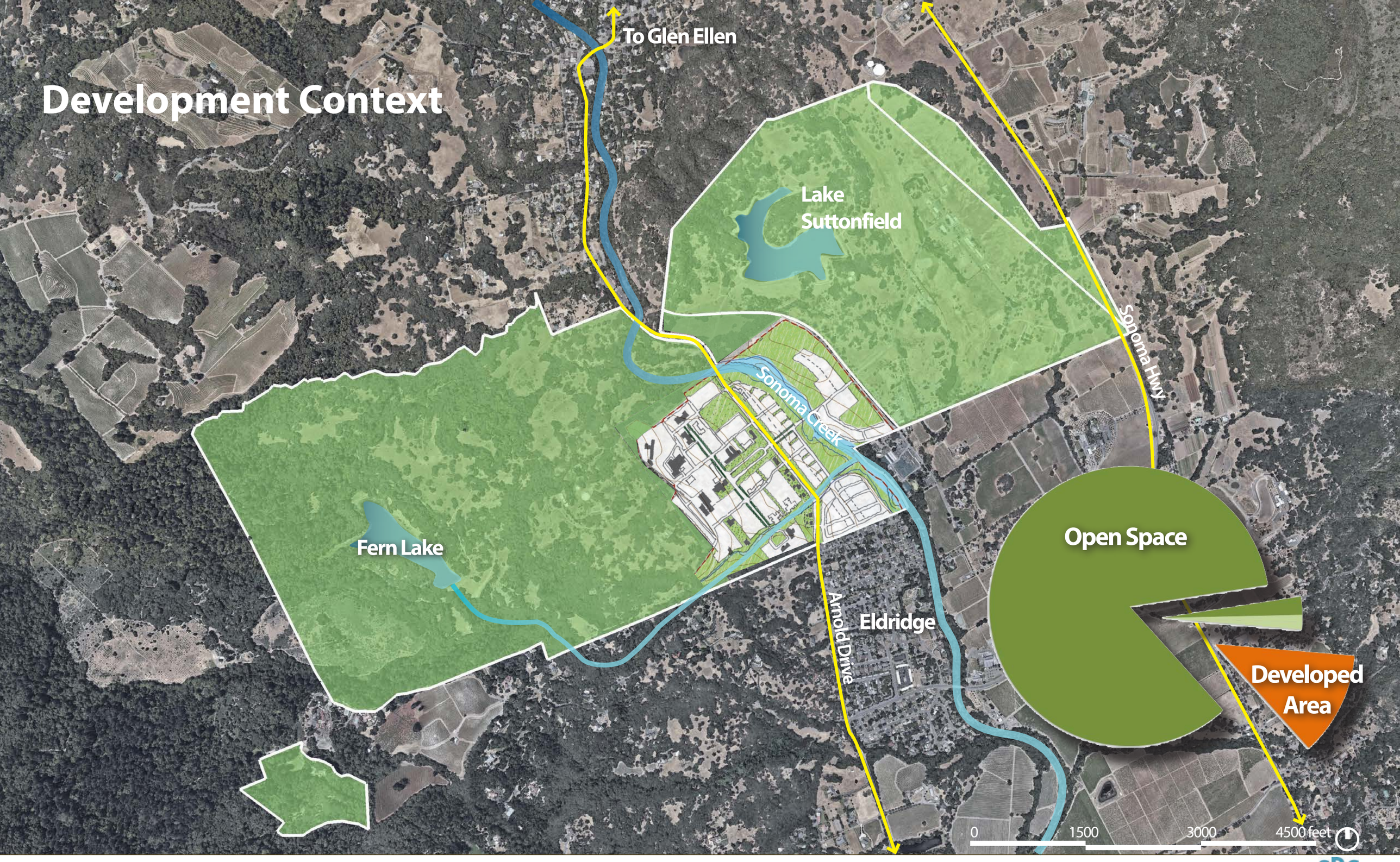
Sonoma Developmental Center

Vision Plan Frameworks, Potential Development Types and Outcomes

SDC SPECIFIC PLAN OUR VALLEY OUR FUTURE

January 25, 2022

Development Context



A. Green Framework

OBJECTIVE:

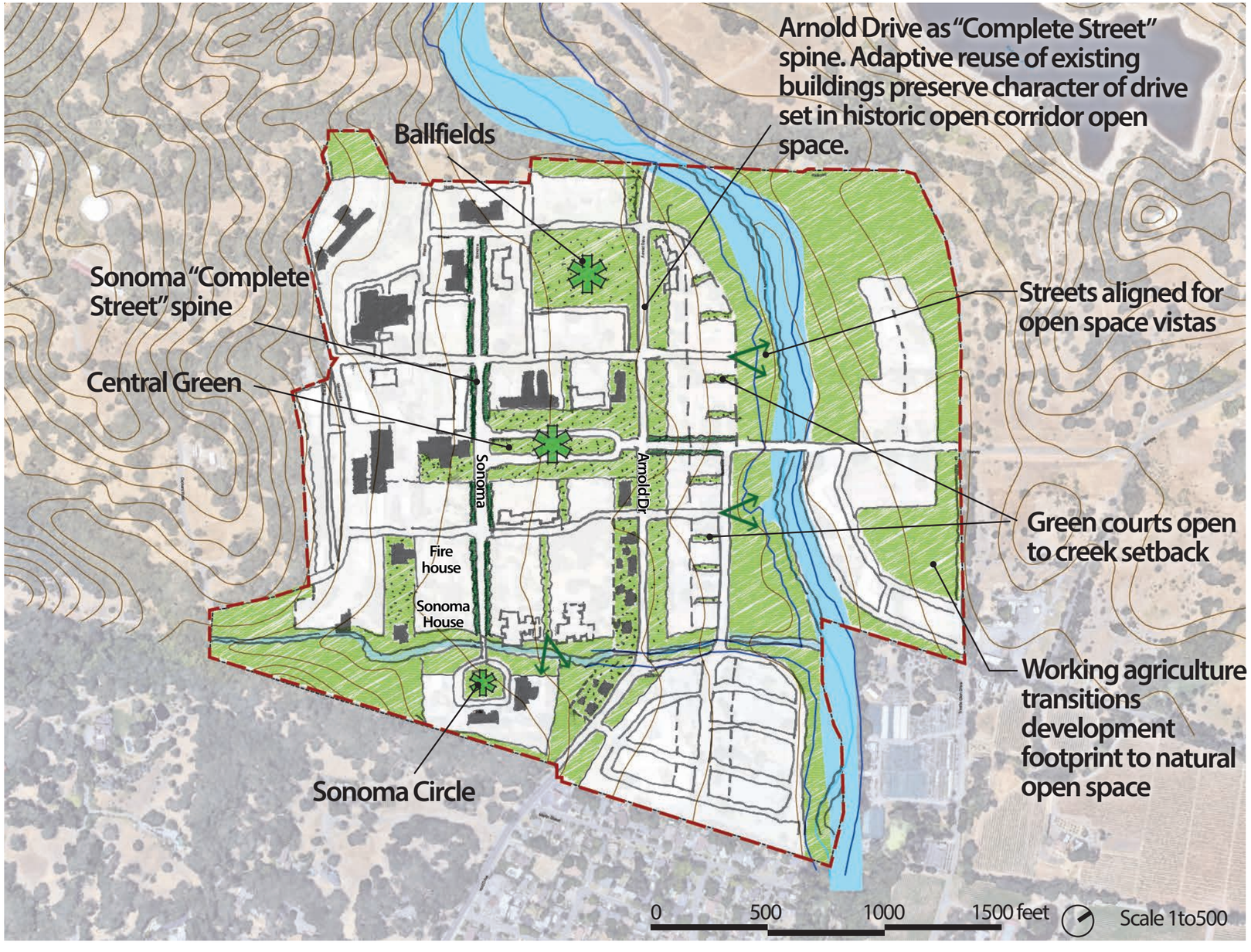
Provide a variety of green spaces, at different sizes, scales and purpose to provide a variety of experiences.

