

# Summary Report: SDC Redevelopment Planning Community Survey

December 2021

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Editorial consultation provided by Tracy Salcedo

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## I. Introduction

This report provides a summary of results from a community driven survey that was made available to the community in December 2021. Data are presented and summarized. Some commentary is provided to help make connections or point out inconsistencies across answer sets.

This report was assembled by a Glen Ellen community member working independently of any stakeholder group, local nonprofit, or affiliation. Shannon Lee has lived in Glen Ellen since 2009, is a professor of biology at Sonoma State University, and, as a scientist, is a data-driven, objective person.

Shannon received editorial input from Glen Ellen resident and professional writer/editor, Tracy Salcedo, who, in this capacity, was also working without affiliation to local groups in which she has been heavily involved.

Any questions regarding this report, or the survey, should be directed to Shannon Lee at [shannonlee@me.com](mailto:shannonlee@me.com) or via 818-399-0425 (best to text and we can set up a time to voice call).

## II. Survey details

In late November 2021, Shannon Lee voiced the idea of mounting a grassroots effort to assemble more information from a broader swath of the community as regards the redevelopment process at SDC/Eldridge. Seeing an appetite for this additional input to the process, she began to gather questions from various folks, as well as bounce ideas off others.

A survey of 26 selection-style questions and 1 commentary long-form question was designed in Survey Monkey. The survey was launched midday on Saturday, December 11<sup>th</sup>, and remained open until midday on Tuesday, December 14<sup>th</sup>. The survey provided Spanish language translation directly adjacent to the English text for every question and answer. The introductory text for the survey is provided in Addendum A.

The survey link was pushed out into the community via several avenues:

- **Personal email networks** – The link was sent out through personal email and then shared multiple times, as was encouraged. It is difficult to quantify how many networks, let alone individuals, were touched in this process but it reached a variety of stakeholder groups, from county-sanctioned advisory groups to housing groups, nonprofits, Latino community, health care, school district, community activists, government, etc.
- **Community email network** – The Glen Ellen Forum has the capability to send an email newsletter via Constant Contact and Board president Amanda Shone approved use of that email list to reach out into the Glen Ellen community. The link was sent with clear instruction that the survey was not an endeavor of the nonprofit, but an independent effort. This blast was sent to a total of 644 unique email addresses.
- **Social media- Facebook** – On Shannon Lee’s personal page a post was created including the survey link. In addition, a post was approved to go up on the Glen Ellen Forum Facebook page. This notification was also shared on several prominent community pages: Sonoma Valley Community Information, Eldridge for All, Sonoma Mountain Preservation, and the Springs Community Group. It was also put up on a group page named Conversation & Action for Sonoma Valley. It is difficult to quantify exactly how many people encountered the posted information over the time the survey was open. However, analytics show that 142 individuals were ‘reached’ by the Glen Ellen Forum page and one share originated from that page.
- **Social networking- NextDoor** – The author of this report does not use NextDoor but was made aware that the survey link was shared there as well. The understanding is that it was shared in Glen Ellen/Warm Springs/Sonoma Valley networks, but no other details are available on the reach that this allowed.

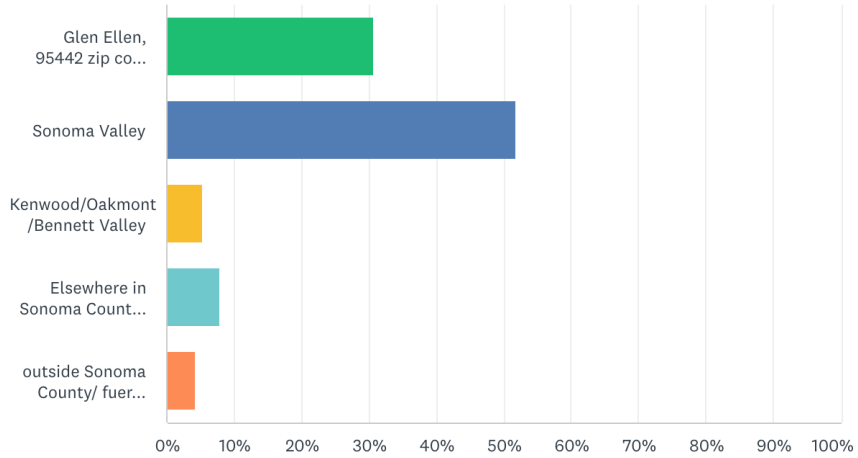
In total, 672 individuals completed the survey. This is a significant number of participants. According to [Survey Monkey](#), a sample size of ~380 is all that would be needed to achieve a market research confidence level of 95% and a margin of error of 5% on a population the size of Sonoma County. Most participants answered all questions and 247 (37%) provided comments on Question #27. Those comments are included here as Addendum B.

### III. Demographics

Three questions directly addressed demographic aspects of the survey respondents.

