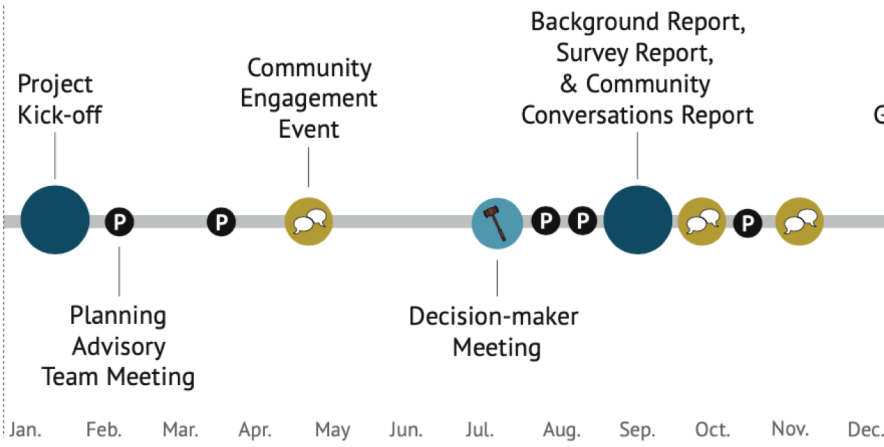




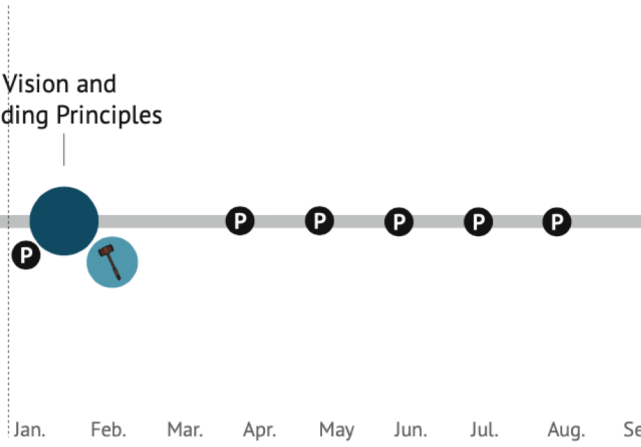
# SDC Alternative Plans Review

# Schedule

2020



2021



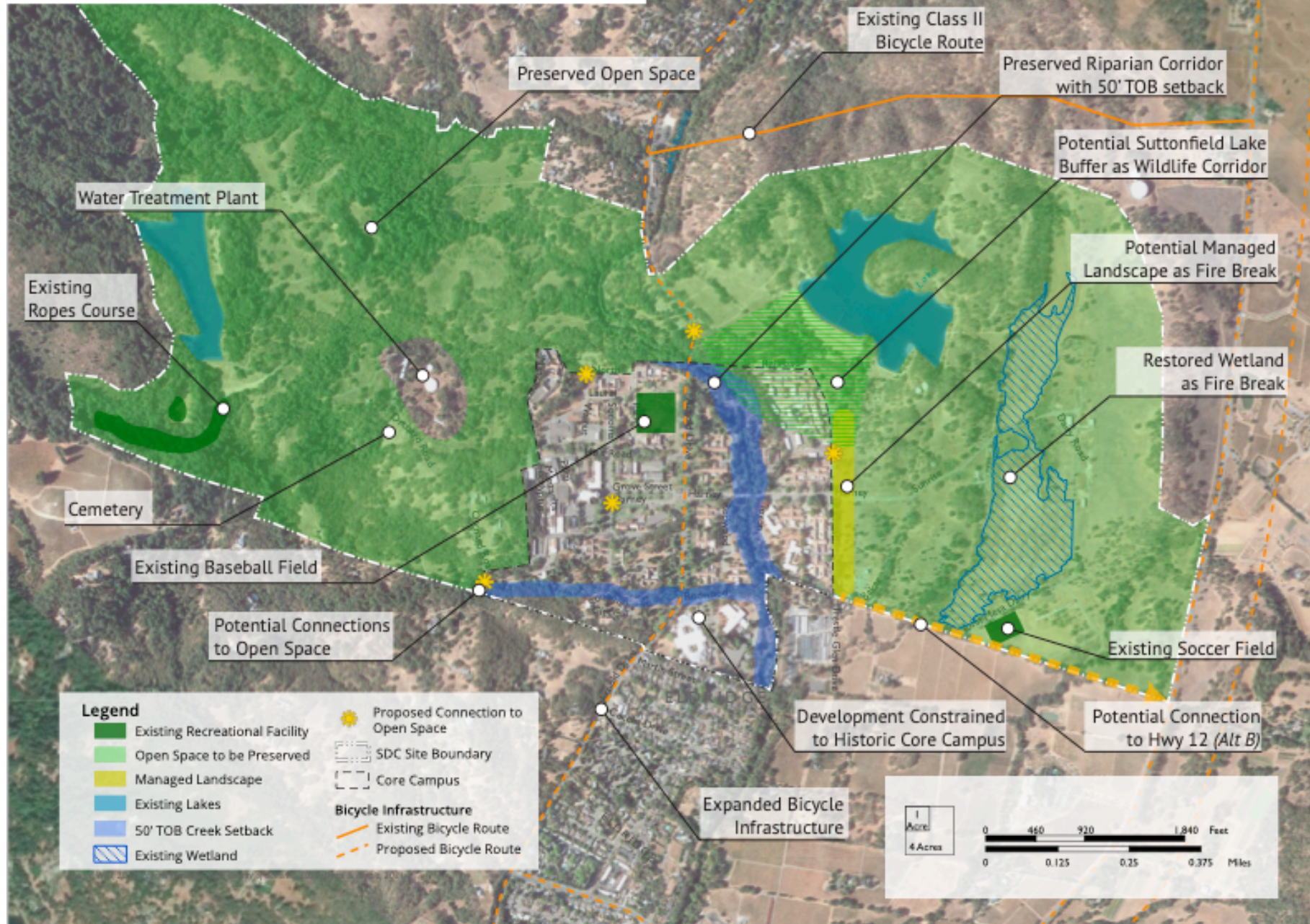
2022



# Concepts common to all three plans

- Development limited to 180-acre core campus. Remaining 700 acres preserved as open space.
- Preserved: Main Building and Sonoma House, baseball and soccer fields, landscaping and main lawn on Harney and Arnold Drive.
- All of Eastern campus is torn down and replaced.
- Housing: 990-1290 units with 24% as affordable housing.
- Jobs: Estimate between 590 and 1080 jobs.
- New networks of hiking and biking trails.
- Probably will restore water treatment plant and replace large amounts of water lines and sewer lines.

