

Open Space Management Framework

- Open Space:** Preserve the open space surrounding the core campus in perpetuity, preventing further development in undeveloped areas and ensuring ongoing stewardship in partnership with neighboring State and regional parks, and other institutions and organizations.
- Balance:** Promote a balance of habitat and conservation, agriculture, and recreational open space, reflecting the historic use of the surrounding open space. Allow for continued beneficial water supply and associated infrastructure facilities.
- Recreational Resources:** Support the continued use of the open space at the site as a recreation resource for the community by establishing access points to the system of trails and recreation spaces.

Biological Resources and Wildlife Corridors

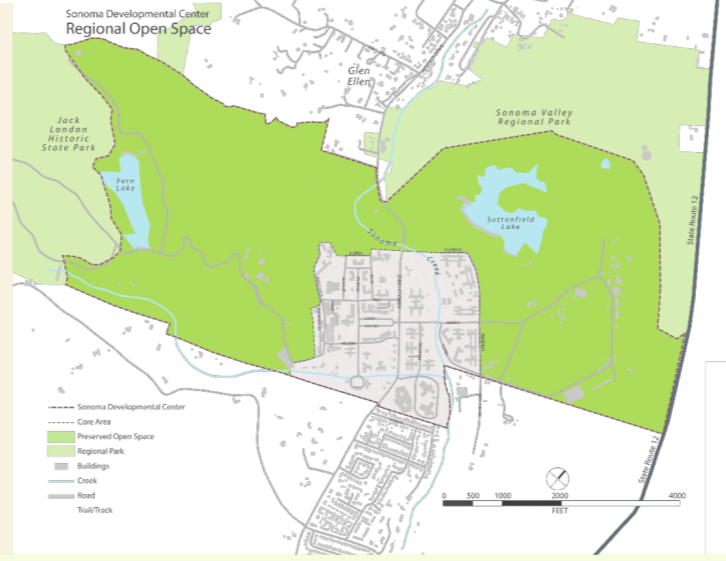
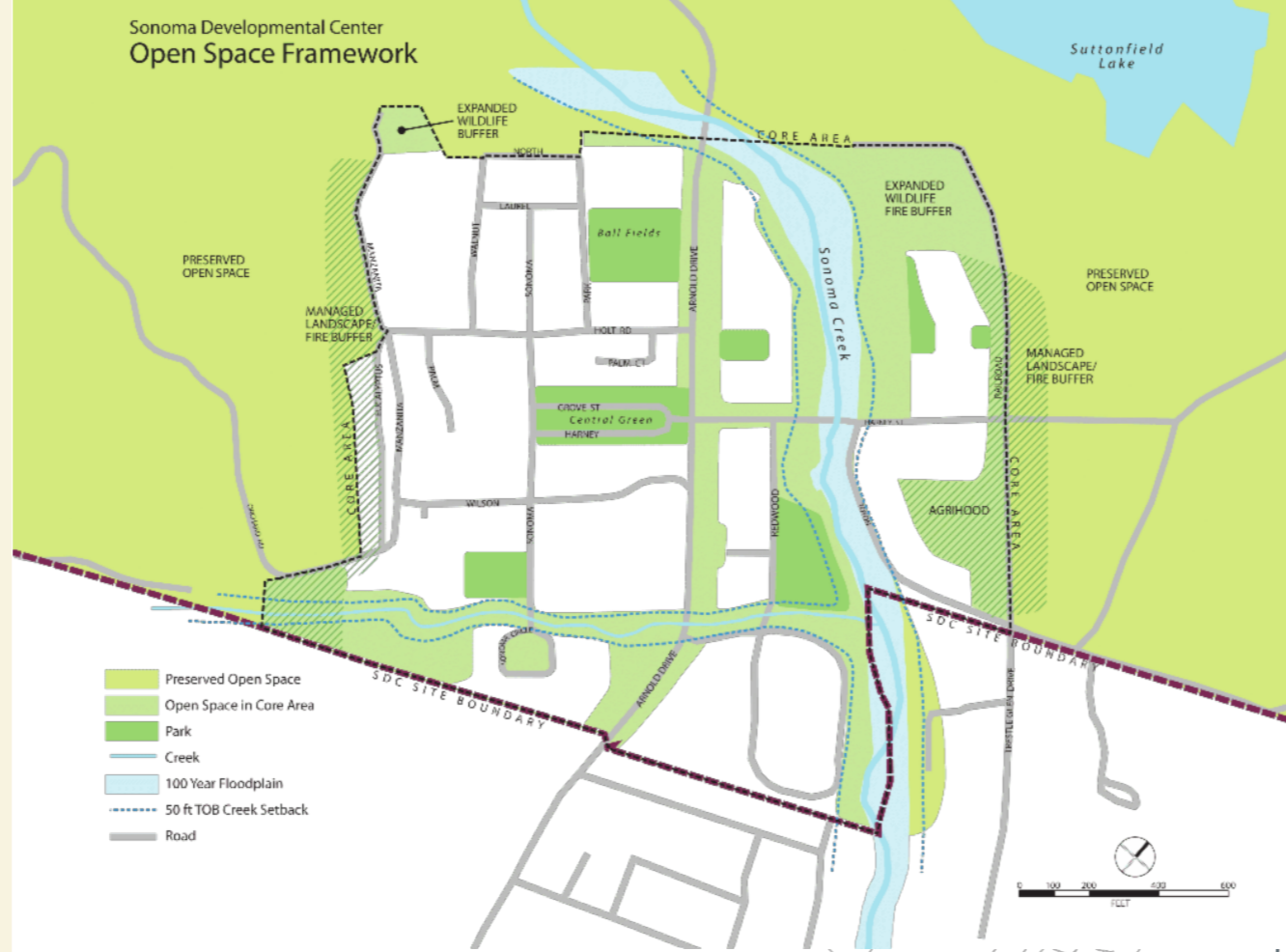
- Biological Resources:** Promote conservation of existing habitat, including creeks and open spaces, in order to protect natural resources and critical wildlife habitat, maintain wildlife linkages, and foster environmental stewardship.
- Wildlife Corridor:** Maintain and enhance the size and permeability of the Sonoma Valley Wildlife Corridor(as shown on the map below) by ensuring compact development footprint at the SDC site and by minimizing impacts to wildlife movement and safety from human activity and development at the campus.