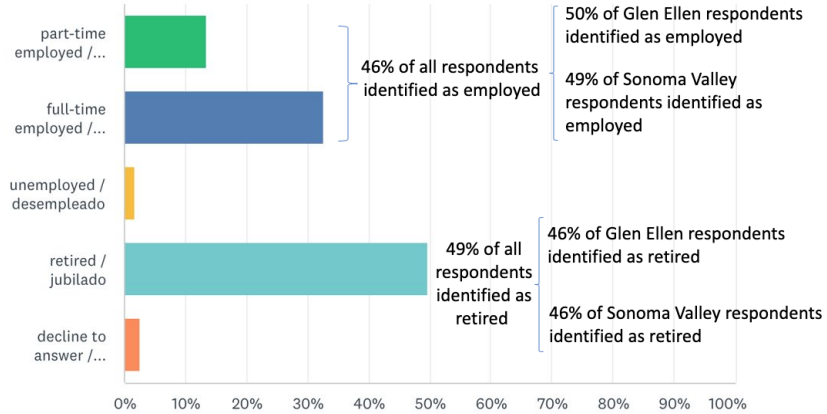
Where do you live? ¿Donde vives?

Answered: 666 Skipped: 6



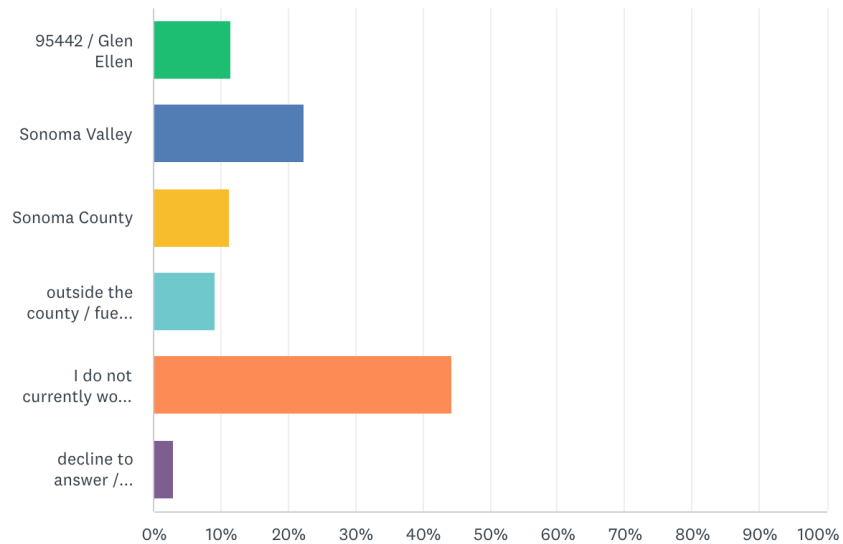
Employment status? ¿Estado de Empleo?

Answered: 668 Skipped: 4



## Where do you work?¿Dónde trabajas?

Answered: 658 Skipped: 14



### Demographics: Summary

In terms of the demographic information gathered:

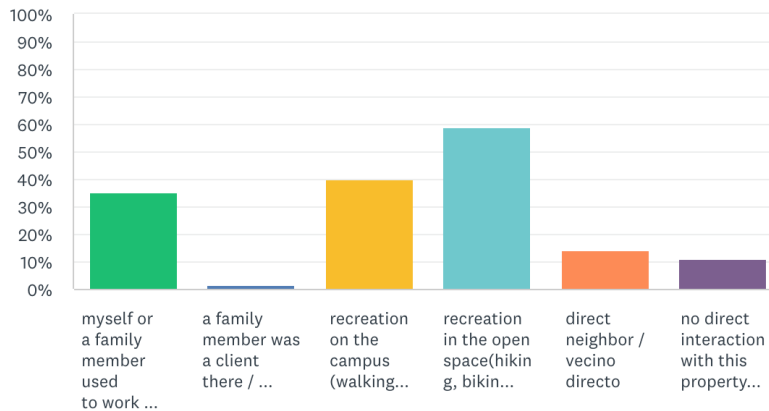
- **Where do you live?** Majority of respondents live in Sonoma Valley
  - 52% of the question respondents identified as living in Sonoma Valley
  - 31% in Glen Ellen/95442
  - 8% elsewhere in Sonoma County
  - 5% in Kenwood/Oakmont/Bennett Valley
  - 4% outside of Sonoma County
- **Do you work?** The greatest proportion, but not a majority, of respondents are retirees
  - 49% of all respondents identified as retired
  - 46% of all respondents identified as being employed
    - full-time (33%)
    - part-time (13%)
  - 2% of all respondents identified as being unemployed
- **Where do you work?** The greatest proportion of respondents work in Sonoma Valley
  - 22% of all respondents work in Sonoma Valley
  - 12% of all respondents work in Glen Ellen
  - 11% work elsewhere in Sonoma County
  - 9% work outside the county

## IV. Connection to SDC

Three questions directly probed personal connections to the SDC/Eldridge campus and property.

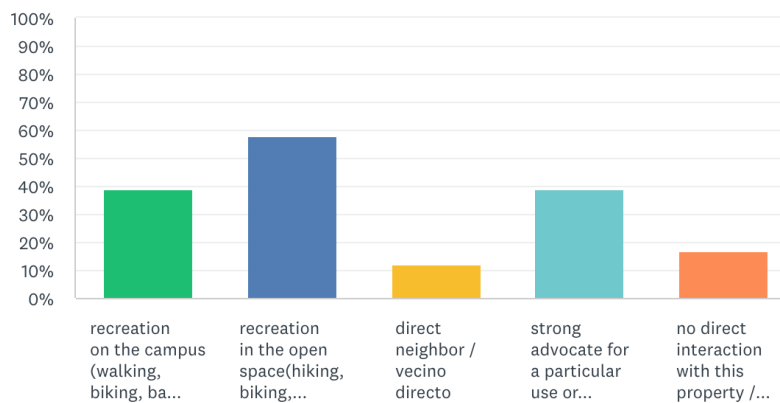
Which two answers best characterize your past interactions with the SDC property? ¿Cuáles dos respuestas caracterizan mejor sus interacciones pasadas con la propiedad SDC?