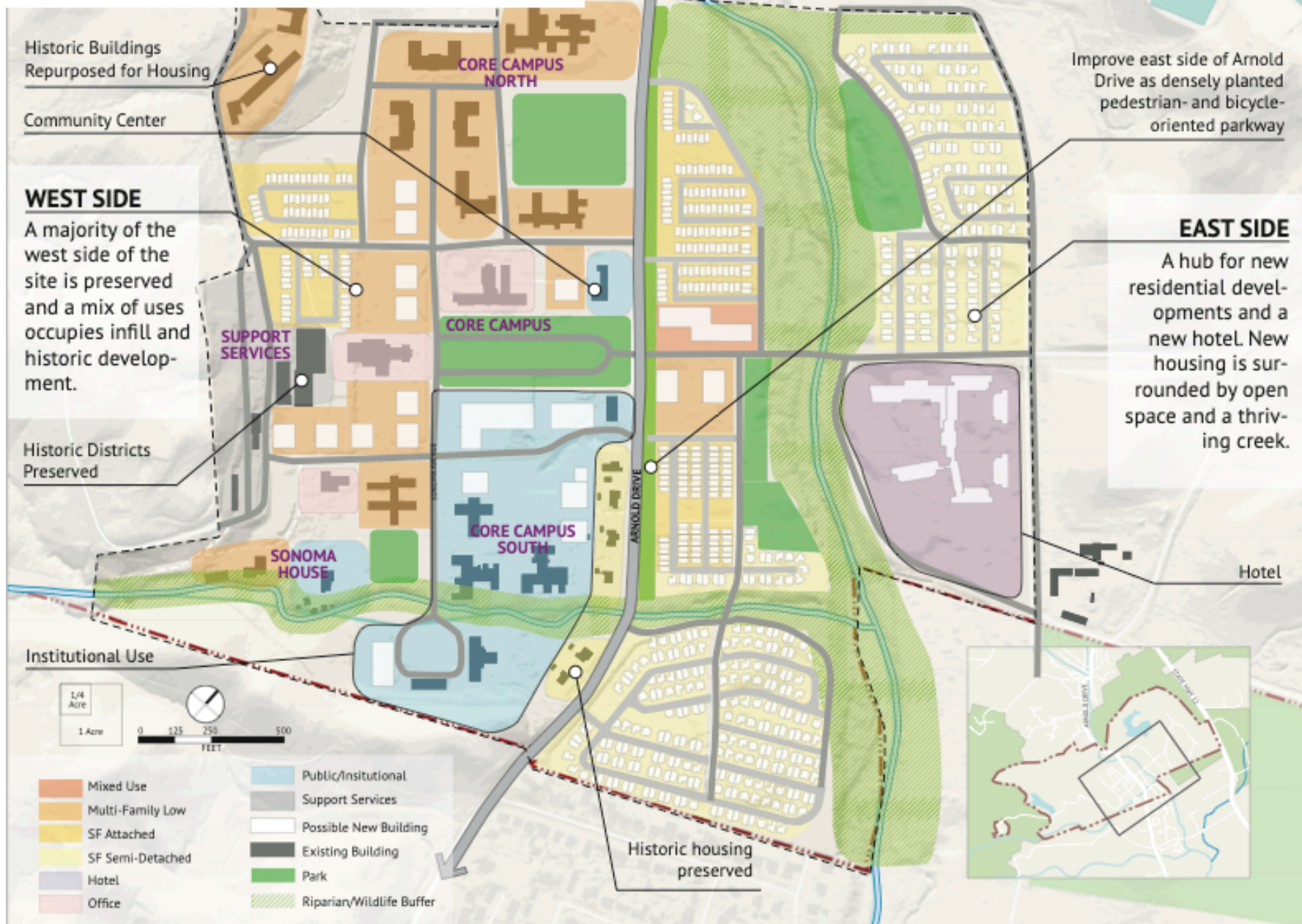
**Figure 2.2-1: Alternatives Site Overview**



# Alternative A: Conserve and Enhance

- Historic destination and hub for new residential development.
- Most of the buildings on the west campus are preserved and are repurposed for housing, community center, office, and retail.
- Mid-size resort on South-east campus.
- Housing: 990 [ single-family: 670, multi-family: 320] Approximately 50% in west campus.
- Jobs: 610