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



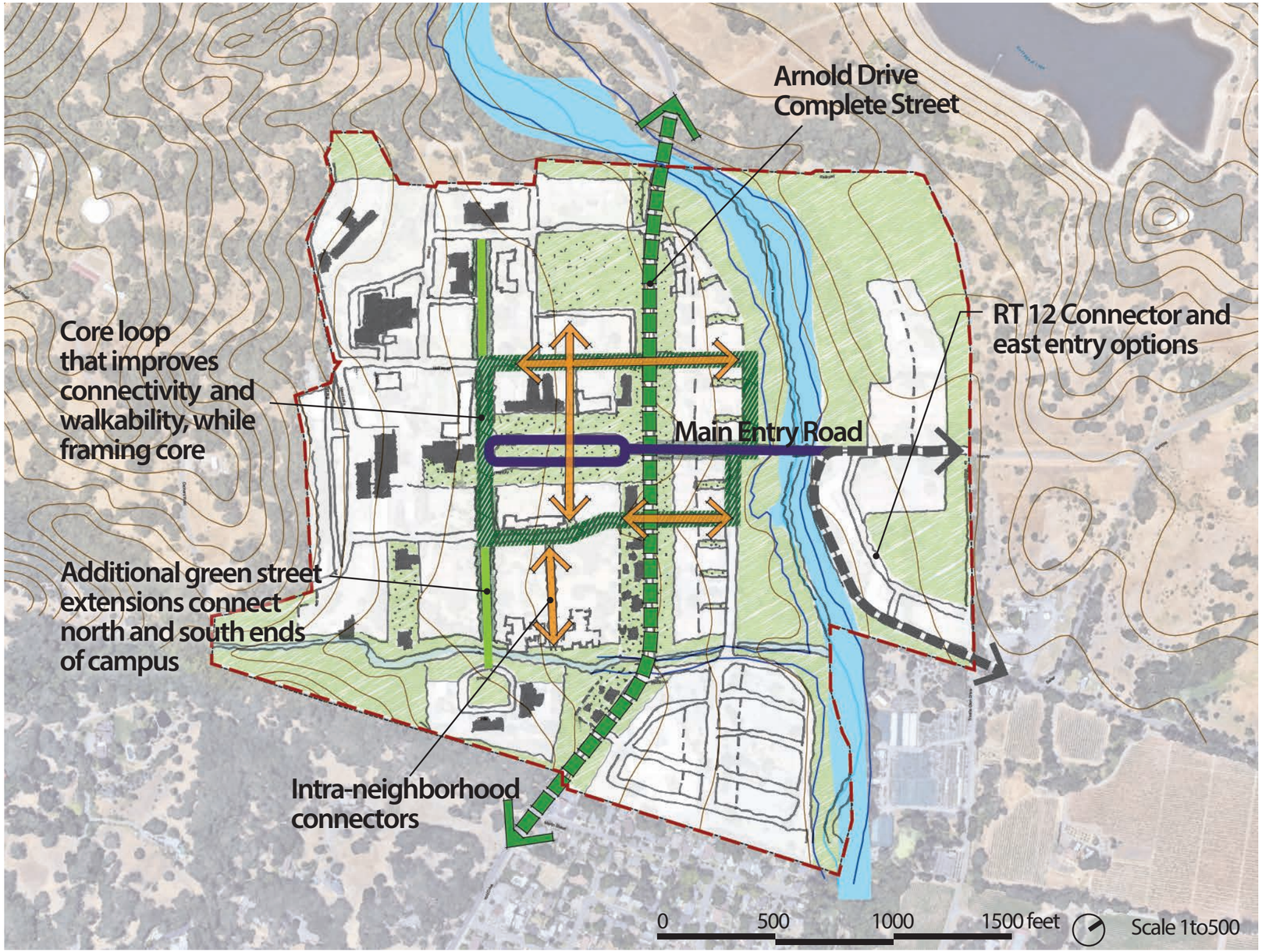
B. Mobility Framework

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