Answered: 671 Skipped: 1



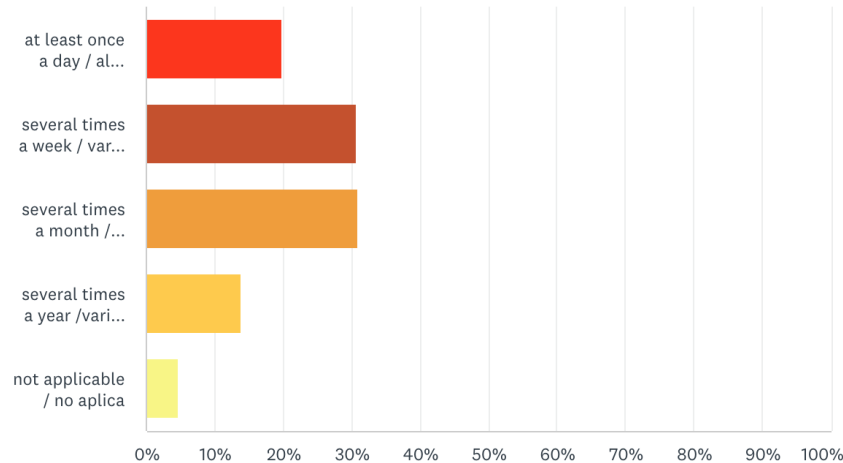
Which two answers best characterize your current interactions with the SDC property? ¿Cuáles dos respuestas caracterizan mejor sus interacciones actuales con la propiedad SDC?

Answered: 669 Skipped: 3



How often do you pass through the SDC property (driving, biking, walking, or hiking)? ¿Con qué frecuencia pasa por la propiedad de la SDC (en automóvil, en bicicleta, a pie o de excursión)?

Answered: 670 Skipped: 2



### Connection to SDC: Summary

In terms of personal connections that respondents had/have with this property:

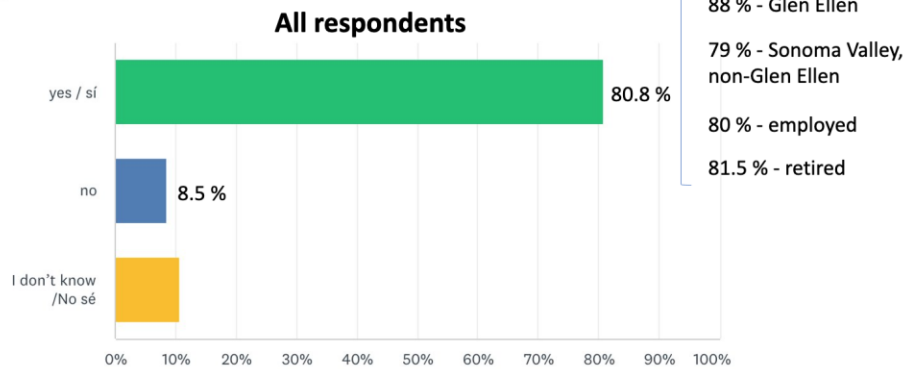
- **Do respondents have a past connection with the property? Yes!**
  - 89% of respondents expressed having past direct interactions with the SDC property
  - Of the choices offered, the three most popular past direct interactions were:
    - recreation in the open space (59%)
    - recreation on the campus (40%)
    - myself, or a family member, used to work or volunteer there (35%)
- **Do respondents have a current connection with the property? Yes!**
  - 83% of respondents expressed having current direct interactions with the SDC property
  - Of the choices offered, the three most popular current direct interactions were:
    - recreation in the open space (58%)
    - recreation on the campus (39%)
    - strong advocate for a particular use or element on the property (39%)
  - 82% of respondents drive, bike, walk, or hike through the property with considerable frequency
    - 20% of respondents say they pass through the SDC at least once a day
    - 31% say they pass through several times a week
    - 31% say they pass through several times a month

## V. Feedback on process

Four questions explored respondent sentiment on the process thus far.

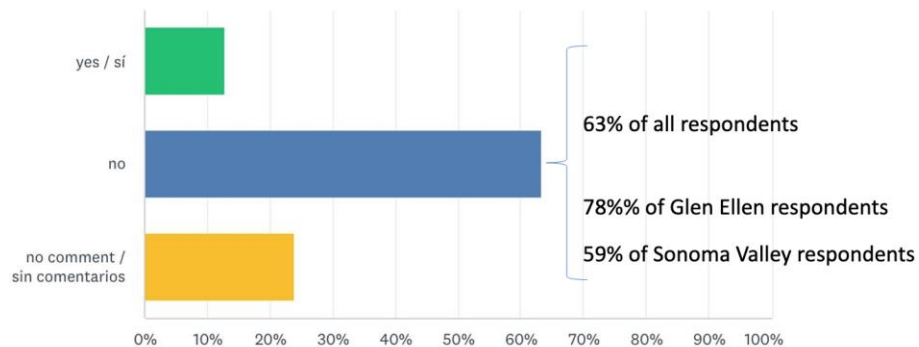
The current deadline for the county to decide on a redevelopment plan is mid January. Do you support a request for that deadline to be extended? La fecha límite actual para que el condado decida sobre un plan de remodelación es a mediados de enero. ¿Apoya una solicitud de prórroga de ese plazo?