**Figure 3.1-3: Alternative A Land Use**

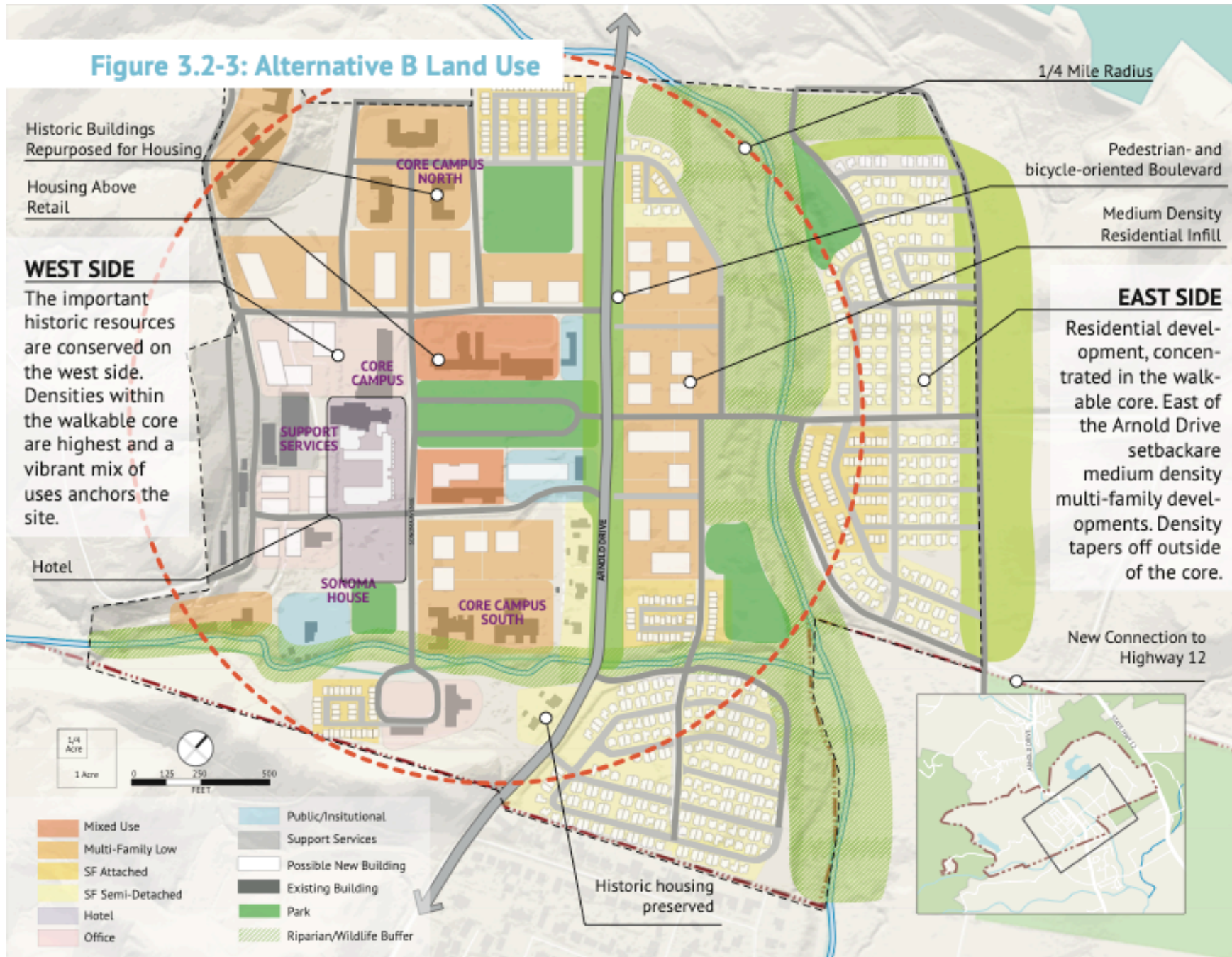


# Alternative B: Core and Community

- Harney lawn and surrounding area is the center of a new community.
- Main building and area to the south is a hotel/resort.
- Nearby buildings on Harney are multi-use buildings, a mixture of office, commercial, and community facilities.
- Some historic buildings in northwest and south-west campus are repurposed for multi-family housing.
- East side has more multi-family housing and large green space around Sonoma Creek.
- Housing: 1290 [single-family 670, multi-family 620]
- Jobs: 590



**Figure 3.2-3: Alternative B Land Use**



# Alternative C: Renew

- Reimagines SDC as an innovation regional hub.
- Only two historic buildings are preserved.
- Northwest campus has many large footprint buildings for use as R&D and innovation space as well as office space.
- Southwest campus becomes a hotel and resort, surrounding Sonoma House.
- Main Admin building becomes a community center and surrounding area is public and institutional space.
- Housing: 1190 [ single family: 670, multi-family: 520 ] about 300 units on west campus in three locations.
- Jobs: 1080