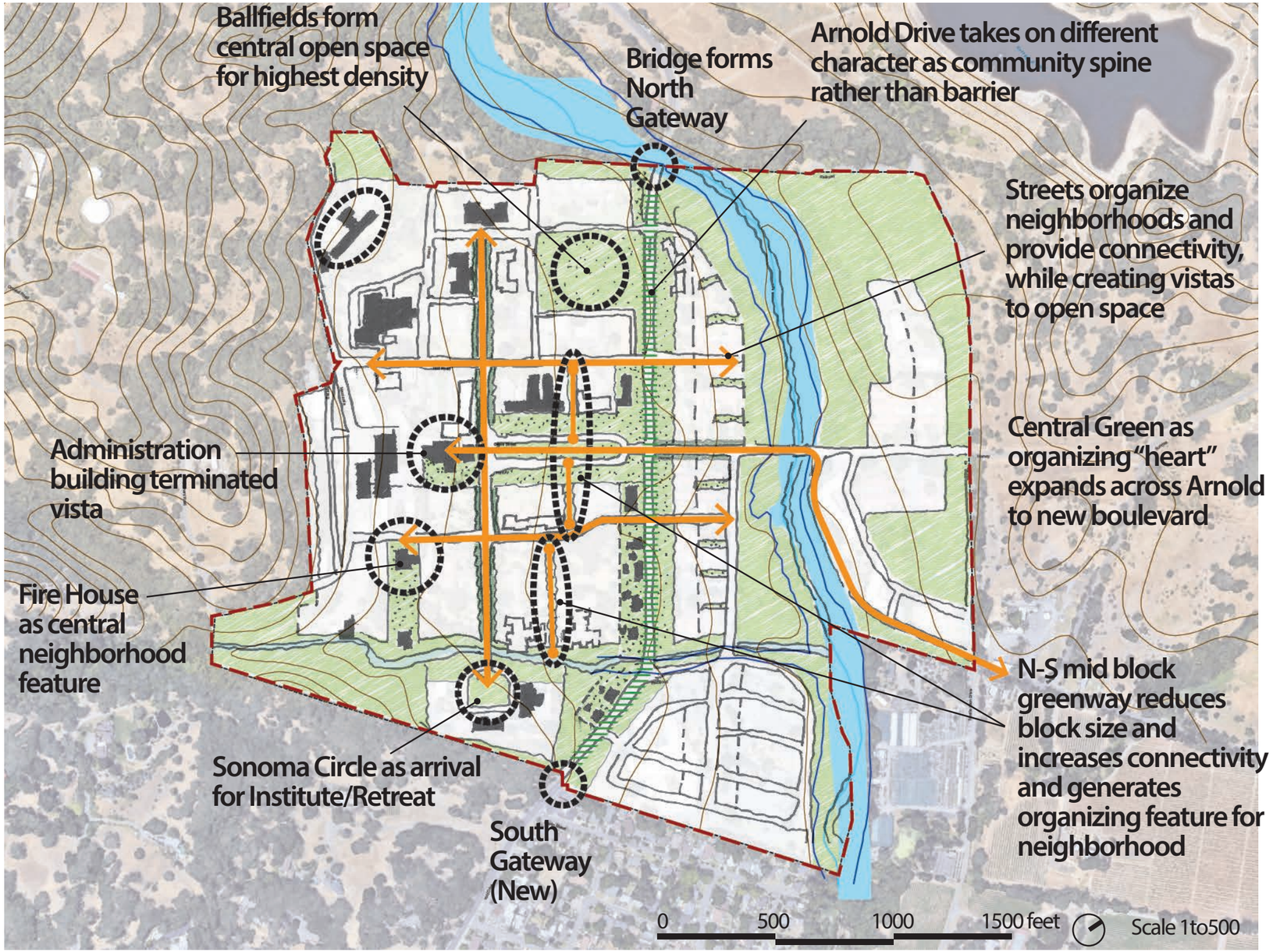
C. Places and Landmarks

Creating memorable places and features is an intentional, not happen stance 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:

