than individual homes.

They can be rented or ownership. If ownership, they will require some form of condominium or TIC overlay for maintenance issues, but this could be done on a per lot basis. They could also be owned by one individual living in one unit, with other units rented to others which helps build wealth and reduce the cost of ownership for the owner and tenants.

Because they are individual buildings, they are more woven into the overall composition of the neighborhood plans – helping to **avoid homogeneity** and the feel of a single product subdivision. They can be **easily phased** and built incrementally to meet market demand and market cycles.

**Appropriate for:** Seniors, Young professionals, Single parent households, Intergenerational families

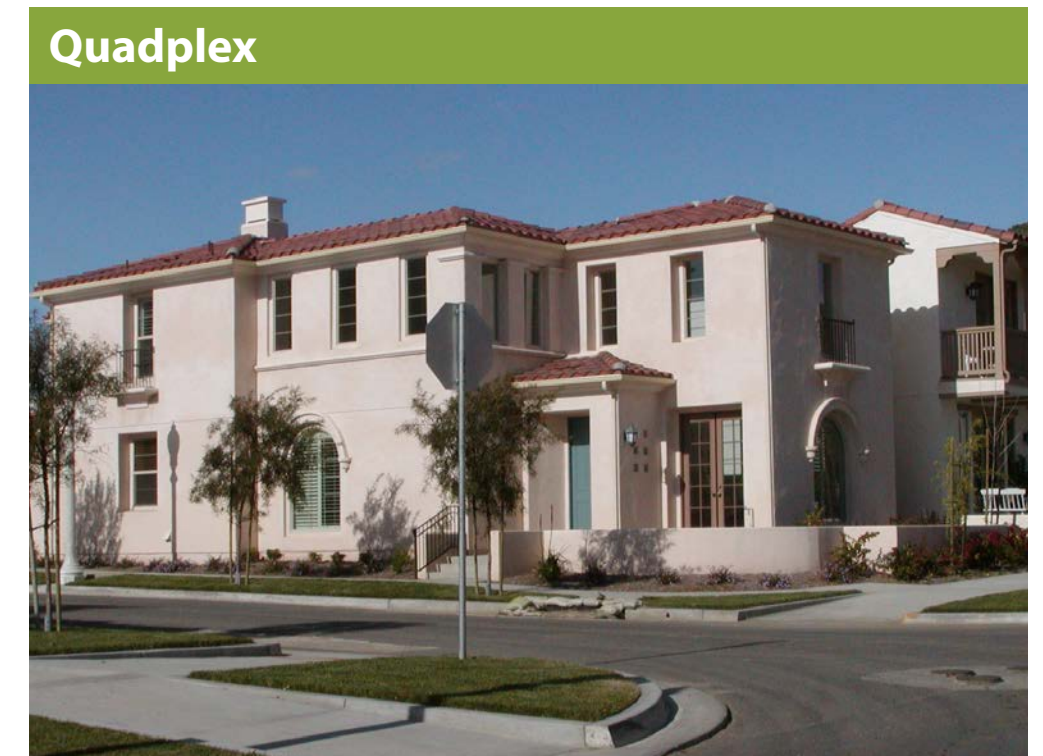
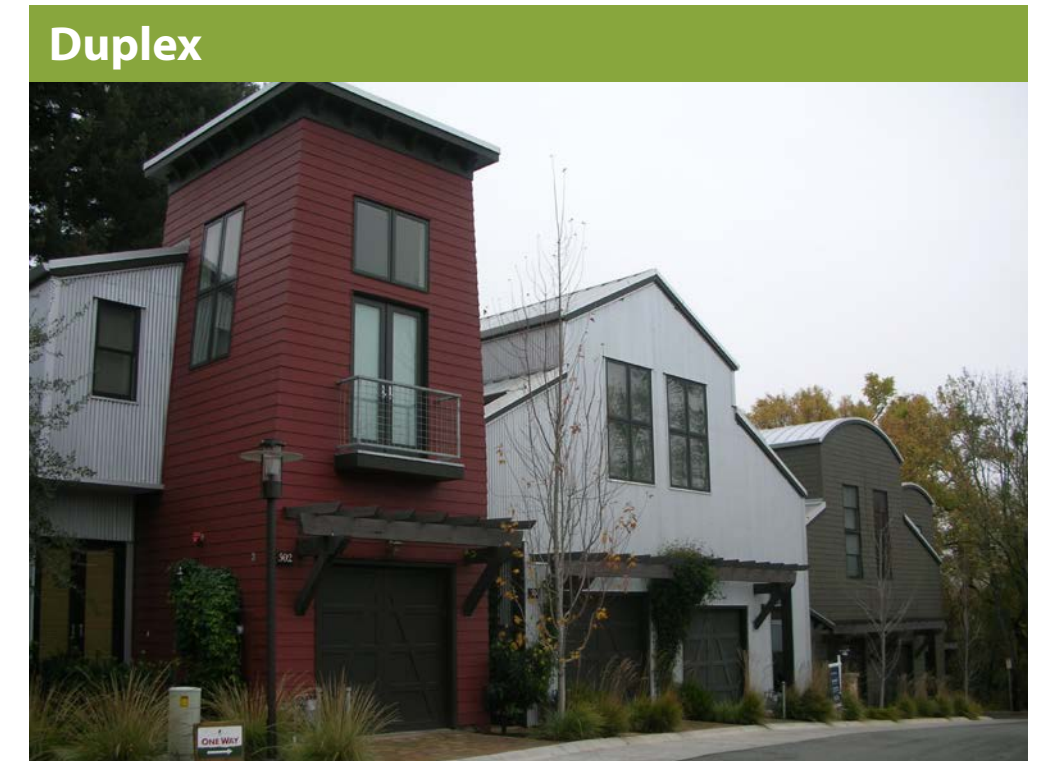
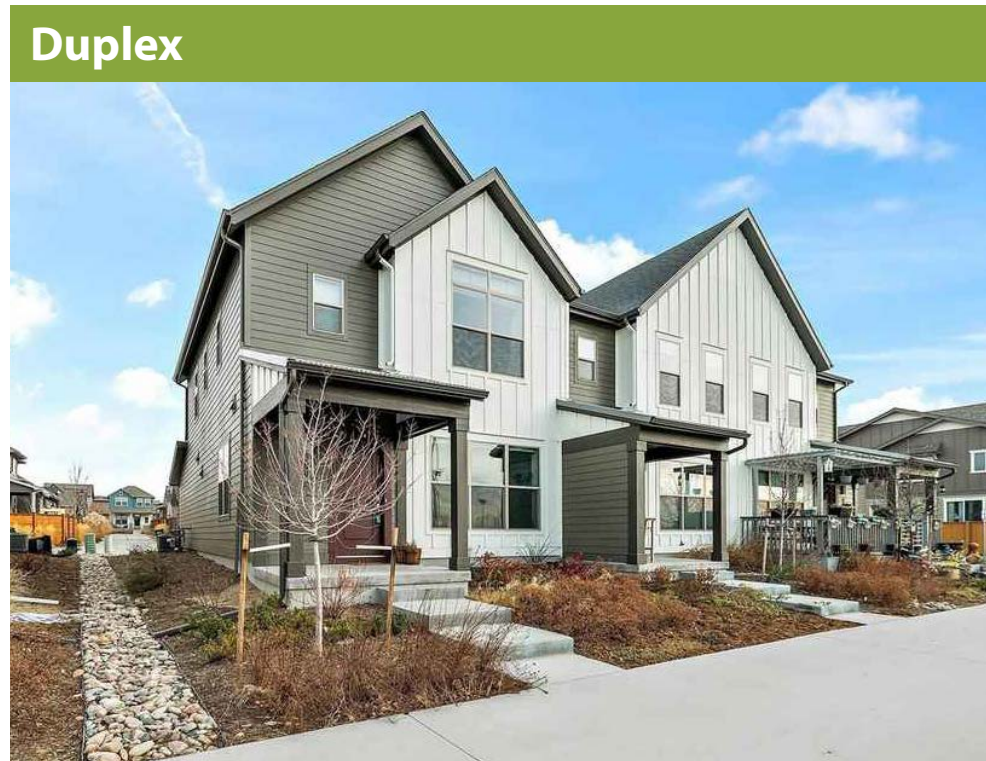
**Units per building:** 2,3,4