**Figure 3.3-3: Alternative C Land Use**



# Housing Comparison

Plan	Single Family	Multi-Family	Total Housing	Population (estimate 2.5 per house)	Historic Buildings Preserved	Preserved Buildings Converted to Housing	Preserved Buildings Converted to Other Uses	Jobs
A	670	320	990	2,475	34	18	15	610
B	670	620	1,290	3,225	34	16	17	590
C	670	510	1,180	2,950	2	0	1	1,080

Population of Sonoma is 11,075  
 Population of Glen Ellen (95442) is 3,213

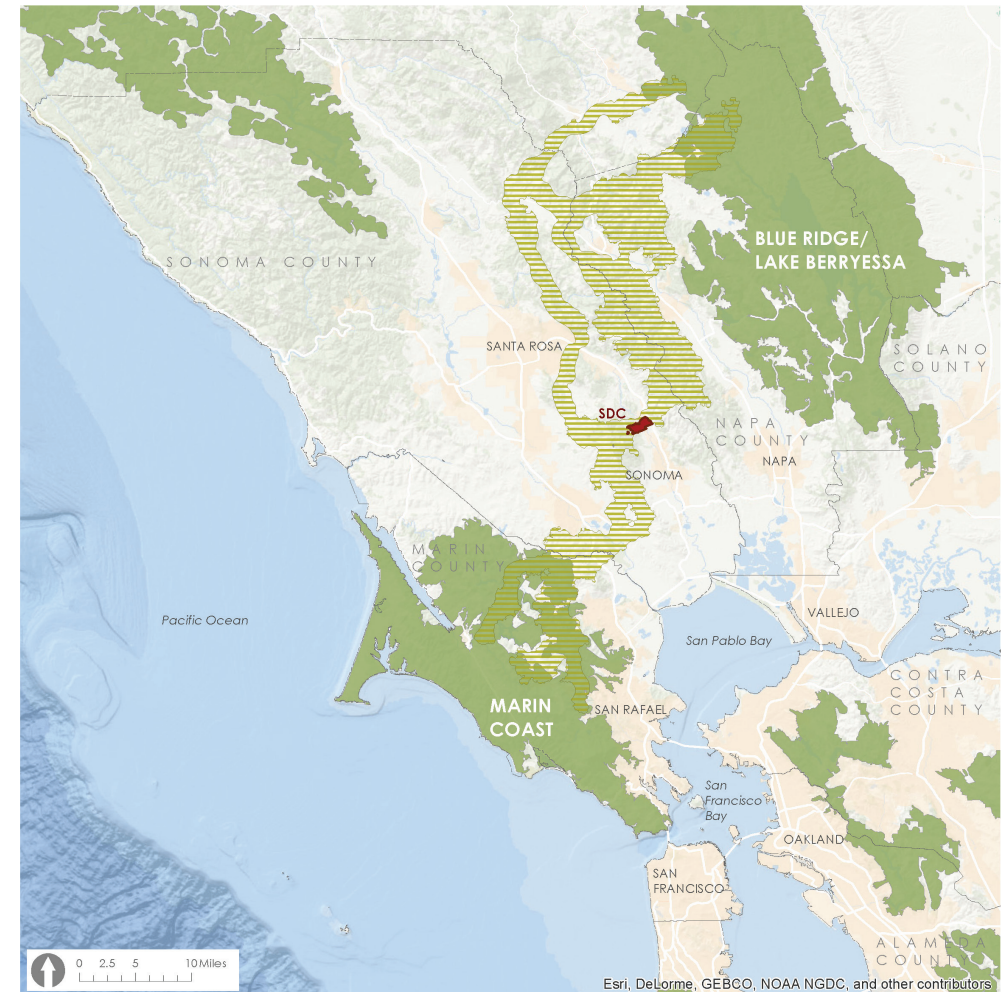
# Wildlife Corridor

A vitally important wildlife corridor connects the western Marin coast to the Blue Ridge Mountain range in eastern Napa county.