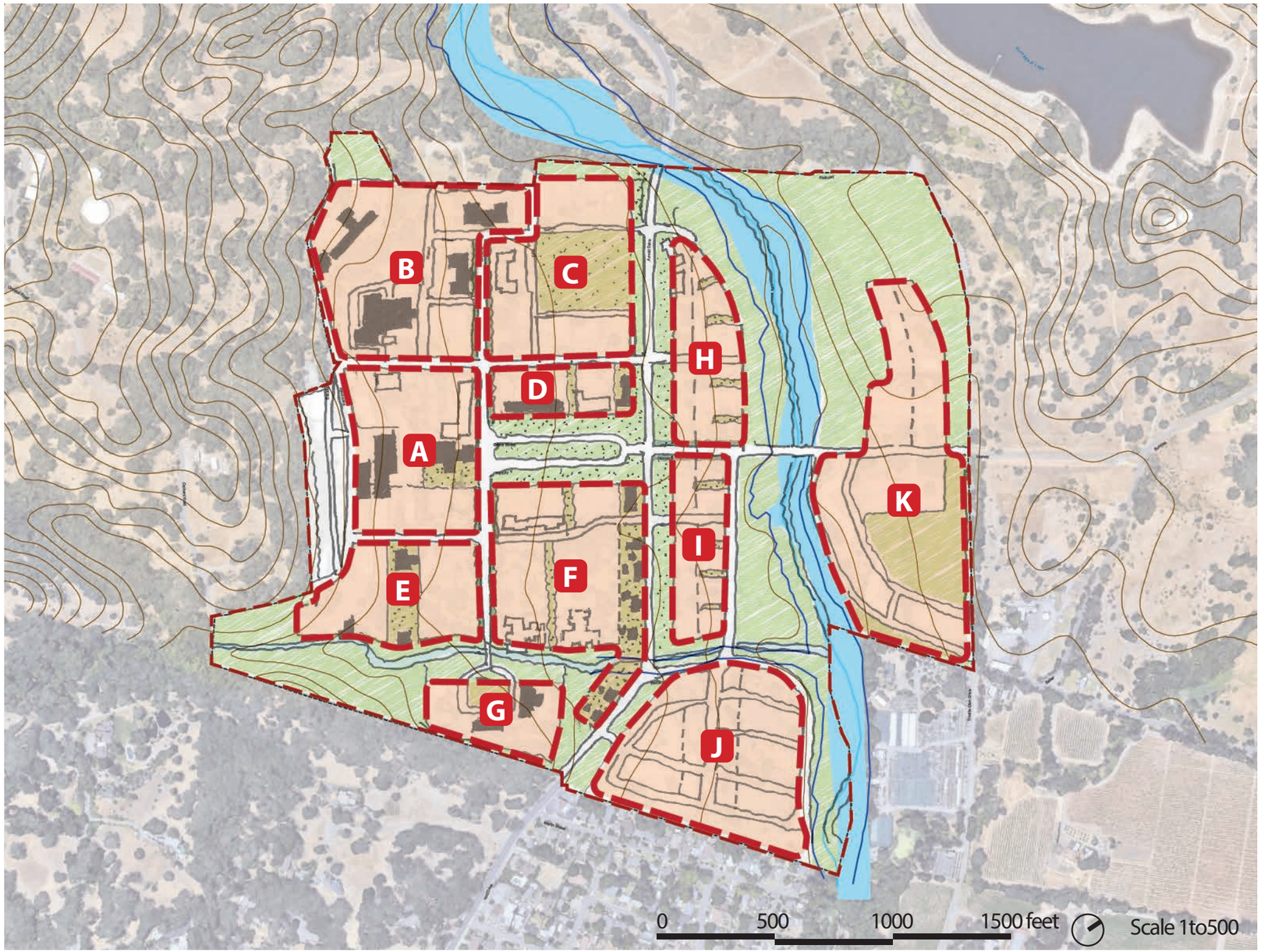
Establish development parcels that align with variety of product types, can be completed in full increments (easily phased) without getting ahead of the market.

