

An aerial perspective rendering of a proposed urban development. The scene shows a mix of building types: some are tall, multi-story yellow blocks, while others are lower, orange-roofed structures. A winding blue river or canal cuts through the center-right of the image. Green spaces, including a baseball field in the upper left and various tree-lined streets, are interspersed among the buildings. The overall layout suggests a planned, walkable neighborhood.

SDC Alternatives A Deeper Dive

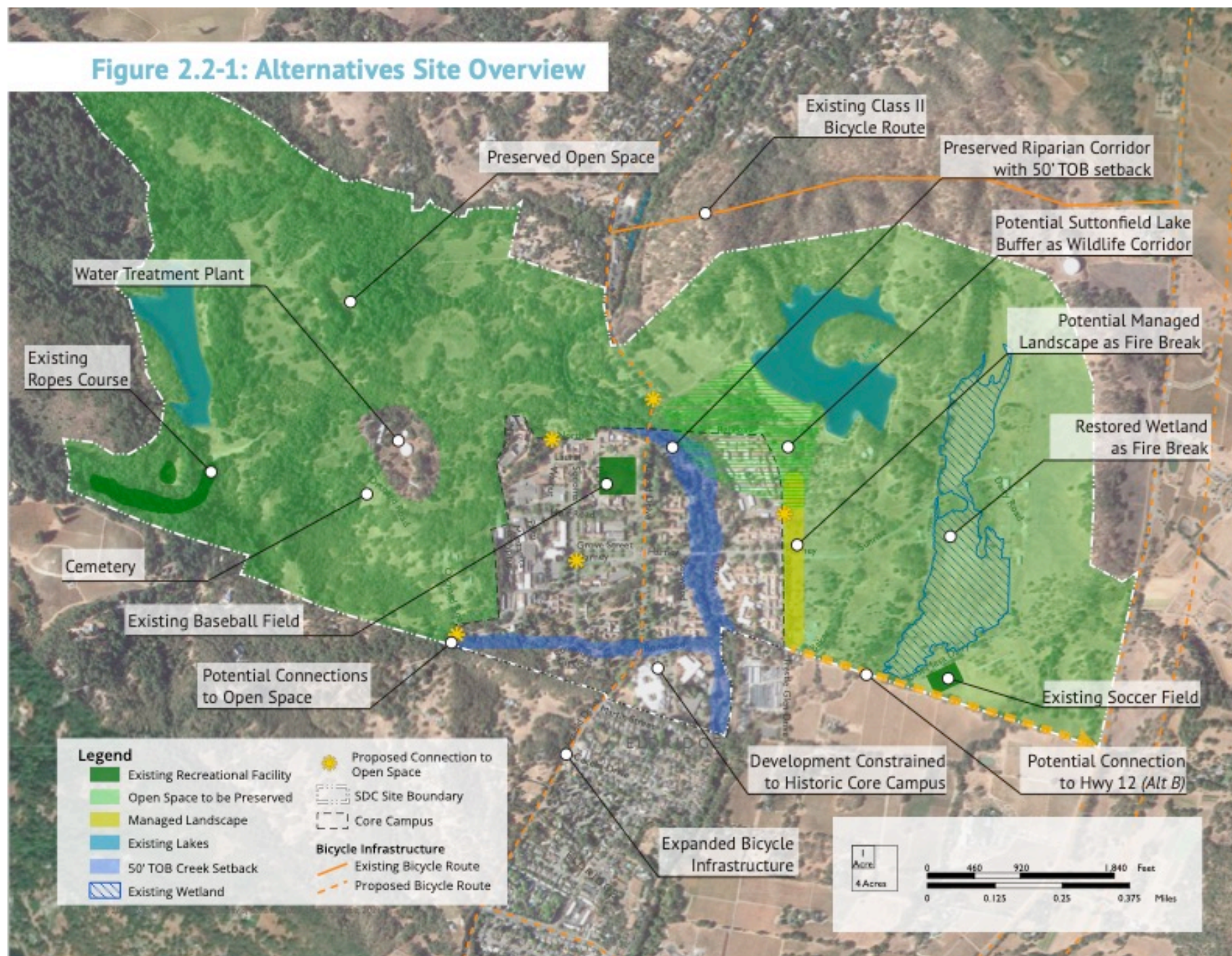
**Slide Show prepared by the SDC Committee
of the Glen Ellen Forum with additional
slides prepared with the help of Arthur
Dawson, Bean Anderson, and the
O'Donnell Lane Neighborhood Group.**