Wildfire and Other Hazards

- Wildfire Hazards:** Provide protections at the site against the growing risk of climate change exacerbated wildfire hazards and limit the potential impacts of wildfire to development through intelligent site and building design, and open space management.
- Natural and Human-Caused Hazards:** Minimize the potential impacts of hazards at the site and to the surrounding community, such as excessive noise, poor air quality, seismic activity, and flooding.

Cultural Resources

- Cultural Hub:** Create a vibrant cultural hub with a distinct identity and role in the community by building meeting and gathering spaces, creating opportunities for arts and culture, and providing community amenities that area accessible to the residents and visitors to the site and to the greater Sonoma Valley community.
- Legacy of Care:** Ensure that future development at the site preserves the heritage and legacy of care at SDC through preservation of important historic resources, intentional consideration of the needs of developmentally disabled individuals in new development, and by highlighting the site's history for residents and visitors.
- Native People:** Preserve the heritage and legacy of the native people in the area through land stewardship and preservation of cultural resources on the site.



Open Space Management Framework

- Dedicate open space as a regional park.
- Access points for water recreation at the two lakes.
- Clear access points at trailheads with signage.
- Connect bike and pedestrian paths to the trail network.

Biological Resources and Wildlife Corridors

- No lights in wildlife corridor or along creek.
- “Dark skies” standards for all new buildings.
- No development except for limited trails/paths and informational signage in wildlife corridor or along creek.
- No outdoor cats.
- Educational signage/exhibits about wildlife corridor.
- Collaborate with local wildlife protection groups on educational materials and rules for residents and employees to guide safe interactions with wildlife onsite: posted signs, disclosures, fliers, informational sessions.
- No pesticides or poisons for landscaping or construction.
- Preserve mature trees.
- Work with volunteers/orgs to remove invasive species, re-establish native species.
- Restrict access to creek outside of designated pedestrian paths.
- Restrict access to creeks and wildlife corridor pinch point at northeast corner of site through strategic fencing and guided access points.

Wildfire and Other Hazards

- Managed landscape buffer along eastern and western edges of site to aid in fire defense.
- Limit residential landscape plantings and fencing to ensure low flammability.
- Defensible space around buildings/no planting close to buildings.
- Require fire-defensive roofing materials.
- Maintain and add to the tree canopy to maintain air quality and noise buffers.
- Keep development out of flood areas.
- Seismic retrofitting of older buildings.