Answered: 667 Skipped: 5



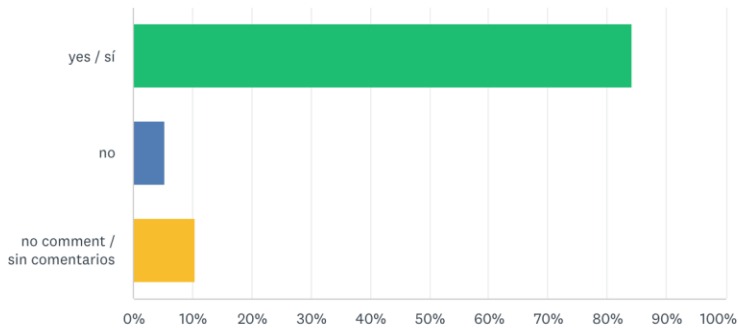
Do you feel like the Proposed Alternatives Report reflected a 'community driven' planning process? ¿Considera que el Informe de alternativas propuestas refleja un proceso de planificación "impulsado por la comunidad"?

Answered: 667 Skipped: 5



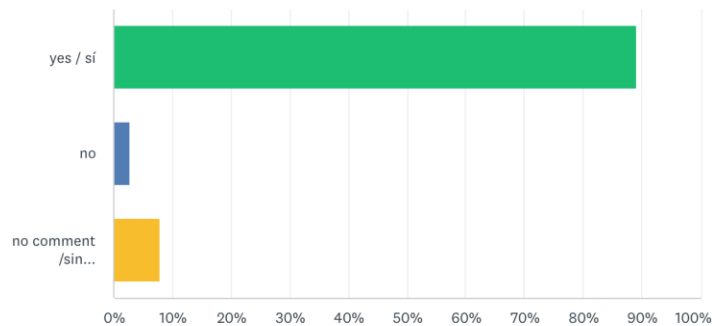
Do you think the County should consider other funding options to increase public benefits and decrease dependency on market rate housing and commercial development? ¿Cree que el condado debería considerar otras opciones de financiamiento para aumentar los beneficios públicos y disminuir la dependencia de viviendas y desarrollos comerciales a precio de mercado?

Answered: 666 Skipped: 6



Should the State be responsible for cleaning up toxics, replacing aging infrastructure, and performing basic remedial maintenance on historic resources on the property? ¿Debería el Estado ser responsable de limpiar los tóxicos, reemplazar la infraestructura obsoleta y realizar el mantenimiento correctivo básico de los recursos históricos de la propiedad?

Answered: 665 Skipped: 7



### Feedback on process: Summary

These four questions relating to process and perceptions have yielded strong results:

- 81% of all respondents would like to see the process extended
- 63% of all respondents do not feel that the alternatives report reflects a community-driven process
- 84% of all respondents would like the County to find other funding options that are less reliant on market rate housing and commercial development
- 89% of all respondents feel the State should be responsible for toxics clean-up, infrastructure replacement and historical resource maintenance

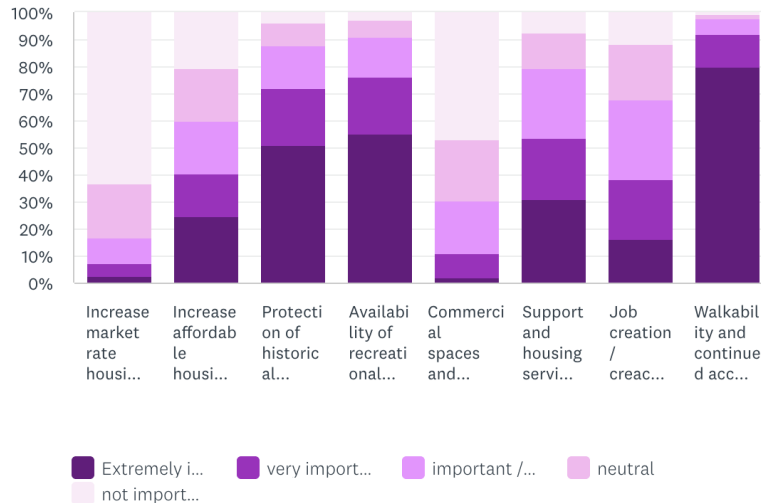


## VI. Broad view

Three survey questions get at a larger picture / overview perspective on the redevelopment of the property. These multifaceted questions have explanations below each graphic.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

Answered: 670 Skipped: 2



This graphic shows the results of respondents qualifying their hopes for redevelopment into categories of extremely important (dark purple) down to not important (light pink) for the options offered in this question. The darker the column, the expression of greater importance for that item.