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

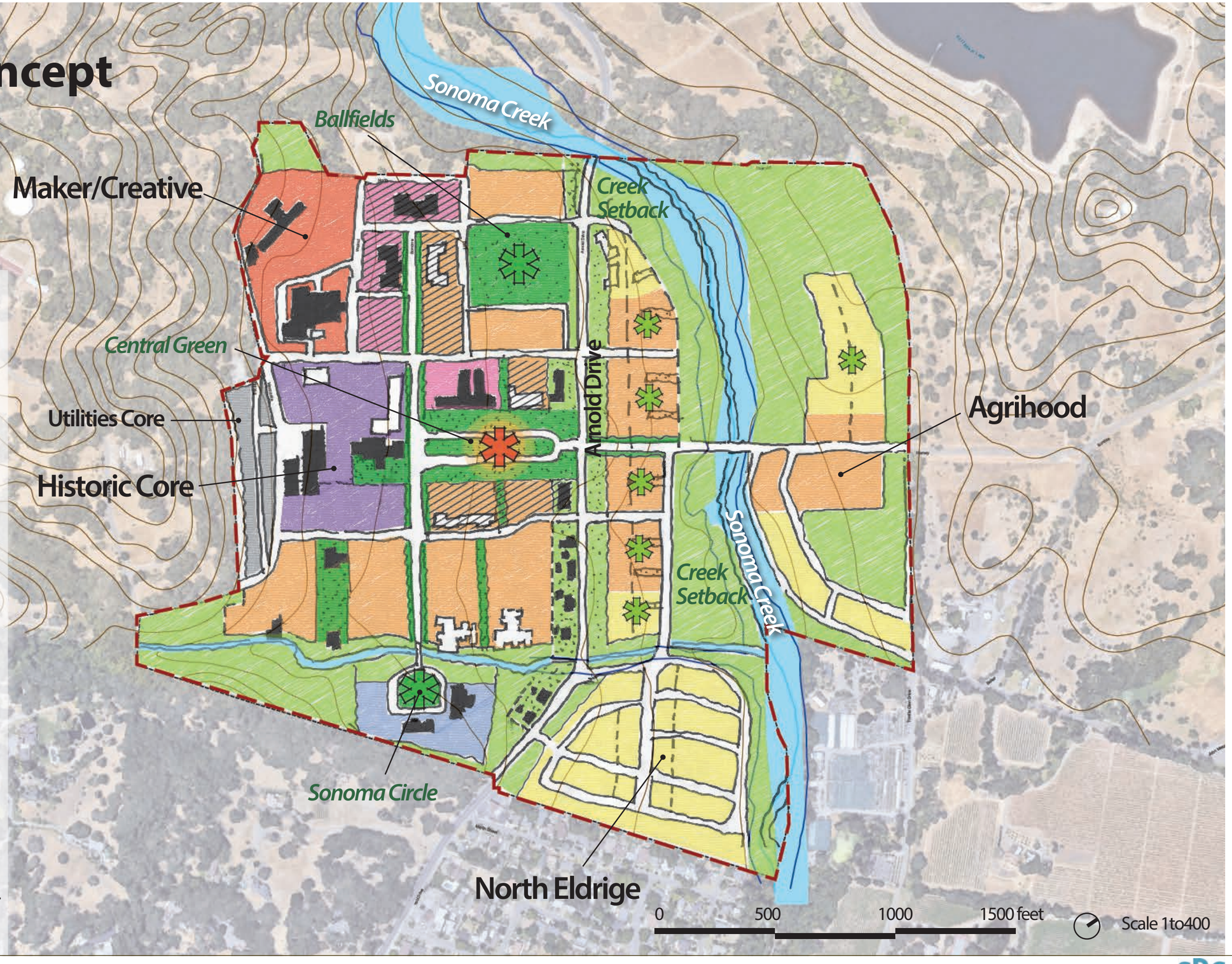
A Historic Centre
B Maker Place
C Park Commons
D Green North
E Firehouse Commons
F Green South
G Walnut
H Sonoma Creek North
I Sonoma Creek South
J Eldridge North
K Agrihood