Cultural Resources

- Representations and learning opportunities about the site's history.
- Unanticipated discovery of archeological or paleontological resources must be evaluated by a qualified archeologist or paleontologist.
- Public art throughout site, including sculpture or murals that reference the site's history.

Street Network

1. **Street network:** Enhance the existing street network to create a walkable and pedestrian-friendly environment that provides connections both within the core campus and to surrounding communities and regional trail systems
2. **Regional connections:** Develop and support greater connectivity between SDC and the surrounding areas, including through a direct connection to Highway 12.
3. **Complete Streets:** Ensure the street network balances the needs of pedestrians, bicyclists, transit users, and drivers, prioritizing safety, comfort, and car-free transportation connections.

Parking and Transportation Demand Management

1. **Parking Facilities:** Manage parking resources as a coordinated, shared system to efficiently and flexibly serve the needs of residents, employees, and visitors.
2. **Parking:** Provide parking in amounts that balance the needs of residents and workers without overburdening development with parking, and promoting alternative transportation options.
3. **Transportation Demand Management:** Reduce reliance on single-occupant vehicles (SOV) and limit the number of SOV trips made by residents and visitors by supporting alternative modes of transportation, ridesharing, and on-site services.

Transit

1. **Transit Connections:** Connect the site to the greater region through existing and future transit networks.

Pedestrian and Bicycle Movement

1. **Bicycle Connections:** Improve bicycle connectivity within and beyond the SDC site and foster an accessible and safe street environment for bicyclists.
2. **Pedestrian Connections:** Develop a network of more completed sidewalks and pedestrian paths that promote greater and more direct connections within the campus, and opportunities for recreation and connections to nature.

Street Network

1. Reuse existing street network to the greatest extent possible.
2. New intersections on Arnold Drive to the north and south of the Main Entry Road.
3. Multi-modal connectivity within SDC site – prohibit new cul-de-sacs.
4. Tight, interconnected network of streets for maximum walkability.
5. Traffic calming measures: textured crosswalks, curb bulb-outs, pedestrian-oriented lighting, high-visibility striping and signage.
6. ADA-compliant sidewalks and crossings.
7. Coherent wayfinding signage.
8. New east-west road between SDC site and Highway 12.