It passes through a pinch point at SDC.

All three alternatives effectively block a significant portion of that corridor.

Figure 5-1  
**LARGE LANDSCAPE BLOCKS AND CRITICAL WILDLIFE LINKAGES**



# Do you see what you said in earlier meetings?

- Do you see permeability for wildlife?
- Do you see workforce housing?
- Do you see traffic jams?
- Do you see a way to escape from wildfires?
- 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?

# Don't Settle

- We don't have to pick one alternative
- 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.*



**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





# Call to Action

## It's Time to Show Up and Speak Up

<b>Saturday 11/13/21 10:00 AM</b>	SDC Alternatives Workshop (Zoom). Register at <a href="https://sdcspecificplan.com/meetings">sdcspecificplan.com/meetings</a>
<b>Tuesday 11/16/21 6:30 PM</b>	Community Meeting on SDC Alternatives (in Spanish) At <u>St Leo's Catholic Church</u> , 601 Agua Caliente Rd, Sonoma
<b>Wednesday 11/17/21 6:30 PM</b>	NSVMAC meeting about SDC. The consultants, Dyett & Bhatia, will present the three alternative plans to the MAC and Susan Gorin . Several county and community agencies will have comments and questions. The ZOOM link to the meeting is: <ul style="list-style-type: none"><li>• <a href="https://sonomacounty.zoom.us/j/96931443054?pwd=UFAXc2o1bHRTRW9waWxSR2NCdDZqZz09">https://sonomacounty.zoom.us/j/96931443054?pwd=UFAXc2o1bHRTRW9waWxSR2NCdDZqZz09</a></li><li>• Password: 487378 Meeting ID: 969 3144 3054</li></ul>
<b>Fridays 11/5/21, 11/12/21, 11/19/21 4:00 PM – 5:00 PM</b>	“The Fate of SDC” Sonoma Radio 91.3 KSVY, or <a href="https://ksvy.org">ksvy.org</a> . Call-in number: 707-933-9133

## Resources and Contacts

[sdcspecificplan.com](http://sdcspecificplan.com) – Official site for the planning for SDC. Schedules, plans, references are here.

[sdcspecificplan.com/sign-up-for-updates](http://sdcspecificplan.com/sign-up-for-updates) – sign up for updates here.

[sdcspecificplan.com/documents](http://sdcspecificplan.com/documents) – Click on “Alternatives Report” for the three alternative plans.

[sdcspecificplan.com/meetings](http://sdcspecificplan.com/meetings) – register for upcoming meetings here.

[Eldridgeforall.org](http://Eldridgeforall.org) -- References and links to information. Subscribe at bottom of page and you'll be kept up to date on issues, events, schedules.

[glenellen.org](http://glenellen.org) – The Glen Ellen Forum. Our local community organization “*working on building a stronger community for the benefit of all*”. References and links to local issues and information.

[SonomaLandTrust.org](http://SonomaLandTrust.org) – “... *protecting the scenic, natural, agricultural and open landscapes of Sonoma County for the benefit of the community and future generations ...*” Advocates for the preservation of the Wildlife Corridor that flows from western Sonoma County to Napa and passes through a pinch point at SDC.

[conservationcorridor.org/cpb/Sonoma\\_Land\\_Trust\\_2014.pdf](http://conservationcorridor.org/cpb/Sonoma_Land_Trust_2014.pdf) -- Excellent set of maps and policies regarding the Sonoma Valley Wildlife Corridor.

### **IMPORTANT NOTE:**

For written comments to be considered by the County Planning Team, they must be submitted at the website:

[www.sdcspecificplan.com/contact](http://www.sdcspecificplan.com/contact)

Discussion, Questions, Concerns