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 green space and Sonoma Creek buffer	New construction	80
I	4.2	Sonoma Creek South		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
TOTAL	**86.3**				**1000**

E. Land Use Concept



RESIDENTIAL

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

NON-RESIDENTIAL

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

GREEN FRAMEWORK

- Parks
- Buffers
- Parklet

ADAPTIVE REUSE

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

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

Potential Product Types and Development Character

GREEN FRAMEWORK
Structural Elements

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

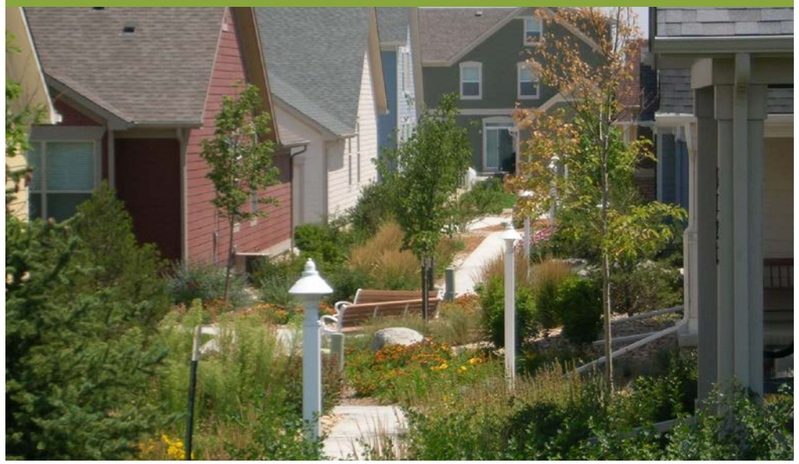
Supporting Elements

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.

Live Oak Farms, Petaluma
Sonoma County's first Agrihood outside of Petaluma on 30 acres of land





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





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 o**ne 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 Eldrige.

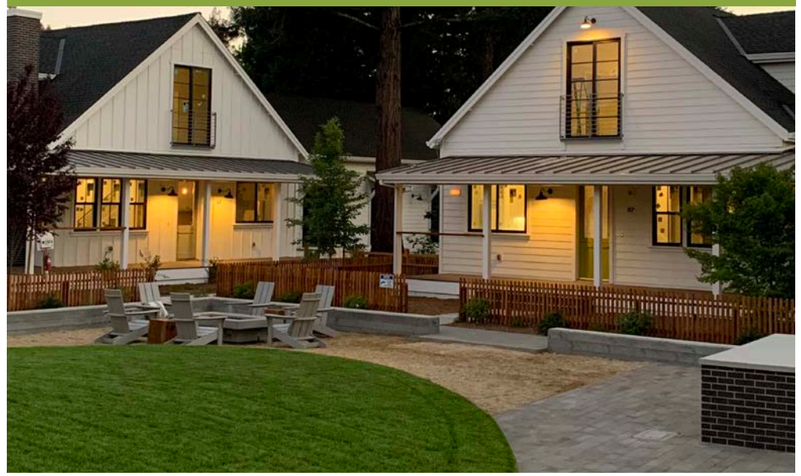
Because they are multiple buildings around a shared open space, they create a **'finer grain' of development** and work well as **a transition** between the campus and open space elements. They are less easily phased than other product types, but each court can be built incrementally to meet market demand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