Parking and Transportation Demand Management

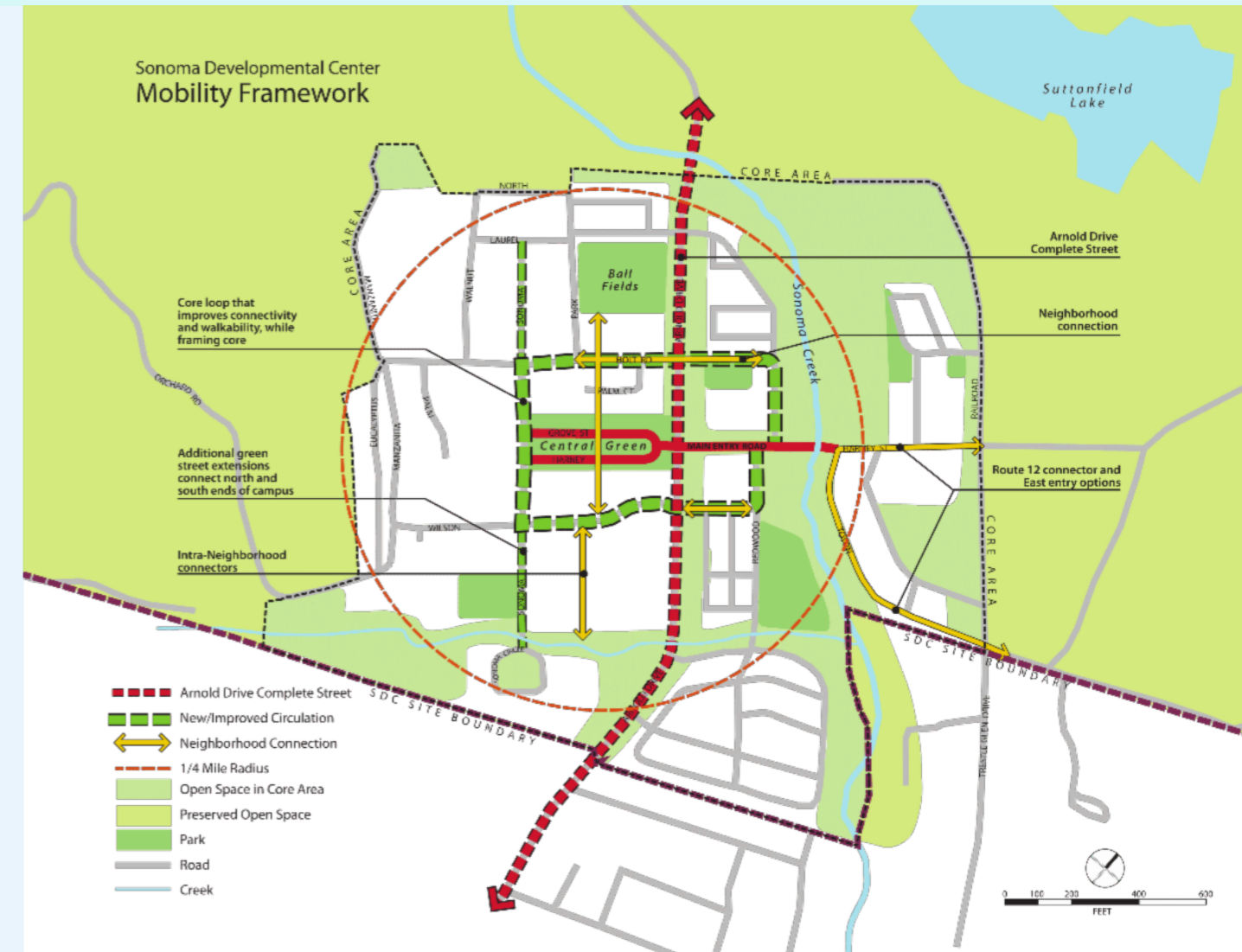
1. No minimum parking requirements for most uses on-site; developers to provide based on need/demand.
2. Shared parking facilities to serve multiple uses and destinations.
3. On-street parking to help satisfy parking demand.
4. Single family homes should have one assigned protected parking space.
5. Residential uses can have “unbundled parking” pricing, which separates the cost of parking from the price of housing.
6. Special-event parking management.
7. Time limits, pricing, or permits to manage parking demand.
8. Flexible use of curb space for deliveries, loading, and “parklet” spaces.
9. Reduce vehicle trips through developer/owner subsidies for carpools, transit passes, rideshare matching, telecommuting, or other measures.
10. Transportation Management Association (TMA) for entire SDC site for coordinated single-occupant trip reductions.

Transit

1. Work with Sonoma County Transit for expansion of transit service and/or transit pass subsidy for new residents and employees
2. Bike racks near transit stops
3. Quality amenities at bus stops: shelter, seating, lighting, trash receptacles, signage/maps, drinking fountains
4. Collaborate with Sonoma County Transit to provide real-time system updates and arrival times

Pedestrian and Bicycle Movement

1. New bicycle and pedestrian facilities throughout SDC site.
2. New community bikeway connecting to Glen Ellen.
3. Bicycle parking throughout site.
4. Bike lane or multi-use path along Arnold.
5. Street trees for shade and comfort.
6. Clearly marked bike routes and wayfinding.
7. Frequent marked crosswalks.
8. Multi-use trail along one side of Sonoma Creek.
9. Pedestrian/bike connections to open space.



Goals

Place, Community, and Public Realm

- Sense of Place:** Maintain and enhance SDC's unique sense of place by blending existing and new buildings and landscape elements into a cohesive visual whole.
- Welcoming Public Spaces:** Enhance the public realm with vibrant pedestrian-oriented streetscapes and community-oriented public spaces that are welcoming and accessible to people of all ages and abilities.

Community Design and Development

- Built Environment:** Support a cohesive community feel and character, while allowing a visually rich palette of diverse architectural styles, materials, and planting.
- Site Structure:** Maintain and enhance the overall structure of the SDC site, with activity and intensity focused on the Central Green, streetscapes framed by continuous mature trees, and vistas that terminate at historic buildings and that extend to the Mayacamas and Sonoma Mountain ranges.
- Development Scale:** Ensure that new development is in keeping with the overall scale and development height variation at the current SDC campus, while providing flexibility in how buildings of various heights are dispersed at the campus while meeting the design goals and policies of individual districts.

