Introduction

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

- Schedule
- Workshop
  - Staff Presentation
  - Board Discussion
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)

- 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

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
Regional Context

Old Elm Village, Petaluma

Chauvet, Glen Ellen
# Redevelopment Constraints Considerations - Summary

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

## Infrastructure/rehab costs (in millions)

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Costs</td>
<td>60.2-62.6+</td>
</tr>
<tr>
<td>Demolition</td>
<td>14.5-16.3</td>
</tr>
<tr>
<td>Historic preservation of Main Building</td>
<td>17-32</td>
</tr>
<tr>
<td>(designated landmark)</td>
<td></td>
</tr>
<tr>
<td>Historic preservation of Sonoma House</td>
<td>1.6</td>
</tr>
<tr>
<td>(designated landmark)</td>
<td></td>
</tr>
</tbody>
</table>

## Construction Costs ($/square foot)

### Residential

- 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)

### Non-residential

- 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

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

**Key issues:** Housing affordability/density, wildlife corridor, visitor serving and traffic impacts
Sonoma Developmental Center
Vision Plan Frameworks, Potential Development Types and Outcomes
A. Green Framework

Arnold Drive as “Complete Street” spine. Adaptive reuse of existing buildings preserve character of drive set in historic open corridor open space.

Streets aligned for open space vistas

Sonoma “Complete Street” spine

Central Green

Ballfields

Sonoma House

Fire house

Sonoma Circle

Working agriculture transitions development footprint to natural open space

Green courts open to creek setback
B. Mobility Framework

- Scale 1:5000

- Main Entry Road

- Intra-neighborhood connectors

- Core loop that improves connectivity and walkability, while framing core

- Additional green street extensions connect north and south ends of campus

- Arnold Drive Complete Street

- RT 12 Connector and east entry options

- Sonoma Developmental Center
C. Places and Landmarks

- Ballfields form central open space for highest density
- Bridge forms North Gateway
- Sonoma Circle as arrival for Institute/Retreat
- Administration building terminated vista
- Fire House as central neighborhood feature
- Arnold Drive takes on different character as community spine rather than barrier
- Streets organize neighborhoods and provide connectivity while creating vistas to open space
- Central Green as organizing “heart” expands across Arnold to new boulevard
- N-S mid block greenway reduces block size and increases connectivity and generates organizing feature for neighborhood
D. Neighborhoods Framework

- Historic Centre
- Maker Place
- Park Commons
- Green North
- Firehouse Commons
- Green South
- Walnut
- Sonoma Creek North
- Sonoma Creek South
- Eldridge North
- Agrihood

<table>
<thead>
<tr>
<th>Category</th>
<th>Estimated Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>1000</td>
</tr>
<tr>
<td>Jobs</td>
<td>1000</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>25</td>
</tr>
</tbody>
</table>
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
- Parklets

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

**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

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

Live Oak Farms, Petaluma
Sonoma County’s first Agrihood outside of Petaluma on 30 acres of land
RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Cottage Courts

River House, Healdsburg
Eight-home pocket neighborhood centered around a central green.
RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Small Lots/Detached
RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Missing Middle Housing - Duplex, Triplex, Quadplex
RESIDENTIAL TYPOLOGIES - SINGLE FAMILY

Missing Middle Housing - Townhome
RESIDENTIAL TYPOLOGIES - MULTI FAMILY

Missing Middle Multiplex - 6,8,10 units

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

image credit: Opticos Design

Sonoma Developmental Center
RESIDENTIAL TYPOLOGIES - MULTI FAMILY

Stacked Flats

Image Credit: Eden Housing

Image Credit: Eden Housing/Pyatok Architects

Image Credit: Jefferson Apartment Group
ADAPTIVE REUSE
Creative/Small Use/Maker Retail

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.
ADAPTIVE REUSE
Hospitality

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
## Project Description Framework – Board Discussion

<table>
<thead>
<tr>
<th>Topics</th>
<th>1.</th>
<th>2.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Affordability</td>
<td>Cost of historic preservation vs new construction</td>
<td>More Affordable Housing</td>
</tr>
<tr>
<td>Wildlife Corridor</td>
<td>Balancing wildlife corridor with campus footprint</td>
<td></td>
</tr>
<tr>
<td>Visitor-serving Uses</td>
<td>Historic building rehab</td>
<td></td>
</tr>
<tr>
<td>Mobility</td>
<td>New road connection between Arnold Dr. and Hwy 12 for regular or emergency only use</td>
<td></td>
</tr>
</tbody>
</table>