**Tenure:** Ownership or Rental

**Affordability:** Affordable by design, can be price deed restricted with land or construction cost subsidy

**Delivery:** Builders guild or merchant builder

**Parking:** Rear loaded – attached or detached garage





# RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

## Missing Middle Housing - Townhome

This product type takes **combines 2-4 units** into a single building. They are typically **narrower and two story** to optimize land efficiency and create more square feet. Due to smaller footprint, and more efficient use of land they can be less expensive to build than individual homes, but due to their larger size and fee ownership of the land have broader market appeal.

They can be rented or ownership, but are typically ownership.

With appropriate architectural treatment, this product type could relate **harmoniously** throughout the campus to frame streets and key pedestrian connectors.

Because they are larger buildings, with multiple entries due to their narrower footprint, they add to the public realm and **improve walkability** by adding interest and **'eyes on the street'**. They are appropriate for **framing public spaces** and courts or key streets. They can be **easily phased** and built incrementally to meet market demand and market cycles.

**Appropriate for:** Young professionals, Families, Intergenerational families

**Units per building:** 2,3,4

**Tenure:** Ownership (but can also be rental)

**Affordability:** Can be price deed restricted with land or construction cost subsidy

**Delivery:** Builders guild or merchant builder

**Parking:** Rear loaded – attached or detached garage





# RESIDENTIAL TYPOLOGIES - MULTI FAMILY

## Missing Middle Multiplex - 6,8,10 units

This product type takes advantage of smaller unit sizes and **combines them into a single building**. They are typically **two or three story**. Due to smaller unit size, less exterior wall surface, and more efficient use of land they are less expensive to build than individual homes.

They can be rented or ownership. If ownership, they will require some form of condominium or TIC overlay for maintenance issues, but this could be done on a per lot basis.

With appropriate architectural treatment, this product type could relate harmoniously with the existing buildings fronting Arnold Drive or fronting the Green.

Because they are individual buildings, they are more woven into the overall composition of the neighborhood plans – helping to **avoid homogeneity** and the feel of a single product subdivision. They can be **easily phased** and built incrementally to meet market demand and market cycles.