Sustainability

- Transformative Climate Community:** Promote a climate-resilient community that models the future of the Sonoma Valley by generating its own energy, investing in community agriculture, and designing for resiliency in a changing climate.
- Resource Conservation:** Preserve and enhance the natural resources of the site, the region, and the planet through intentional water and energy conservation, sustainable food production, top-tier sustainable building practices, and aggressive waste reduction strategies.

Proposed Policy Topics

Place, Community, and Public Realm

Streets

- Tree-lined avenues, complete sidewalks.
- Shade trees cool gathering spaces and pathways.
- High-quality, long-lasting materials for paving and landscape.
- Regular seating and resting places to enable longer walks for more people.
- Braille and/or large high-visibility text on site signage.

Parks and Public Spaces

- Mix of spaces and equipment for different activities and ages: playgrounds, exercise equipment, bocce or horseshoe courts, multi-purpose sports fields, gathering areas of different scales.
- Well-designed accessible amenities: as restrooms, drinking fountains for people and dogs, benches, community bulletin boards, picnic tables.
- Design public spaces with a legacy of care in mind, including with handrails, ramps, and other accessibility measures that meet and exceed ADA requirements.

Buildings

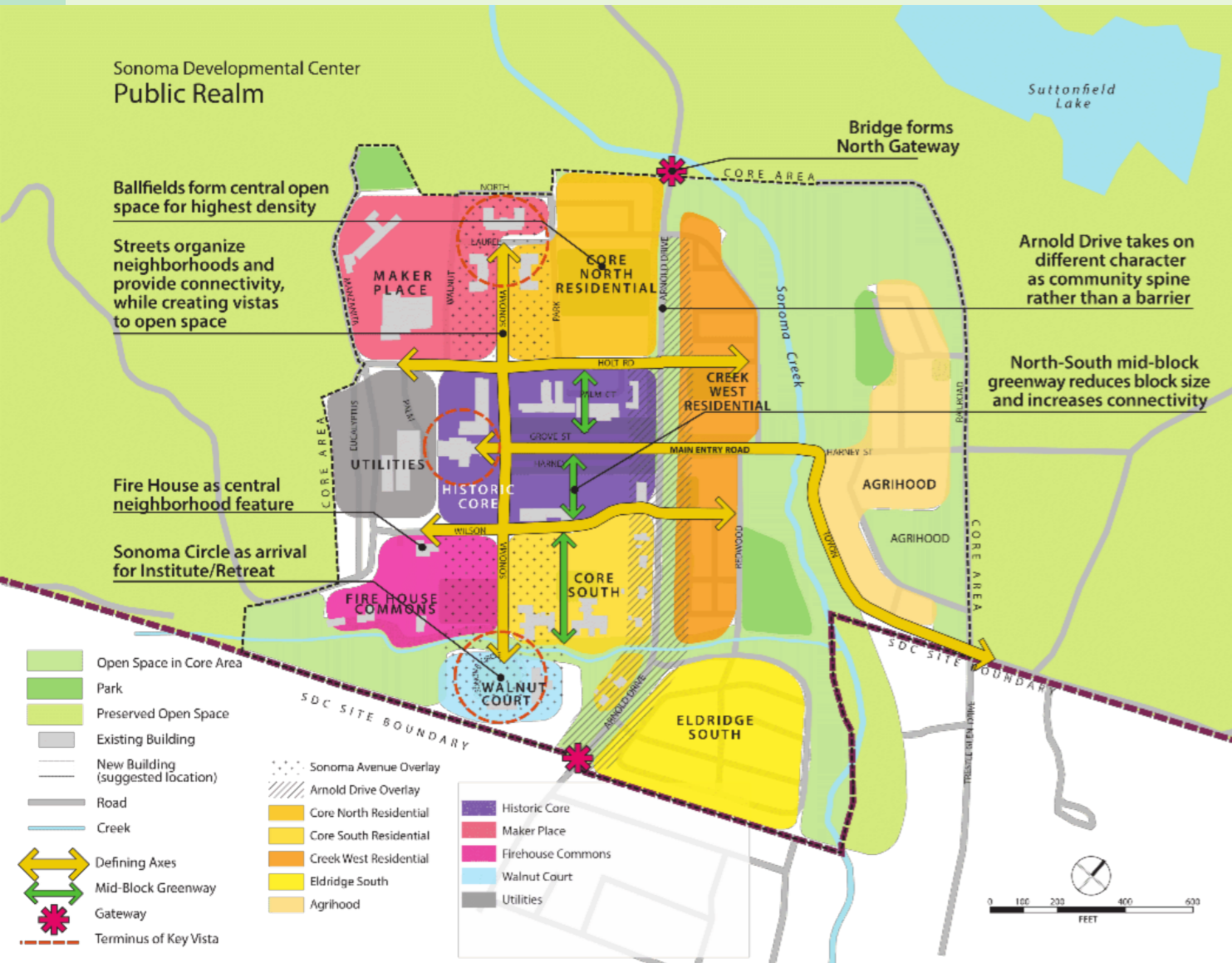
- Designed to frame the public realm, including parks and plazas, and streets.
- Engage the public realm, with building entrances, public spaces of buildings such as lobbies, and windows facing the public realm, with any parking or loading areas in the back.