Nov. 8, 2021

Transforming SDC in Brief

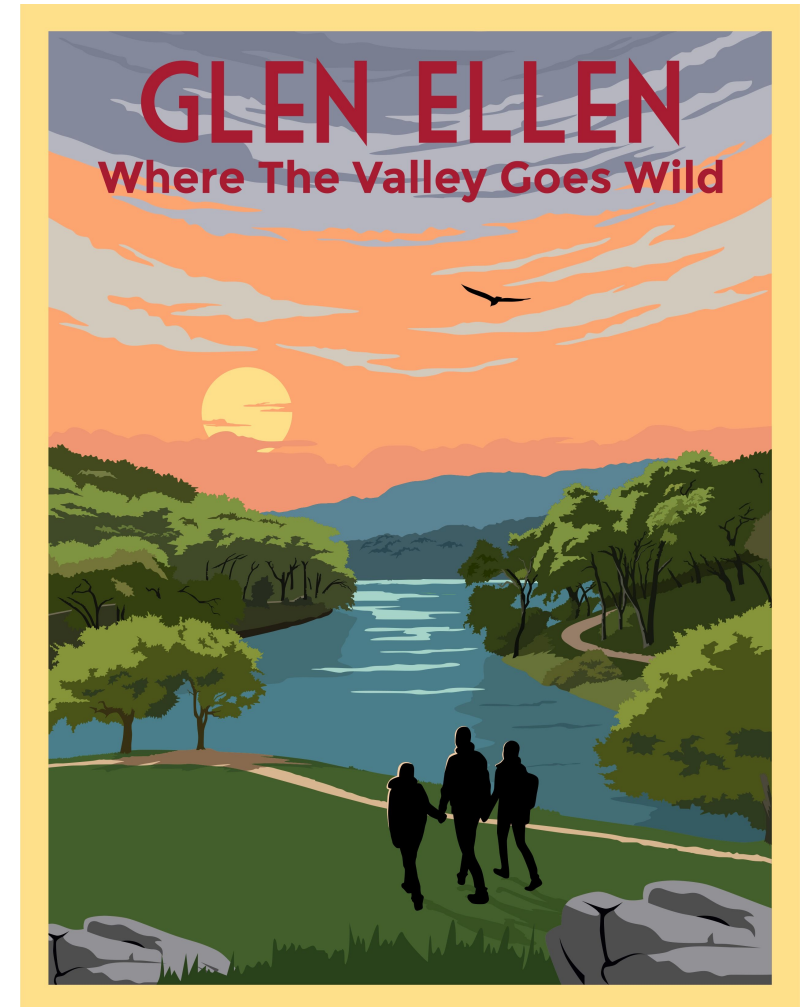
- A former developmental center owned by the state of California
 - Established 1881
 - Closed 2018
- ~ 950 acres
 - ~750 open space
 - ~200 campus
- Specific planning process applies only to the campus
 - But don't forget the open space! It's not a sure thing.
- SoCo Board of Supervisors are the decision-makers