**Appropriate for:** Seniors, Young professionals – singles or couples, Single parent households, Intergenerational families

**Units per building:** 6,8,10

**Tenure:** Ownership or rental

**Affordability:** Affordable by design, can be price deed restricted with land or construction cost subsidy

**Delivery:** Builders guild or merchant builder

**Parking:** Rear loaded – attached or detached garage



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



image credit: Opticos Design





# RESIDENTIAL TYPOLOGIES - MULTI FAMILY

## Stacked Flats

This product type takes advantage of smaller unit sizes, more efficient construction and design to **combine them into a single building**. They are typically **two or three story**. Due to smaller unit size, and the most efficient use of land of all product types, they deliver the most cost efficient product.

They are typically all rental, but can be ownership in some cases. If ownership, they will require a condominium and subdivision map. They will **require on site management and maintenance**.

With appropriate architectural treatment, this product type could relate harmoniously, or provide a contemporary juxtaposition to existing buildings throughout the campus.

Because they are larger buildings, they require considerable planning and design to accommodate the required parking, provide good access and address life safety issues. They **cannot be phased and need to be built at one time**. Due to their size and efficiency they are suitable for Affordable Housing tax credits and other forms of subsidy to help maintain higher levels of permanent affordability.

**Appropriate for:** Seniors, Young professionals – singles or couples, Single parent households, Intergenerational families

**Units per building:** 40+

**Tenure:** Rental

**Affordability:** Greater access to subsidy and efficient delivery to retain long term affordability

**Delivery:** Experienced developer or non-profit housing developer

**Parking:** Surface



Image Credit: Eden Housing



Image Credit: Eden Housing/ Pyatok Architects



Image Credit: Jefferson Apartment Group



# ADAPTIVE REUSE

## Creative/Small Use/Maker Retail

The history and character of older buildings is directly aligned with the rapid rise of creative and entrepreneurial jobs creation. While many economic development agencies and communities chase 'big job generators' the majority of job growth in the past decade has come from small entrepreneurs and small businesses.

This cohort is aligned with, and seeks out 'creative brick-and-timber' spaces that come from older buildings. They **use square footage much more efficiently** (i.e. a typical office will generate one job per 350 SF whereas co-working will host one job per 50 sf).

Given the small and lifestyle nature of the Sonoma Valley, and the uncertain depth of the market creating the opportunity for jobs to grow incrementally so buildings can be **adapted where demand appears** to be emerging is a logical strategy. This means renovating buildings along Arnold Drive to accommodate smaller office users and professional service providers, as well as small, local non-profits.

Larger buildings such as Goddard are suited for maker space and maker/ retail which allows individuals to produce their own goods and sell in the same location.

The existing kitchen facility has good infrastructure and is well suited for adaptive reuse that might mirror Amped Kitchen's successful LA Kitchen facility.

### Charleston, SC

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



### Amped Kitchens, LA

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



Image Credit: Amped Kitchens / (C) Wunder Studios

### CraftWork, Healdsburg

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



### R House, Baltimore

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





# ADAPTIVE REUSE

## Hospitality

Adaptive reuse of the most historically significant buildings as **visitor accommodations and boutique hospitality** is one of the most important placemaking and economic opportunities at SDC. Buildings renovated to create **one-of-a-kind destinations** preserve history, communicate the legacy of the building and site all while creating jobs and helping to fund key priorities of the community.

Examples include Cavallo Point in Sausalito; and Inn at the Presidio in San Francisco. Other interesting examples of historic preservation/ adaptive reuse of more industrial buildings include The Pearl in San Antonio, TX and Plant Riverside in Savannah, GA.

All of these facilities helped **stabilize or rescue threatened historic resources** while **creating exciting places** for guests and locals to meet – sharing history, providing community meeting space and activating formerly forgotten areas. Interpretive exhibits throughout the facilities help share the legacy of the property.

### Cavallo Point, Sausalito

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



### Inn at the Presidio, San Francisco

Adaptively re-uses a former officers building to provide lodging for visitors attending conferences and meetings at this world class environmental campus



### Plant Riverside, Savannah GA

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



### The Chauvet, Glen Ellen

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





# Program Summaries





# Building Summary

# Job Summary

Nbhd		Building	Contributing?	Use	Square Feet (Rooms) by Use			
					Res	Civic	Commerical	Rooms
A	Priority	Main Building	Y	Lobby, Museum, F+B, rooms		5,000	29,058	30
A	Priority	Main Store Room	Y	Storage, fitness			20,645	0
A	If Feasible	Maintenance Shop	Y	Meeting, rooms			11,294	15
A	If Feasible	Activity Center	Y	Fitness			10,000	
A	If Feasible	Porter	N	Interim office, long term accomodations			28,729	35
A	If Feasible	Transportation Garages	Y	Electric fleet operations, maintenance			5,264	
A	N/A	New construction	N	Guest Rooms			50,000	50
B	If Feasible	Goddard/ Workshop	Y	Live/ Work/ Ceative/ Maker			2,863	
B	If Feasible	Paxton	Y	Maker Space/ Live Work			10,772	
B	If Feasible	Main Kitchen	N	Incubator Kitchen/ Certified Kitchens			45,000	
B	If Feasible	Dunbar	Y	Live Work/ Training Hostel			10,271	
B	If Feasible	Wagner	Y	Multi Family/ Leasing/ Property Management/ Fitness	5,000		6,054	
D	Priority	Chamberlain	Y	Office, coworking, community center		10,000	27,373	
D	Priority	Palm Court	Y	Small offices			6,157	
E	If Feasible	Fire House	Y	Civic		4,447		
E	If Feasible	Sonoma House	Y	Civic		5,269		
F	Priority	Pines	Y	Small offices			5,718	
F	Priority	Res 135	Y	Small offices			1,841	
F	Priority	Res 145	Y	Small offices			1,762	
F	Priority	Res 146	Y	Small offices			2,236	
F	Priority	Res 149	Y	Small offices			2,016	
F	Priority	Res 136	Y	Small offices			1,536	3
F	Priority	Res 137	Y	Small offices			1,584	3
F	If Feasible	Hill	Y	Residential	16,001			
F	If Feasible	Osborne	Y	Residential	14,225			
F	If Feasible	Oak Valley Gym	N	Civic	10,632			
G	If Feasible	Hatch	Y	Institute/ Retreat			8,525	8
G	If Feasible	Walnut	Y	Institute/ Retreat			10,061	6
Total Contributing Building Potential Reuse			25					
					45,858	24,716	298,759	
Total Square Feet								
Total Rooms								150