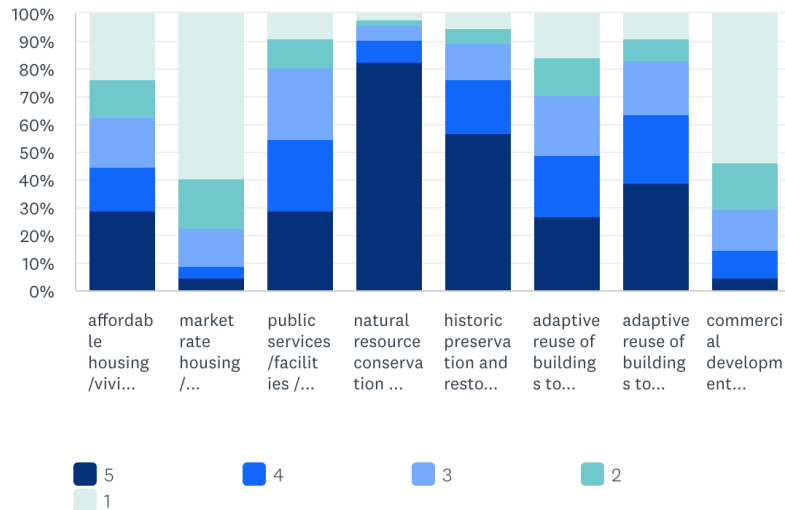
Note that by far, the column with the most significant positive response is **Walkability and continued access to the open space**.

**Protection of historical features** and **Availability of recreational spaces and facilities** are also deemed considerably important by the respondents.

In terms of 'not important' or neutral scoring, the two columns with most negative response are **Increase market rate housing** and **Commercial spaces and services**.

If funding was no object, how would you convert the SDC property? (rank each 5 high priority, 1 low priority) Si la financiación no fuera un problema, ¿cómo convertiría la propiedad de la SDC? (clasifique cada 5 de alta prioridad, 1 de baja prioridad)

Answered: 670 Skipped: 2



This graphic shows the results of respondents applying a high priority (5- dark blue) down to low priority (1- light blue) score to each of these potentials for conversion of the property.

The darker the overall response the higher priority scores received.

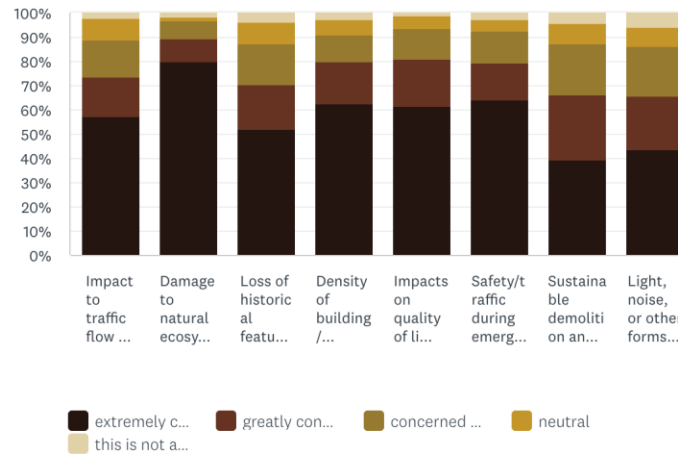
NOTE: The adaptive reuse columns are (on the left) adaptive reuse of buildings to serve at-risk populations and (on the right) adaptive reuse of buildings to serve special needs populations.

**Natural resource conservation** and **Historic preservation and restoration** are the columns with the most favorable 'high priority' responses.

**Market rate housing** and **Commercial development** are the columns with the least favorable responses (greater proportion of lower priority scores).

Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

Answered: 669 Skipped: 3



The graphic shows the results of respondents qualifying their concerns of redevelopment into categories of extremely concerned (dark brown) down to this is not an issue (light brown), for the options offered in this question. The darker the column, the greater expression of concern regarding that item.

Note that the level of concern is quite high for all options listed in this question. The column garnering the greatest concern is **Damage to natural ecosystems**, with 90% of respondents scoring this item with extremely or greatly concerned. The two columns that result in the least concern (although still very high) are **Sustainable demolition and building** and **Light, noise, or other forms of pollution**.

### Broad view: Summary

As regards the redevelopment of the SDC property, respondents overall:

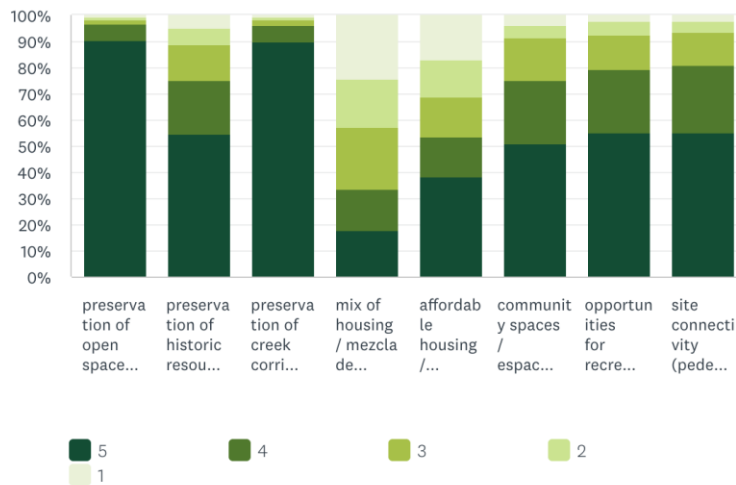
- hope for walkability and continued access to the open space, availability of recreational spaces, and protection of historical features
- see natural resource conservation and historic preservation and restoration as top priorities
- are most concerned about damage to natural ecosystems, although they also express strong concerns regarding:
  - impact to traffic flow
  - loss of historical features
  - density of building
  - impacts on quality of life
  - safety/traffic during emergencies
  - sustainable demolition and building
  - light, noise, or other forms of pollution

## VII. Comments on proposed alternatives

Four survey questions asked directly about elements found on the three alternatives proposed in the specific plan report. These multifaceted questions have explanations below each graphic.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

Answered: 668 Skipped: 4



This graphic shows the results of respondents applying a high priority (5- dark green) down to low priority (1- light green) score to each of these features found in all of the alternatives.