Community Design and Development

- Maintain overall landscape character by maintaining views, prioritizing planting large trees of varied species, and maintaining existing gathering spaces.
- Maintain and enhance views and view corridors along the Central Green and Sonoma Ave.
- High-quality, long-lasting materials for all new buildings.
- Preserve the trees along the Central Green and Arnold Drive.
- Main building will be the tallest building around the Central Green.
- Ensure connectivity and pedestrian permeability across all districts.
- Places for visitors to gather.
- Match setbacks and heights on Central Green with building symmetry.
- Central Green surrounded by diverse land uses, restaurants, cafes, etc.
- Building height limits: respond to existing buildings and surrounding communities; should not overwhelm the scale of site.
- Vary building heights and types along Arnold Drive to avoid monolithic appearance.
- Maintain existing setbacks along Arnold Drive.
- Maintain views of the Main Building and the Baseball Fields from Arnold Drive.

Sustainability

- Permeable pavement.
- Recharge groundwater.
- Use native or low-water plant species, especially those that support local insects and animals.
- Energy efficient buildings.
- Adaptive reuse of buildings as feasible.
- Passive heating and cooling.
- Stormwater management, efficient landscaping, graywater recycling.
- Reclaimed/recycled construction materials.
- Solar hot water/panels.
- Microgrid to distribute on-site generated electricity.



District Goals

- Historic Core:** Central Green is the focus of the campus and a gathering place for the Sonoma Valley, with a vibrant mix of use and activities; maintain cohesive scale and visual symmetry.
- Core North Residential:** Residential neighborhood centered on the ball fields; transition and connect the Historic Core and the wildlife corridor.
- Maker Place:** Employment district with offices, R&D, institutional uses, and live-work artist studios; historic buildings and new higher intensity working spaces; maintains historic views.
- Core South Residential:** Residential neighborhood that transitions from higher intensity scale of the Core to a scale that complements Mill Creek and historic homes on Arnold Drive.
- Fire House Commons:** Mixed-use district anchored by the historic Fire House with medium- to higher-density development.
- Creek West:** Active neighborhood with a diversity of housing types, active street frontages; respect existing landscape setbacks and tree canopies; visual and physical access to the creek; minimize impacts from development.
- Eldridge South:** Lower-intensity neighborhood that transitions between the neighborhood to the south and the SDC site, blending the character of the two places.
- Agrihood:** New neighborhood tied to agricultural lands; physical and visual connections to historic agricultural areas, low-impact development at a lower intensity, and smooth visual transition between higher intensities to the west and the agricultural open space at the east.
- Utilities:** The location of utility spaces in a mix of existing and new buildings; maintains views and access between the Historic Core and the open space to the west.
- Arnold Drive Overlay:** Along Arnold Drive, development maintains feel and scale of buildings and landscape along Arnold Drive, including a variety of building types and scales, a continuous landscape setback, and views into the SDC site.
- Sonoma Avenue Overlay:** Along Sonoma Avenue, development maintains visual integrity of the north-south axis along Sonoma Avenue, terminating at historic buildings and lined with large leafy trees.

Community Design and Sustainability