## CONVENTIONAL

Offices (Small)	50
Offices (Large)	250
Commercial	70
Residential (Leasing, property management, engineering)	30
Meeting and Retreat	30
Hospitality	120
Community/ Institutional	100
Utilities	10
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	660

## NON-TRADITIONAL

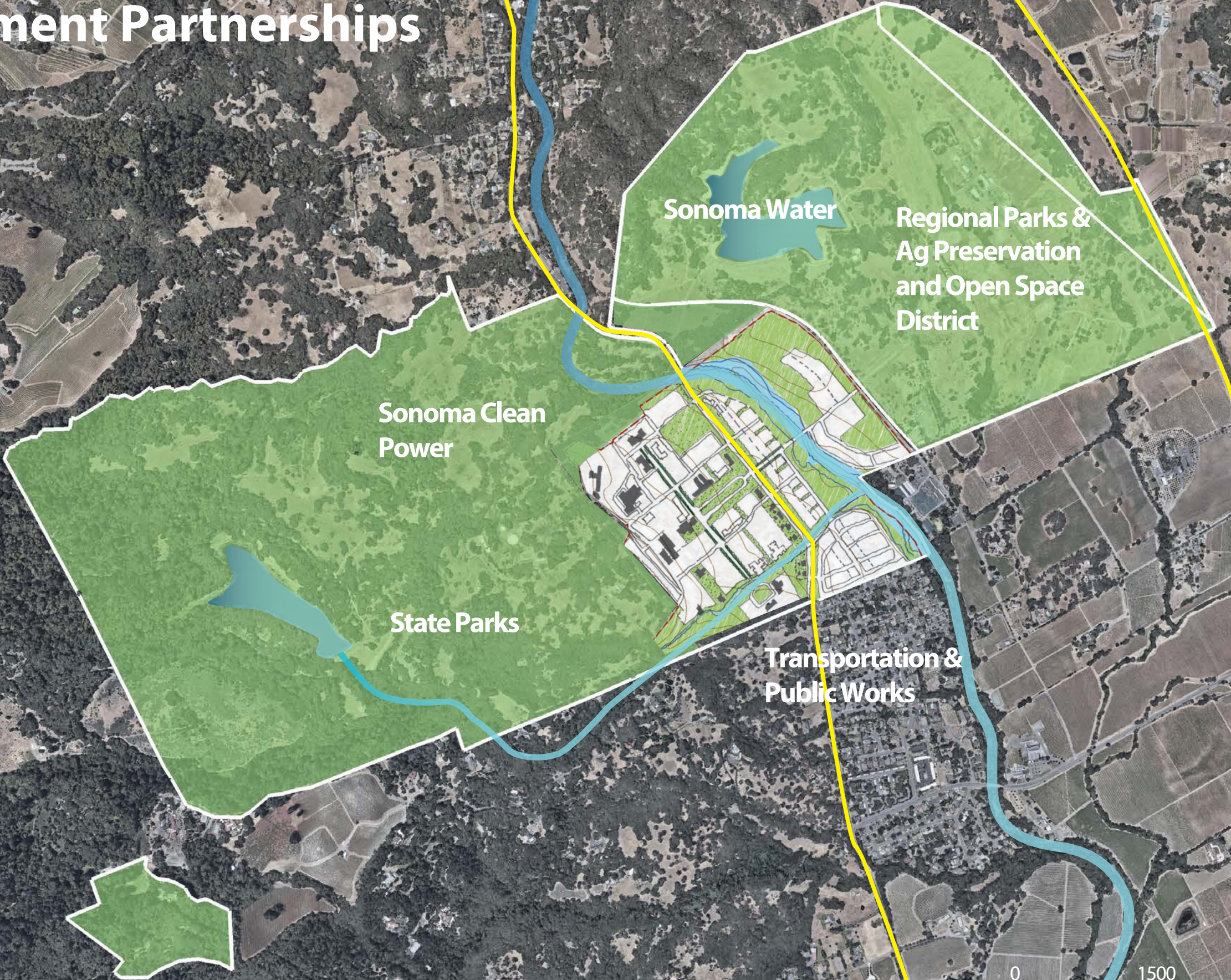
Maker	50
Co-working	150
Incubator kitchen	80
Agriculture	15
Community Ecosystem Stewardship	5
Green construction apprentice	40
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	340
	<hr/>
	1,000

Numbers aand uses approximate. Subject to change

Sources: Building Square Feet Table B-2 Alternatives Report.