Duplex



Duplex



Triplex



Quadplex



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 footpint, 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. The **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

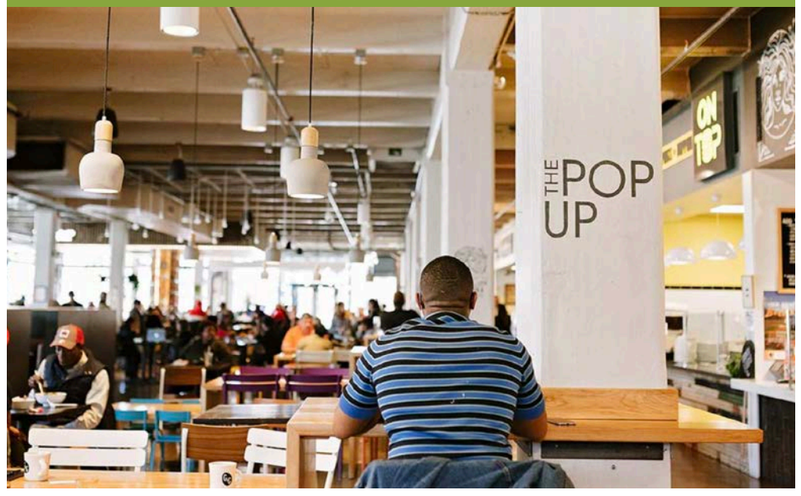


Image Credit: Amped Kitchens / (C) Wunder Studios

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.

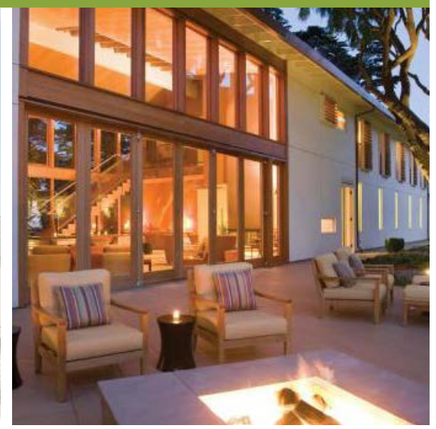
Examples include Cavallo Point in Sausalito; and Inn at the Presidio in San Francisco. Other interesting examples of historic preservation/ adaptive reuse of more industrial buildings include The Pearl in San Antonio,TX and Plant Riverside in Savannah, GA.

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

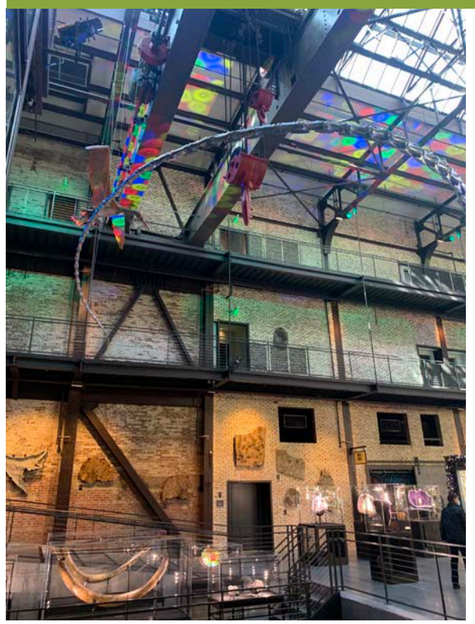
Adaptively re-uses a former officers building to provide lodging for visitors attending conferences and meetings at this world class environmental campus





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

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					
					Total Square Feet	45,858	24,716	298,759	
					Total Rooms				150

Numbers aand uses approximate. Subject to change
Sources: Building Square Feet Table B-2 Alternatives Report.

Job Summary

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
	660
NON-TRADITIONAL	
Maker	50
Co-working	150
Incubator kitchen	80
Agriculture	15
Community Ecosystem Stewardship	5
Green construction apprentice	40
	340
	1,000

Government Partnerships