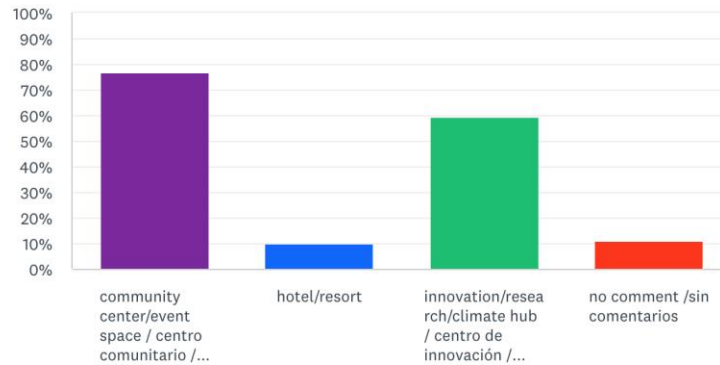
Note that the two very highest priority columns are **Preservation of open space** and **Preservation of creek corridor**. However, all but two features listed in this question received a highest priority score from over 50% of the respondents:

- Preservation of open space (90%)
- Preservation of historic resources (55%)
- Preservation of the creek corridor (90%)
- Community spaces (51%)
- Opportunities for recreation (ballfields & trails) (55%)
- Site connectivity (pedestrian and bike on and beyond campus) (55%)

The two features with lower priority scoring in this set are **Mix of housing** and **Affordable housing**, which is interesting because you will find some contradictory responses in the housing section of this report.

Which of the following commercial features, listed among the Proposed Alternatives would you support? (choose all that apply) ¿Cuál de las siguientes características comerciales, enumeradas entre las alternativas propuestas, apoyaría? (elija todo lo que corresponda)

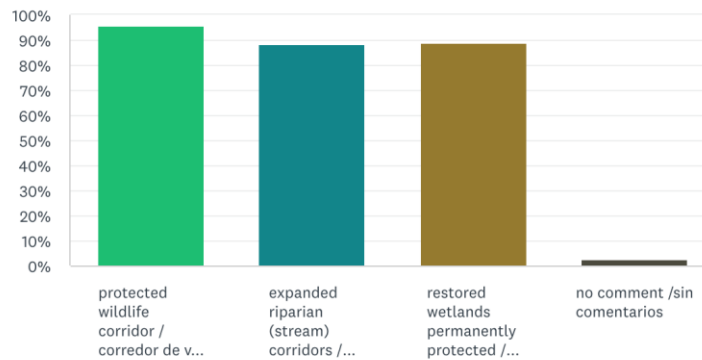
Answered: 663 Skipped: 9



Of the commercial features listed in this question, the most popular is the **Community center/event space (77%)** followed by the **Innovation/research/climate hub (60%)**. The least popular is **Hotel/resort (10%)**.

Which of the following natural features, listed among the Proposed Alternatives would you support? (choose all that apply) ¿Cuál de las siguientes características naturales, enumeradas entre las alternativas propuestas, apoyaría? (elija todo lo que corresponda)

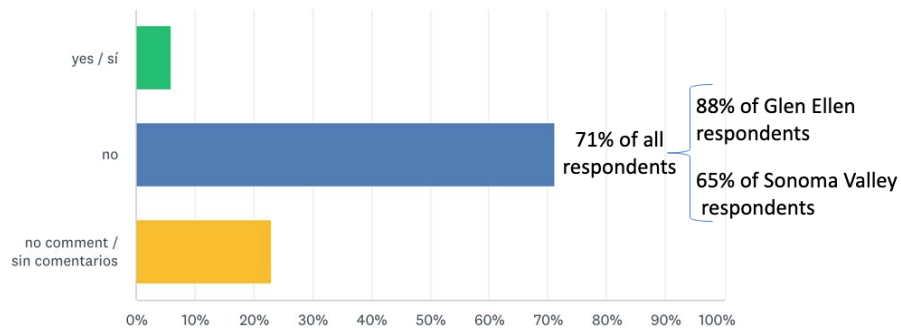
Answered: 668 Skipped: 4



Of the natural features listed in this question, all were very popular: **Protected wildlife corridor (96%)**, **Expanded riparian (stream) corridors (88%)**, and **Restored wetlands (89%)**.

Do you think the County adequately addressed fire hazards, traffic and other impacts to the community predicted from the proposed development? ¿Cree que el condado abordó de manera adecuada los peligros de incendio, el tráfico y otros impactos a la comunidad previstos por el desarrollo propuesto?

Answered: 665 Skipped: 7



As you can see in the graph above, respondents overwhelmingly expressed a sentiment that the County has not adequately addressed fire hazards, traffic, and other impacts to the community in the alternatives. Glen Ellen respondents showed a greater concern than Sonoma Valley respondents which is not surprisingly because, in general, those respondents, are more likely to have been directly impacted by the 2017 Nuns Fire (and other more recent wildfire events requiring evacuations).