Figure 2.2-1: Alternatives Site Overview



Sonoma Valley Wildlife Corridor

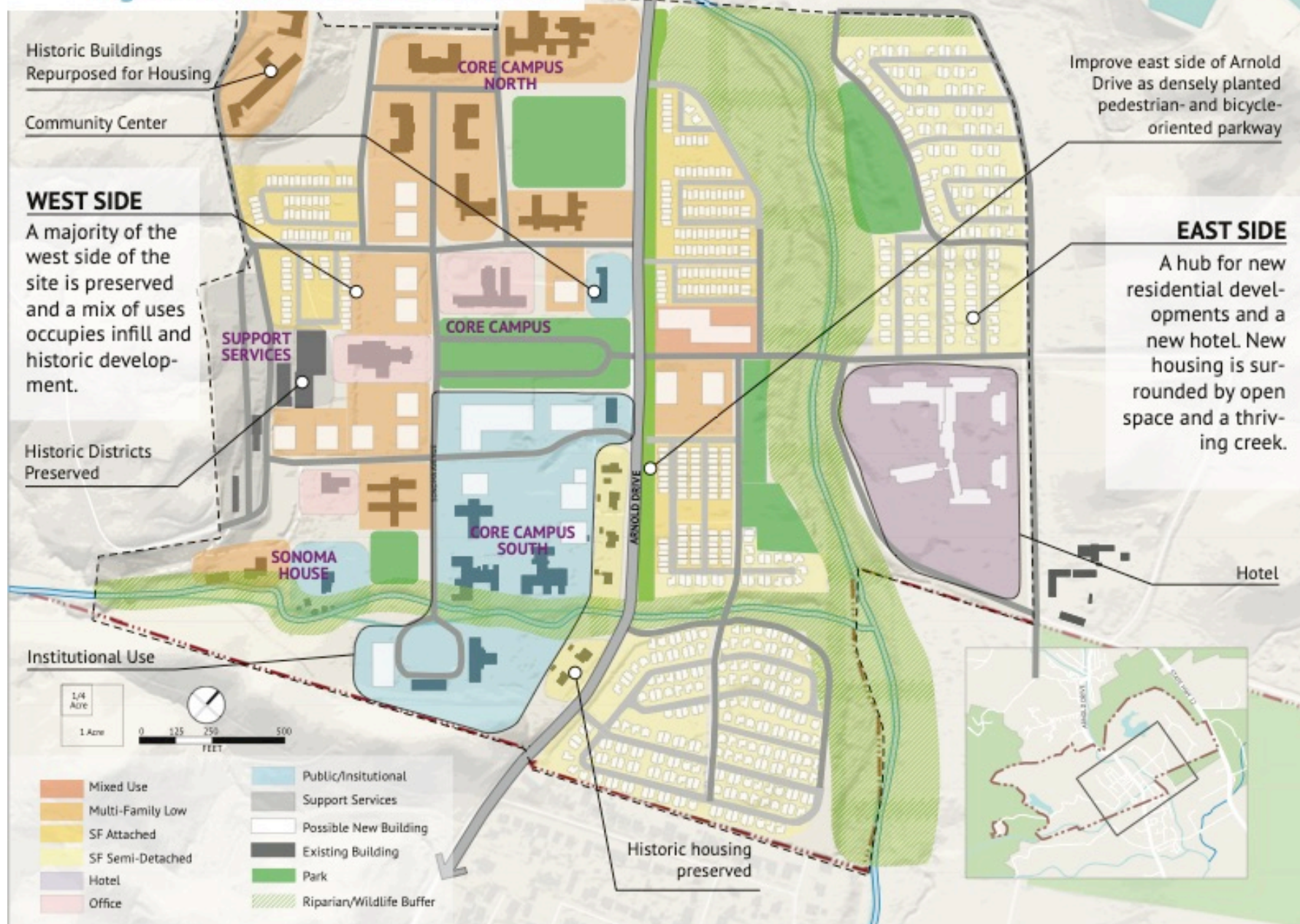
- ❖ For more than a century — and for far longer before than that — SDC was a natural place.
- ❖ For as long as the land has been owned by the state, it has been open space. Even on the campus, there are few fences. It's a haven for wildlife.
- ❖ The wildlife corridor, championed by the Sonoma Land Trust and the Sonoma Ecology Center, is critical to the health of flora and fauna. It enables both to migrate and propagate, enabling adaptation to climate change.
- ❖ People love it too. That's why they come here.
- ❖ Overdevelopment threatens the wildlife corridor's viability — and even its existence.



