

Glen Ellen Forum 11/8/21 Meeting: Summary of Public Comments

(Summarized by Nancy Padian)

Fire/Emergency Preparedness

- Insufficient details about evacuation plans
- Insufficient steps for fire risk reduction

Traffic

- More traffic studies are warranted — there already is substantial congestion, how will this be mitigated in general, and how to allow for additional growth

Housing

- Too much — the site and the community cannot support the level of density proposed
- Proportion allotted to affordable housing is not sufficient -- how is this defined?
- Need designated housing for:
 - ◇ Local work force for newly created jobs and also for those currently working the valley like farm workers
 - ◇ Elderly
 - ◇ Co-housing for youth and elderly
 - ◇ Previous residents
 - ◇ People with special needs

Wildlife/Open Space/Water

- Wildlife Corridor - setbacks are insufficient
- Need to retain seamless permeability between wild life corridor with other open spaces and whatever is developed
- More generally, not enough attention to sustainable open spaces
- Need to consider impact of additional human and traffic in open spaces

Planning & Infrastructure— including emissions/climate adaptation

- Transportation, unclear investment in transit (Bike trails, fix existing roads, bus routes)
- Utilities
- Mobility within the site, as well as in and out (related to traffic)
- Climate considerations like collection of gray water, solar, mini-grid; related issues regarding utilities and water
- Challenges in procurement of home insurance

Historic Preservation

- Historical/natural history museum
- Insufficient attention to existing historical structure and legacy (not just Sonoma House and the xx building)

Financial Feasibility

- Lack of commitment for development of local commercial space
- Only major profit-making endeavors are the hotel (and we need more research about its likelihood of success based on existing hotel, availability, profit, rate of return) **and** market-rate housing

- Need an economic engine with jobs that provide a living wage and enough to live in the valley and at the site

Categories according to Glen Ellen Forum Nov 8, 2021 meeting:

1. Inadequate attentiveness to natural systems (see climate change below), with particular attention to the wildlife corridor.

- Wildlife Corridor - setbacks are insufficient
- Need to retain seamless permeability between wild life corridor with other open spaces and whatever is developed
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2. Housing

- Too much - the site and the community cannot support the level of density proposed
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3. Wildfire considerations that are poorly developed:

- Insufficient details about evacuation plans
- Steps for fire risk reduction
- Traffic (see infrastructure support)

4. Aesthetics and historical value of the site and relative to other neighborhoods:

- Pay homage to and maintain a caring community
- Insufficient attention to existing historical structure and legacy (not just Sonoma House and the xx building)
- Harmony with other neighborhoods in terms of appearance and history

5. Insufficient attention to Income generating projects and employment

- Only major profit-making endeavors are the hotel (and we need more research about its likelihood of success based on existing hotel, availability, profit, rate of return) **and** market-rate housing
- Training is required for newly generated, permanent jobs for commercial ventures, tech, research, tourism, conservation
- Jobs need to provide a living wage and enough to live in the valley and at the site,

6. Infrastructure to support housing and development must be specifically addressed;

- Transportation, unclear investment in transit (Bike trials, fix existing roads, bus routes)
- More traffic studies are warranted — there already is substantial congestion, how will this be mitigated in general, and how to allow for additional growth
- Mobility within the site, as well as in and out

- Climate considerations like collection of gray water, solar, mini-grid; related issues regarding utilities and water
 - Challenges in procurement of home insurance
 - Need high speed internet
 - Potential for food desert - need local options for healthy foods
- 7. Lack of relevant stakeholder buy-in (this is over and above poor, meaningful community involvement during the process)**
- Commitment for development of local commercial space
 - Need to attract schools/colleges, university, training institutes (could be an excellent educational campus) and other local international institutions
 - Need better outreach to Hispanic community
- 8. What's missing**
- Historical/natural history museum
 - Long- term care facility
 - Child care facility
 - Community center
 - Research offices/labs
 - Local school/educational institutions
- 9. Factors related to prepping the site**
- Demolition costs
 - Release of stored carbon
 - \$\$ for site clean-up