

Crucial Issues to Consider Prior to SDC Specific Plan Workshop #1

November 14 Workshop participants will be able to put their comments on the vision/principles via virtual sticky notes. This exercise will be followed by small group discussions creating group vision statement/headline for the SDC site in 2040, with discussion about priorities to achieve the vision. Priorities and tradeoffs could include: Housing: What kind, where, how much? Other uses § Historic preservation: Yes/no, how much? Infrastructure § Natural resources conservation.

Here are some questions/comments on the vision/principles that people might consider making during the workshop. These issues may help in forming a vision and setting priorities in the small group discussions. **Note: included at the bottom of this email are several key components of the June 2019 vision statement developed by community organizations and reviewed by the public in the June 2019 workshop. These components are missing from the current proposed vision.**

Missing from Vision/Principles:

- Ensuring compatibility (e.g., scale, appearance, traffic generation, etc.) with surrounding Glen Ellen, which is adjacent to the site on both the north and south sides.
- Minimizing impacts on the viability of downtown Glen Ellen (by not creating a new downtown area that competes with Glen Ellen village)
- Acknowledging the rural character of the site and area (not within an urban growth area)
- Ensuring consistency with the County General Plan policies regarding protection of the rural village of Glen Ellen
- Creating land uses with designs that are consistent with Glen Ellen Development and Design Guidelines - new buildings should respect village architecture and historic buildings onsite (not urban style housing).
- Shrink the building footprint area to better protect riparian areas and wildlife movement within the campus, which is part of wildlife corridor
- Maintain open unfenced areas for wildlife movement through campus
- Integrate with neighborhoods north and south

- Minimize traffic on Arnold Drive through Glen Ellen (the village and SDC site are currently walkable due to low traffic levels on Arnold Drive)
- Be mindful of fire hazard area, moderating development in the Wildland Urban Interface area, evacuation routes, etc. (using fire-resistant building materials is not sufficient to mitigate the hazard)
- Land uses should also benefit the community.
- Focus on workforce housing demand in the valley.
- Density should be moderate to avoid over-concentration impacts on wildlife corridor and adjacent open spaces that have important biological resources.

Corrections/comments on Vision/Principles:

- The site is not surrounded completely by open space; it is part of Glen Ellen and is adjacent to homes and businesses on the north and south. The vision statement is written as if the site is isolated from the rest of the community.
- Too much emphasis on urban uses and urban design, as if the site is an existing urban area. The existing campus design does not have an urban feel.
- References to the site being a standalone community rather than a neighborhood within an existing community
- What does the reference to “visitation” uses mean? Are these tourism uses? Resorts, hotels, wineries?

KEY COMPONENTS OF JUNE 2019 VISION/PRINCIPLES THAT ARE MISSING FROM CURRENT PROPOSED VISION

- Planners and decision-makers will use recognized principles of land use planning sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents. The density, scale, and design for new development or redevelopment at Eldridge must be compatible with surrounding communities.
- Stakeholders will create a specific plan for the Eldridge site that factors in the needs and land use priorities of the surrounding communities of

Glen Ellen and Sonoma to ensure that future development will be compatible with existing land uses in Sonoma Valley.

- Housing should be based on the needs of Sonoma Valley with a workforce housing emphasis.
- Redevelopment will include replacement of economic and social benefits lost with the closure of the Sonoma Developmental Center. New institutional partners may include universities, colleges, government agencies, tribal entities, and nonprofit organizations, with the goal of expanding educational options, providing job training, and creating economic opportunities close to home.