### Comments on proposed alternatives: Summary

As regards features and considerations put forth in the specific plan alternatives report, survey respondents:

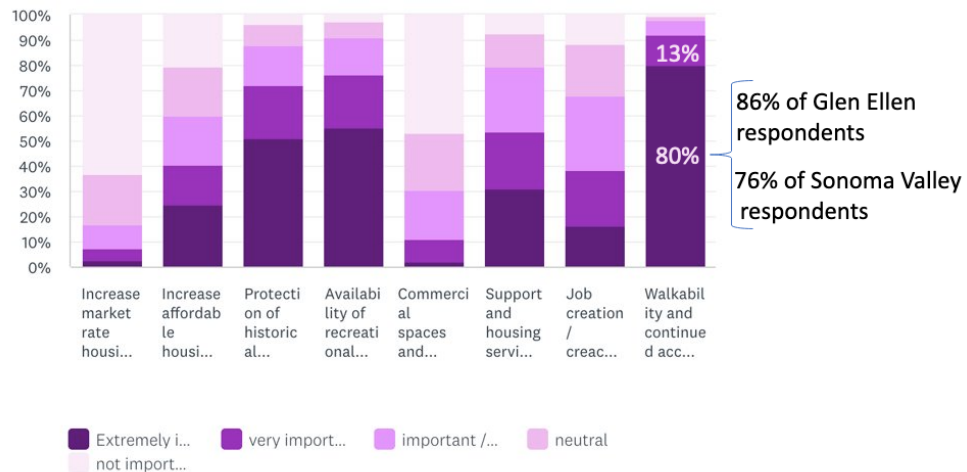
- give exceedingly high priority to the preservation of both the open space and the creek corridor
- give strong priority to preservation of historic resources, opportunities for recreation, site connectivity, and community spaces
- support a community center/event center and an innovation/research/climate hub
- very strongly support a protected wildlife corridor, expanded riparian (stream) corridors, and restored wetlands permanently protected
- overwhelmingly feel that the County did not adequately address fire hazards, traffic, and other impacts to the community in the proposed alternatives

## VIII. Open space

Four survey questions touched on open spaces. These graphs have already been displayed once before in this report, either in the **Broad view** or **Comments on proposed alternatives** sections. They are grouped here for ease in seeing the overall sentiment on open spaces in the redevelopment process. These multifaceted questions have explanations below each graphic.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

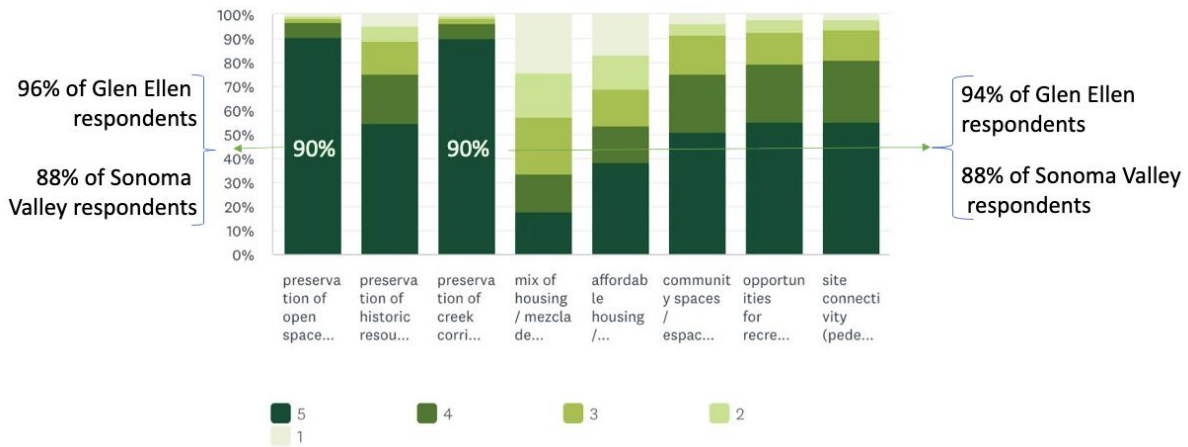
Answered: 670 Skipped: 2



The far-left column on this graph shows the level of importance regarding **Walkability and continued access to the open space**. While driven in part by the high score provided by Glen Ellen respondents, the Sonoma Valley respondents also overwhelmingly scored this element in the extremely important category, and this leads to the overall respondent picture (80% extremely important and 13% very important). Note that this column is the highest overall in terms of importance for all of the elements appearing in this question.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

