Sonoma Developmental Center
Vision Plan Frameworks, Potential Development Types and Outcomes
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
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

A. Historic Centre  G. Walnut
B. Maker Place       H. Sonoma Creek North
C. Park Commons      I. Sonoma Creek South
D. Green North       J. Eldridge North
E. Firehouse Commons K. Agrihood
F. Green South
## D. Neighborhoods Framework - Parcel Summary

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>APPROXIMATE ACRES</th>
<th>NEIGHBORHOOD NAME</th>
<th>DEFINING FEATURES</th>
<th>PRODUCT TYPE</th>
<th>ESTIMATED UNITS</th>
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<tbody>
<tr>
<td>A</td>
<td>3.3</td>
<td>Historic Center</td>
<td>Adaptive reuse of PEC, warehouse and recreation buildings. Central community gathering place.</td>
<td>Adaptive reuse/ new construction Hospitality, employment, mid density housing</td>
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<td>Adaptive reuse of workshops, main kitchen to incubate local economy jobs</td>
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<td>C</td>
<td>9.6</td>
<td>Park Commons</td>
<td>Ballfields</td>
<td>New construction Highest density garden apartments/ stacked flats</td>
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<td>D</td>
<td>3.3</td>
<td>Green North</td>
<td>Adaptive reuse of Chamberlain and Pines. N-S green connector</td>
<td>Adaptive reuse/ new infill Higher density multiplex or townhomes, or additional employment</td>
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<td>Firehouse Commons</td>
<td>Firehouse and Sonoma House in neighborhood park</td>
<td>New construction Multi-plex, townhome, small lot SFA</td>
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<td>F</td>
<td>11.1</td>
<td>Green South</td>
<td>N-S green connector Reuse of historic homes framing Arnold Dr</td>
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<td>Sonoma Creek North</td>
<td>Small neighborhood framed by Arnold Drive green space and Sonoma Creek buffer</td>
<td>New construction Cottage courts framing Sonoma Creek, Multiplex framing Arnold Drive setback</td>
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<td>Sonoma Creek South</td>
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<td>J</td>
<td>12.9</td>
<td>Eldridge North</td>
<td>Extension of Eldridge community</td>
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<td>K</td>
<td>15.6</td>
<td>Agrihood</td>
<td>Clustered buildings framing working agriculture context Rural entry sequence to heart of Village</td>
<td>New construction Cottage clusters, duplex and triplex</td>
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<td></td>
<td></td>
<td><strong>TOTAL</strong> 86.3</td>
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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
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.
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 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
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
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
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)

![Image Credit: Opticos Design](image_credit)
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
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 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.

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.

Image Credit: Amped Kitchens / (C) Wunder Studios

Sonoma Developmental Center
**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.
Program Summaries
### Building Summary

<table>
<thead>
<tr>
<th>Nbhd</th>
<th>Building</th>
<th>Contributing?</th>
<th>Use</th>
<th>Square Feet (Rooms) by Use</th>
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<tbody>
<tr>
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<td>Priority</td>
<td>Main Building</td>
<td>Y</td>
<td>Lobby, Museum, F+B, rooms</td>
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<td>A</td>
<td>Priority</td>
<td>Main Store Room</td>
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<td>Storage, fitness</td>
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<td>Maintenance Shop</td>
<td>Y</td>
<td>Meeting, rooms</td>
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<tr>
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<td>IF Feasible</td>
<td>Activity Center</td>
<td>Y</td>
<td>Fitness</td>
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<td>Interim office, long term accommodations</td>
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<td>Transportation Garages</td>
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<td>Electric fleet operations, maintenance</td>
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<td>Paxton</td>
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<td>Maker Space/Live Work</td>
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**Total Contributing Building Potential Reuse:** 25

**Total Square Feet:** 45,858

**Total Rooms:** 298,759

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

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### 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 Utilities:** 10

**Total:** 660

#### NON-TRADITIONAL

- **Maker:** 50
- **Co-working:** 150
- **Incubator kitchen:** 80
- **Agriculture:** 15
- **Community Ecosystem Stewardship:** 5
- **Green construction apprentice:** 40

**Total:** 340

**Total (Jobs):** 1,000

**Numbers and uses approximate. Subject to change.**
Government Partnerships

- Regional Parks & Ag Preservation and Open Space District
- Sonoma Developmental Center
- Sonoma Water
- Sonoma Clean Power
- State Parks
- Transportation & Public Works
- Caltrans

Sonoma Developmental Center