# Government Partnerships





County of Sonoma

# Sonoma Developmental Center Specific Plan



Board of Supervisors  
County of Sonoma  
January 25, 2022







# Introduction

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## Overview

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

## Project Team

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



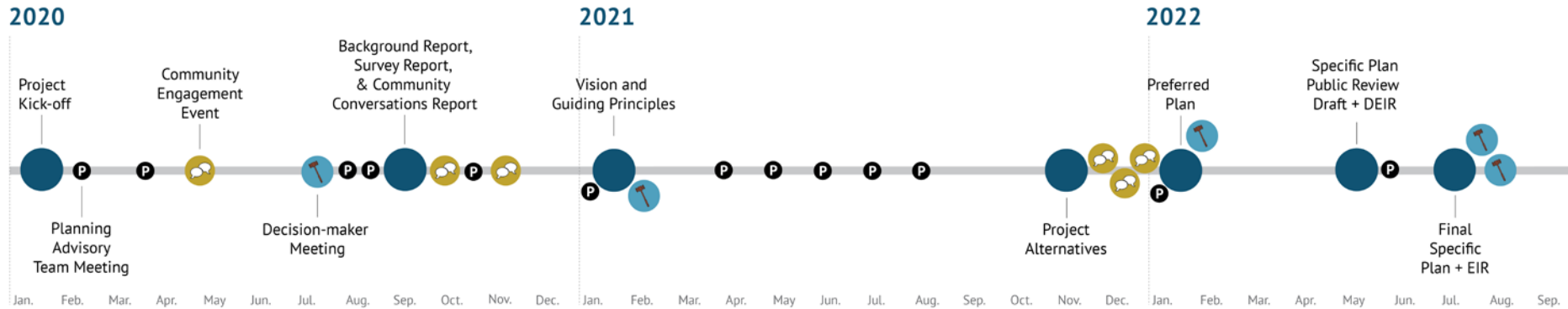
# Agenda

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- Schedule
- Workshop
  - Staff Presentation
  - Board Discussion



# Project Timeline



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

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

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

**July 2022 - Public Hearing on draft EIR**

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

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



# A Legacy of Care and Service

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





# State Legislation (2019)

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



# Vision

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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.