Alternative A: Conserve and Enhance

- 990 dwellings
 - Single family (670); multi-family (320); ~25% affordable
 - New construction on east side; west side housing in repurposed existing structures
- 280,000 square feet of non-residential space
 - Offices, institutional uses, R&D, community uses
 - Primarily west side
- 75,000-square-foot hotel/resort
 - Southeast corner of the property
- Jobs created: 610

Figure 3.1-3: Alternative A Land Use



Alternative B: Core and Community

- 1,290 dwellings
 - Single family (670), multi-family (620), ~25% affordable
 - Primarily new construction on the east side
 - Some historic buildings repurposed as housing on west side
- 270,000 square feet of non-residential space
 - Offices, institutional uses, R&D, community uses
 - Primarily west side
 - Residential units above retail along Harney lawn
- Main Building reconfigured as a hotel/resort
 - Additions to Main Building/resort complex extend toward Sonoma House
- Connection planned to Hwy 12 from southeast corner of the campus
- Jobs created: 590

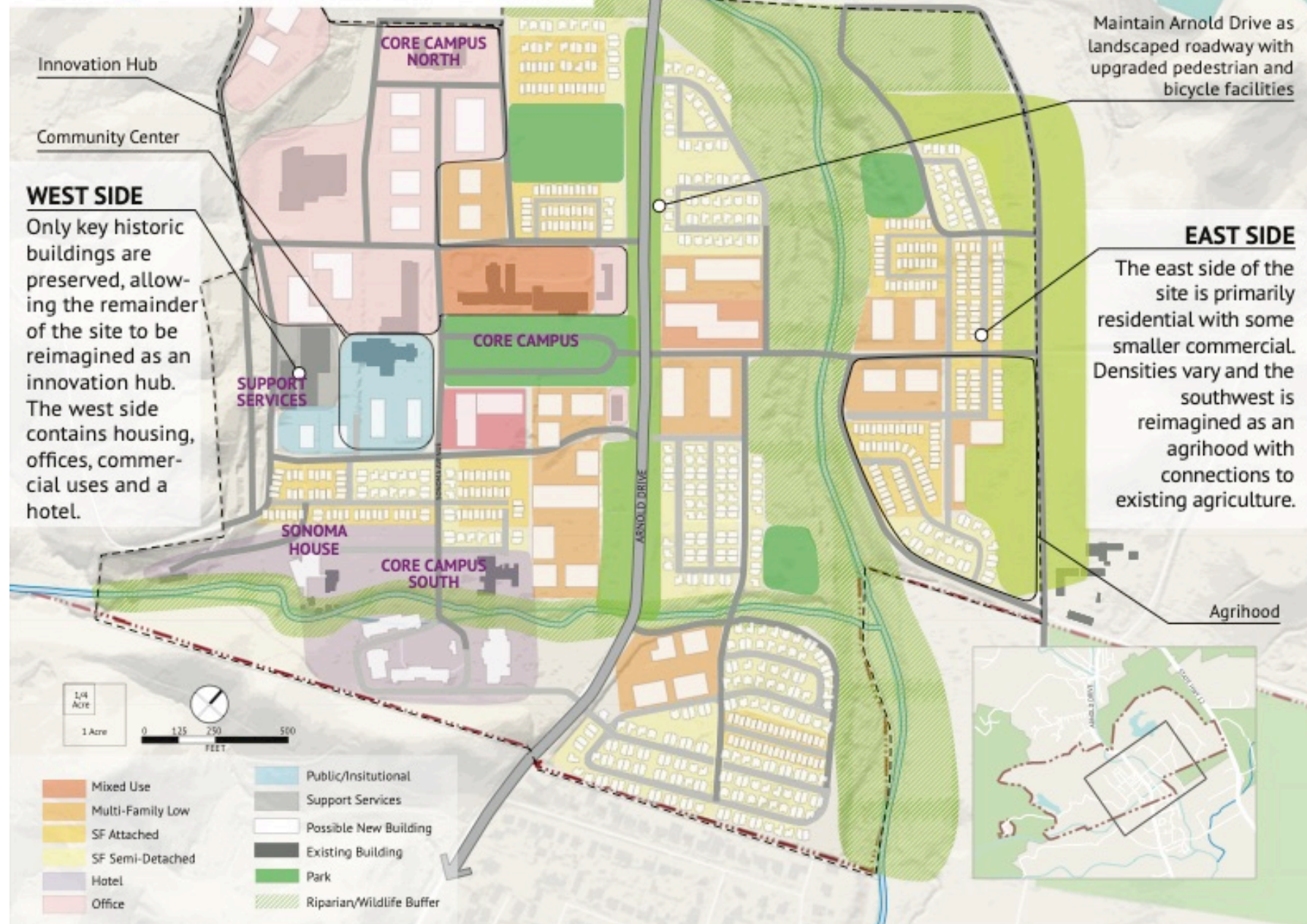
Figure 3.2-3: Alternative B Land Use



Alternative C: Renew

- 1,190 dwellings
 - Single family (670), multi-family (520), ~25% affordable
 - Primarily east side
 - Agrihood in the southeast corner
- 450,000 square feet of non-residential space (“significantly more”)
 - Reimagined as an “innovation hub”; offices, tech startups, institutional uses, R&D, community uses; primarily west side; large and new
 - Main Building repurposed for community use
- 800-foot wildlife corridor setback along NE boundary
- Managed landscape as wildfire buffer on east side
- Jobs created: 1080

Figure 3.3-3: Alternative C Land Use



Plan	Total Housing	Affordable Units (24% of total units)	Population (estimate 3 people per house)	Historic Buildings Preserved	Preserved Buildings Converted to Housing	Preserved Buildings Converted to Other Uses	Jobs
A	990	237	2,970	34	18	15	610
B	1,290	310	3,870	34	16	17	590
C	1,190	286	3,570	2	0	1	1,080

A Population Explosion

Glen Ellen 95442 ZIP code (over 27 square miles)

~ 1,180 dwelling units; ~ 3,540 residents

SDC campus redevelopment proposals (on ~200 acres)

990 to 1,290 dwellings; ~2,500 to 4,800 residents

Numbers don't include:

- Tourists traveling to the proposed hotel/resort
- Workers traveling new commercial/institutional hubs