# Guiding Principles

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







# Redevelopment Constraints Considerations - Summary

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

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

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



# Community Input on Alternatives

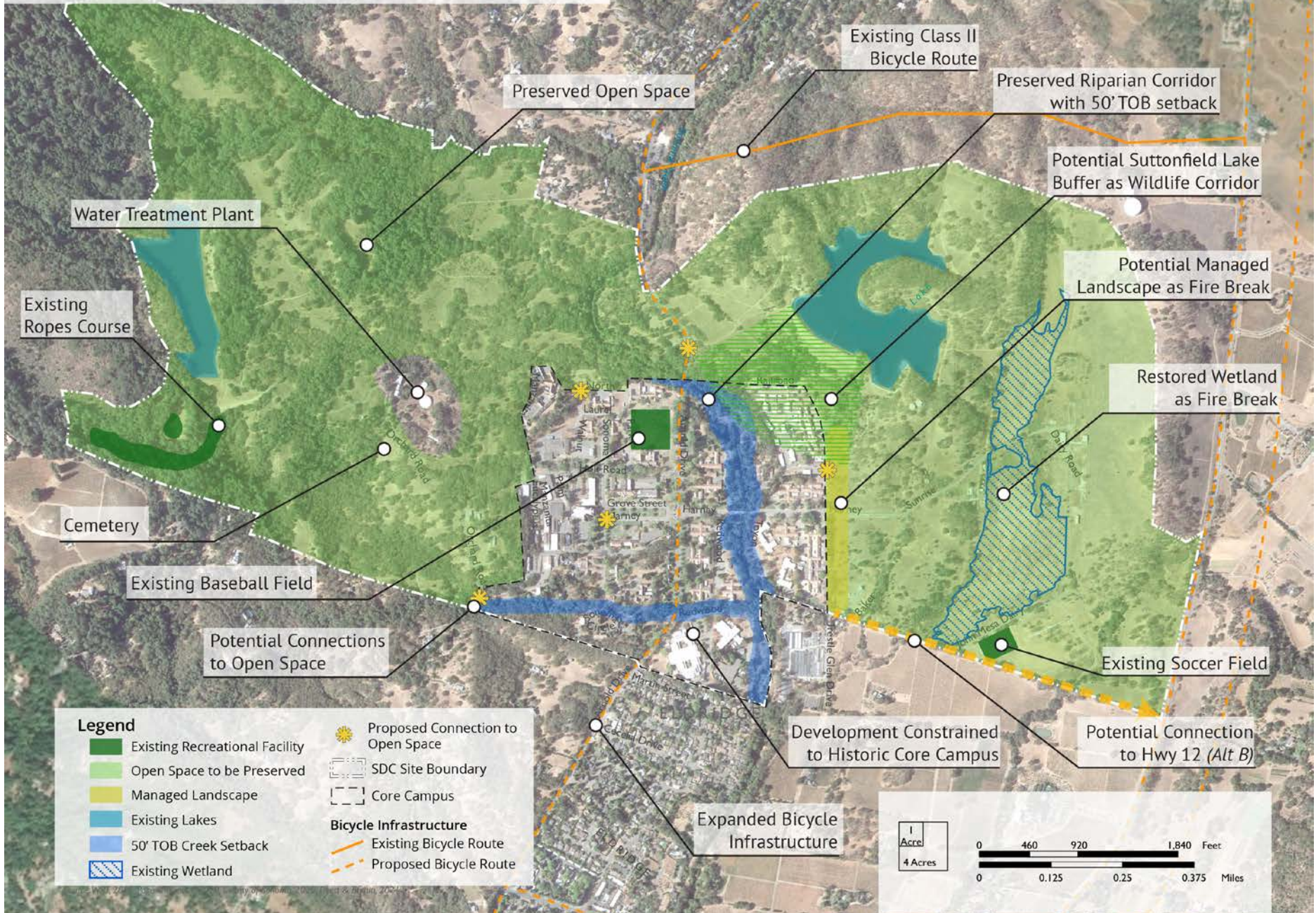
**TABLE 4.1-1: ALTERNATIVES OVERALL COMPARISON**

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

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



# SONOMA DEVELOPMENTAL CENTER FEATURES COMMON TO ALTERNATIVES





# Project Description Framework – Board Discussion

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## Conservation

- Permanent preservation of approximately 750 acres as open space

## Development program of existing 180-acre core campus

- Reduction of existing campus footprint to expand wildlife and creek buffers
- No new net building area (currently 1.7 million square feet of existing building area)
- New vehicle connection between Arnold Dr. and Hwy 12

## Housing

- Approximately 900-1,000 housing units with focus on [Missing Middle Housing](#)

## Non-housing

- Approximately 1,000 new jobs created from new local-serving retail, office and visitor-serving uses
- Community facilities (e.g. fire station, youth center, active recreational)



# Project Description Framework – Board Discussion

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## Topics

### Housing Affordability

1. Cost of historic preservation vs new construction
2. More Affordable Housing

### Wildlife Corridor

1. Balancing wildlife corridor with campus footprint

### Visitor-serving Uses

1. Historic building rehab

### Mobility

1. New road connection between Arnold Dr. and Hwy 12 for regular or emergency only use
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SUMMARY REPORT

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**Agenda Date:** 1/25/2022

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**To:** County of Sonoma Board of Supervisors  
**Department or Agency Name(s):** Permit Sonoma  
**Staff Name and Phone Number:** Brian Oh (707) 565-1931  
**Vote Requirement:** Informational Only  
**Supervisorial District(s):** First

**Title:**

**3:00 PM** -Sonoma Developmental Center Specific Plan: Project Description Framework

**Recommended Action:**

Receive staff presentation and offer comments on the project description framework for Sonoma Developmental Center Specific Plan. (First District)

**Executive Summary:**

In December 2018, the State of California closed the Sonoma Developmental Center, a residential care facility that had been in operation for 125 years. During the closure process, the State enacted a statute authorizing the County of Sonoma to adopt a specific plan guiding redevelopment of the 930-acre campus. The statute prescribes that the plan focus on: 1) open space preservation; 2) affordable housing, including units serving people with developmental disabilities; and 3) economic feasibility. The statute provides three years from enactment to complete the process - 31 December 2022.

On December 17, 2019, the Board of Supervisors Authorized the Director of Permit Sonoma to (1) execute an agreement with the State of California and accept \$3.5 million from Department of General Services to prepare a Specific Plan and associated environmental impact report for the SDC site; and (2) execute an agreement with Dyett and Bhatia to prepare the Specific Plan and Environmental Impact Report in of the amount of \$1,475,949.

The project team worked with the community to develop a vision and set of guiding principles, which were presented to the Board of Supervisors in January 2021. Since then, staff completed additional work, including advice from the project's Planning Advisory Team (PAT) during 7 meetings throughout the year, to inform a set of alternatives that was released November 2021. The report presents three alternatives to create a project description upon which the specific plan would be drafted and an environmental impact report (EIR) would be prepared.

To spur community comment, the report outlines three land use alternatives, all of which dedicate 750 acres of the 930 acres to open space preservation/park expansion. In the remaining 180 acres, the alternatives provide options for different mixes of civic, residential, commercial, and institutional development while protecting riparian corridors, preserving local agriculture, and protecting historic buildings through adaptive reuse. In December 2021, staff completed a community engagement plan that included two community workshops with over 250 participants, 5 community meetings and an online survey with over 720 entries.



Based on community comment, staff have drafted a project description framework that borrows attributes from each of the alternatives and advances critical concepts focusing on: 1) expansion of the wildlife corridor; 2) greater protection of riparian corridors; 3) increased distance of development from the wildland urban interface; 4) a higher concentration of housing types in west campus; 5) enhanced and better-connected inner campus green spaces; and 6) a better coordinated mobility system, including emphasis on non-auto travel through campus and creation of a new vehicular connection to extend Harney Drive to Highway 12.

The purpose of this meeting is to receive Board and public comments on staff's efforts to date. Based on Board of Supervisors discussion and additional community input taken during public comment, staff will prepare the project description to allow for preparation of the draft Specific Plan and draft Environmental Impact. Two public hearings will be held before the Planning Commission in July and August 2022 before returning to the Board of Supervisors in September 2022 with a recommendation to certify a final Environmental Impact Report and to adopt a final Specific Plan.

**Discussion:**

Background

The Sonoma Developmental Center is located in Eldridge, in unincorporated Sonoma County, near the community of Glen Ellen and is composed of a developed campus covering approximately 180 acres and approximately 750 acres of open space adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park. The Sonoma Developmental Center opened in 1891 and was a state-run residential care facility dedicated to serving individuals with developmental disabilities. At its peak, the facility served over 3,700 clients and employed 1,300 people. In the October 2015 Plan for the Closure of the Sonoma Developmental Center, the State Department of Developmental Services recognized the unique natural and historic resources of the property and acknowledged that it was not the intent of the state to follow the traditional state surplus property process. The State Department of Developmental Services concluded residential operations at the Sonoma Developmental Center in December 2018 after successfully relocating all residents to homes in the community. With the campus closed for developmental services, the property continues to be maintained and managed by the state Department of General Services.

In December 2019, the County of Sonoma and the State of California completed an agreement on a three-year planning and disposition process for the redevelopment of the Sonoma Developmental Center. Through state legislation in Government Code Section 14670.10.5, the County and State identified a number of parameters for the planning and disposition process.

1. The County to develop a specific plan for the property and to manage the land use planning process integrated with a disposition process for the property, to be carried out by the State Department of General Services
2. The planning process shall facilitate the disposition of the property by amending the general plan of the county and any appropriate zoning ordinances, completing any environmental review, and addressing the economic feasibility of future development
3. An expeditious planning of future land uses for the site and an opportunity for community input, with the intent to reduce uncertainty, increase land values, expedite marketing, and maximize interested third-party potential purchasers



4. Permanent protection of the open space and natural resources to the greatest extent feasible
5. Housing as a priority and shall include affordable housing with priority given to housing for individuals with developmental disabilities
6. Consider options for the appropriate protection of the Eldridge Cemetery

### **Vision and Guiding Principles**

In January 2021, the Sonoma County Board of Supervisors received a staff presentation summarizing work with the community that resulted in draft Vision and Guiding Principles to guide the SDC Specific Plan. At the conclusion of the Board workshop, staff developed the following Vision and Guiding Principles that provided the planning team with a foundation for its planning process.

#### *Vision*

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

#### *Guiding Principles*

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

### **Conceptual Alternatives for Public Discussion**

With these redevelopment parameters in mind, the County published three conceptual site plans in November 2021 and facilitated a series of virtual community engagement discussions in December 2021. Furthermore, an online survey was publicized through news and social media and the 6,000+ project mailing list, and a total of 720 participants took the survey. Participant demographics skewed toward being older and more Caucasian than in Sonoma County as a whole (48% 65+ compared to 19% for County population as a whole, about 10% non-Caucasian compared to 37% for the County) . The Survey Report provides overall responses, but also "normalized" responses and differences between different demographic groups where there are significant differences. Many respondents expressed a desire for lower levels of development overall, but other commenters wanted to see more housing on the site than the alternatives proposed, and many comments referenced the need in the area for both income-restricted affordable housing and workforce housing. Other themes that emerged from the comments were support for well-paying jobs at



the site, a split between those who supported and opposed some type of hotel, and a desire for community and commercial spaces on the site such as performing arts venues, museums, restaurants, bars, and small locally-owned shops.

In an effort to expand the County's reach in hearing from a diverse set of individuals and perspectives, a parallel tailored strategy to work with the Spanish-speaking communities in Sonoma Valley culminated in an in-person town hall facilitated 100% in Spanish. Staff facilitated the town hall in partnership with Supervisorial District 1 staff and local faith-based community leaders.

#### *Tailored Community Engagement Strategy*

Recognizing the need to address a digital divide earlier in the planning process, the County invested additional staff as well as hiring Consensus Building Institute to support staff efforts in developing a tailored engagement strategy to supplement its ongoing virtual engagement. The tailored engagement continues to focus on outreach with a number of communities that County staff has identified as critical missing voices in the planning process to date.

1. *Latinx community in Sonoma Valley*

In coordination with Supervisorial District 1 staff, Permit Sonoma identified a number of community leaders and meetings to provide project information and to hear about community interests for the site. The strategy included a virtual engagement component and concluded with an in-person town hall facilitated 100% in Spanish on November 16, 2021.

2. *Young people*

In coordination with Supervisorial District 1 staff, Permit Sonoma has met with leaders in Sonoma Valley education to have a focused discussion on site opportunities. Additionally, staff incorporated new, child-friendly ways such as coloring pages to engage with families and generate diverse interest from the community. Furthermore, staff will continue to work with Sonoma Valley school staff in expanding its communication to local families about the project.

3. *Ambassadors*

Given the various ways people get information during this time, staff developed an Ambassadors Toolkit that contains basic project information and materials in an effort for the community to have informed discussions about the redevelopment of the site.

#### **Draft Project Description Framework**

Based on community and project team input to date, the following is a proposed project framework identifying key elements being evaluated for the project description.