A Traffic Nightmare

- Traffic on Arnold Drive will increase by 40 to 70%.
- Alternatives equal 5,400, 6,400, and 6,300 vehicle trips per day, added to existing trips on Arnold Drive.
- The report assumes 20% of all trips would be non-vehicle (bike, walk, transit).
- Are the vehicle trip estimates low?
- Effects on levels of service (LOS)
 - Valleywide impacts: Level of service drops to LOS F with all three alternatives on Highway 12 between Boyes Blvd. and Verano Ave.
 - Glen Ellen impacts: Level of service drops to LOS D, which is unacceptable according to County operating standards (acceptable LOS is C).

There's No Comparison

SDC then can't be compared to SDC now

- Previous use was institutional
 - Yes, 3,000 people lived there, but they stayed in place
 - Yes, more than 1,000 people worked here, but in 3 shifts
 - Locals worked at SDC, commuting on bikes, walking, carpooling
- No public commercial uses drew people to the site
- The numbers used for comparison 50 years old

A Guiding Principle



Redevelopment of the SDC should “protect public trust resources and fit the character and values of the site and surrounding areas, as well as benefit local communities and residents.”

Do You See What You Said?

- Do you see permeability for wildlife?
- Do you see housing for the workforce?
- Do you see traffic jams?
- Do you see a way to escape from wildfire?
- Do you see a legacy of care preserved?
- Do you see sustainable open space?
- Do you see harmony with surrounding neighborhoods?
- Do you see promises kept?

The Fourth Alternative

- We don't have to settle
- We can mix and match
- We can come up with our own
- We can ask for changes

We can build affordable housing and also protect the rare, precious attributes of the place and of the communities that surround it.



Call to Action

It's Time to Show Up and Speak Up

Nov. 13 10-11:30 a.m.

Virtual SDC Alternatives Workshop

Nov. 16 5:30-7 p.m.

SDC Spanish Language Town Hall

In person at St. Leo's Church in Agua Caliente

Nov. 17 6:30 p.m.

Virtual North Sonoma Valley Municipal Advisory Council / Sonoma Valley Citizens Advisory Commission / Springs Municipal Advisory Council meeting with opportunity for public comment

**Never doubt that a small group of thoughtful,
committed citizens can change the world;
indeed, it's the only thing that ever has.**

—Margaret Mead