#### Open Space Conservation

1. Permanent preservation of approximately 750 acres as open space
2. Expansion of the existing wildlife corridor and additional policies and programs in the Specific Plan recognizes the area as critical wildlife habitat and ecological function
3. An expansion of the riparian corridor for both creeks
4. Regeneration of the historic ecological and agricultural uses to the east
  - a. Wetland restoration to double as a wildfire fuel break
  - b. Agricultural uses such as farming and small livestock
5. Fire resilience



- a. Minimum 100 feet of defensible space around housing
- b. Minimum 200 feet of vegetation management

Development program of existing 180-acre core campus

1. Reduction of existing campus footprint to expand wildlife and creek buffers
2. No new net building area (currently 1.7 million square feet of existing building area)
3. New vehicle connection between Arnold Dr. and Hwy 12

Housing

1. Approximately 900-1,000 housing units with focus on [Missing Middle Housing](https://missingmiddlehousing.com/) (link provided), which is a range of multi-unit housing that is compatible in scale and form with single-family homes located in a walkable neighborhood (e.g. duplex, cottage, townhouse, live/work)

Non-housing

1. Approximately 1,000 new jobs created from new local-serving retail, office and visitor-serving uses
2. Community facilities
  - a. Fire Station
  - b. Youth Center
  - c. Active recreational space including the existing ballfields (at least 5 acres)
3. Historic preservation of both landmarks: the Main Building and Sonoma House to be redeveloped as destinations for both locals and visitors while preserving the site's legacy of care
4. Creation of a memorial site to complement the existing Eldridge Cemetery

Based on the Board of Supervisor and community discussion, staff will refine a project description and evaluate it as part of the project's draft Environmental Impact Report (EIR). The information gathered from the discussions will also help inform the alternatives to be considered in the draft EIR. Concurrently, the County planning team will be working with the community to incorporate the Vision and Guiding Principles into policies and programs for the draft Specific Plan. Staff will publish both a draft EIR and Specific Plan for public review in June 2022.

The Planning Commission will hold two public hearings: (1) to receive public comment on the draft EIR in July 2022 and (2) to potentially adopt a resolution in August 2022 recommending that the Board of Supervisors consider certifying a final EIR and adopt a final Specific Plan. Ultimately, the Board of Supervisors may consider certifying a final EIR and adopting a final Specific Plan in September 2022.

As the project moves into the next stage of the planning and disposition process, Permit Sonoma continue to refine its approach to ensure an inclusive planning process. To that effect, Permit Sonoma has expanded its planning team to include consultants with expertise in (1) economic and disposition strategy and (2) community engagement and facilitation. These investments expand the County's commitment to the community and to the State in its planning process. With these additional resources, the County is on track to meet the project schedule and its commitment to the State for an integrated process to complete both planning and disposition of the property by the end of 2022.

**Policy Priority Discussion**

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In order to inform the proposed project framework above and the project description to be drafted following this Board of Supervisors meeting, staff specifically seeks comments from the Board on the following policy issues:

*Housing Affordability*

The draft project description framework proposes 25% of the housing units to be deed restricted as affordable housing, which go beyond the County's inclusionary housing requirements on rental units (10-15% of the units) and ownership units (20% of the units). The project's feasibility analysis assumes that the costs to build the additional units beyond the minimum County requirement would need to be identified, typically achieved through public subsidies. In order to address identified project constraints (e.g. State legislative priorities for the site, infrastructure and rehabilitation costs, market demand and feasibility, community compatibility, and potential environmental impacts), additional financing or a reduction in redevelopment costs such as less historic preservation of buildings would be required to support an increase in affordable housing units. The Board may consider adding such a request to its County Legislative Platform.

*Wildlife Corridor*

The draft project description framework proposes permanent preservation of 750 acres of critical wildlife and natural habitat. Furthermore, the project also addresses a major section of the east-west wildlife corridor just south of Lake Suttonfield by expanding the existing wildlife corridor between the core campus and reservoir. Furthermore, developing a set of draft policies and programs for the Specific Plan is a priority focus in working with the community on this issue. The Board may consider directing staff to explore additional protection measures for the wildlife corridor.

*Visitor-serving Uses*

The draft project framework includes an approximately 100-unit hotel as a way to finance redevelopment of the Main Building, which is the one historic landmark on campus, and estimated to require \$15-\$30 million in rehabilitation costs. While the market demand and economic analysis supports such a use in the region, the Board may consider directing staff to explore alternative land uses that could support the rehabilitation of the two historic landmarks without a hotel.

*Mobility*

The draft project framework proposes a new vehicular connection to Highway 12 from the east end of the campus. The Board may consider directing staff to look at an alternative to this by analyzing the road as vehicular access during emergencies and evacuations only. The construction of both proposals are unfunded and not assumed as part of the economic feasibility.

**Strategic Plan:**

N/A

**Prior Board Actions:**

On December 17, 2019, the Board of Supervisors Authorized the Director of Permit Sonoma to (1) execute an agreement with the State of California and accept \$3.5 million from Department of General Services to prepare a Specific Plan and associated environmental impact report for the SDC site; and (2) execute an agreement with Dyett and Bhatia to prepare the Specific Plan and Environmental Impact Report in of the



amount of \$1,475,949.

<b>Expenditures</b>	<b>FY 21-22 Adopted</b>	<b>FY22-23 Projected</b>	<b>FY 23-24 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>			

**FISCAL SUMMARY**

**Narrative Explanation of Fiscal Impacts:**

No fiscal impacts to the department or the general fund. Planning and staffing to complete the Sonoma Developmental Center Specific Plan is fully funded with a \$3.5 million State grant, awarded on December 17, 2019.

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

- Att 1 State Legislation
- Att 2 Vision and Guiding Principles
- Att 3 Project FAQ
- Att 4 Tailored Community Engagement Strategy, September 2021
- Att 5 Project Description Exhibits
- Att 6 Public Comments

**Related Items "On File" with the Clerk of the Board:**

- Item 2019-1544: Sonoma Developmental Center Specific Plan State Agreement and Planning Services Contract
- Item 2020-1084: Sonoma Developmental Center Specific Plan- Update