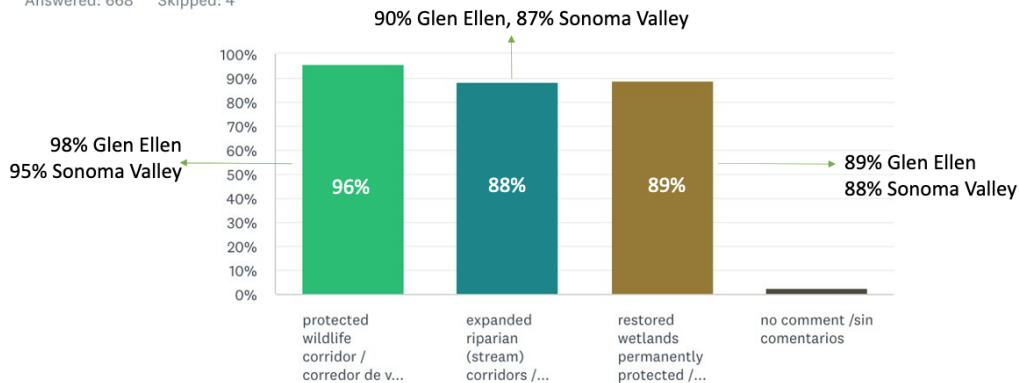
Answered: 668 Skipped: 4



This graph shows two columns specific to open space features. It is noticeably clear from the responses that both **Preservation of open space** and **Preservation of creek corridor** are of high priority. It is no surprise that Glen Ellen respondents would have a higher priority in this regard but note that Sonoma Valley respondents also overwhelmingly chose high priority for both of these features.

Which of the following natural features, listed among the Proposed Alternatives would you support? (choose all that apply) ¿Cuál de las siguientes características naturales, enumeradas entre las alternativas propuestas, apoyaría? (elija todo lo que corresponda)

Answered: 668 Skipped: 4

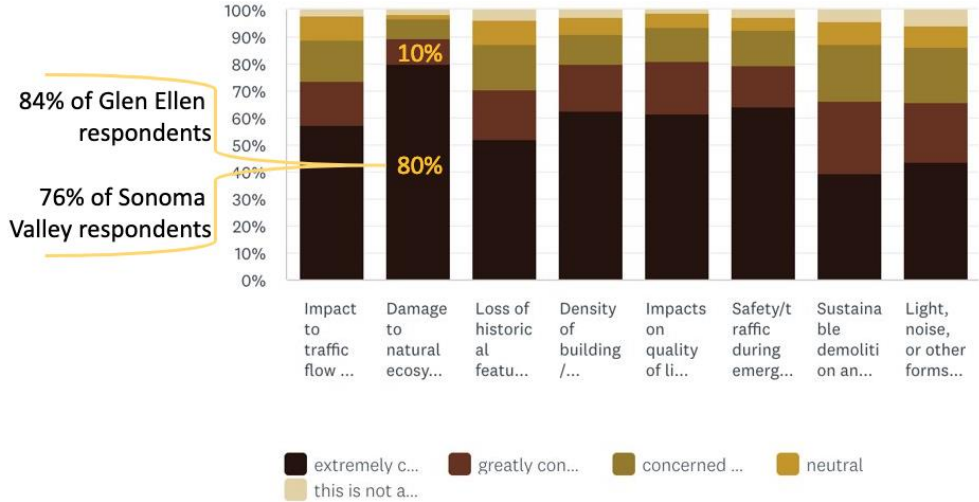


All three of these natural features related to open space received support in this question. And although the support is from a higher proportion of individuals in Glen Ellen for each, the difference is slight. It is also notable that for this survey question only 4 individuals chose to not answer, and a small sliver selected no comment.



Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

Answered: 669 Skipped: 3



For this question on concerns regarding the redevelopment, the column with highest level of concern centered on wild open space. A total of 90% of respondents scored **Damage to natural ecosystems** as an issue that they are extremely or greatly concerned about. Again, the level of concern was slightly higher among Glen Ellen respondents, but more than ¾ of all Sonoma Valley respondents scored this item with the extremely concerned designation.

**Open space: Summary**

As regards open space and redevelopment:

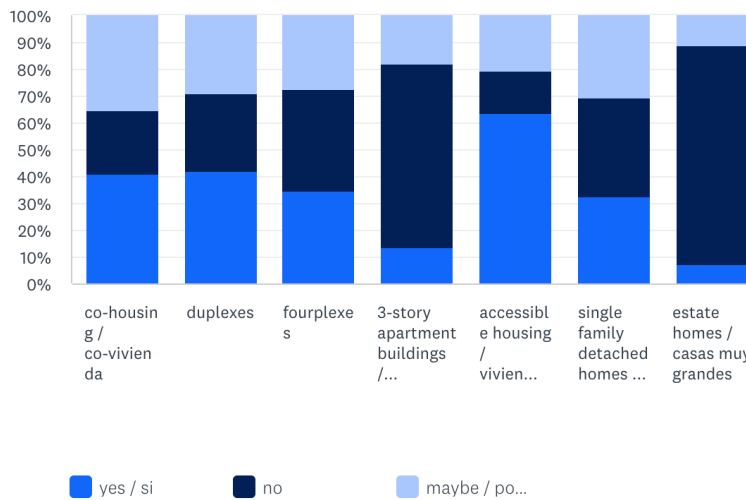
- 93% of respondents hope that proposals will still allow for walkability and access to the open space
- 90% of respondents are extremely, or greatly, concerned about damage to natural ecosystems
- 90% of respondents give a highest priority score to protection of open space and creek corridor
- greater or equal to 88% of respondents express support for a protected wildlife corridor, expanded riparian (stream) corridors, restored wetlands permanently protected

## IX. Housing

Six of the survey questions touch on housing, two of which have been seen earlier in this report, but it is important to include them again in this topic section. These multifaceted questions have explanations below each graphic.

Which types of housing should be included in the redevelopment? ¿Qué tipos de vivienda deben incluirse en la remodelación?

Answered: 668 Skipped: 4



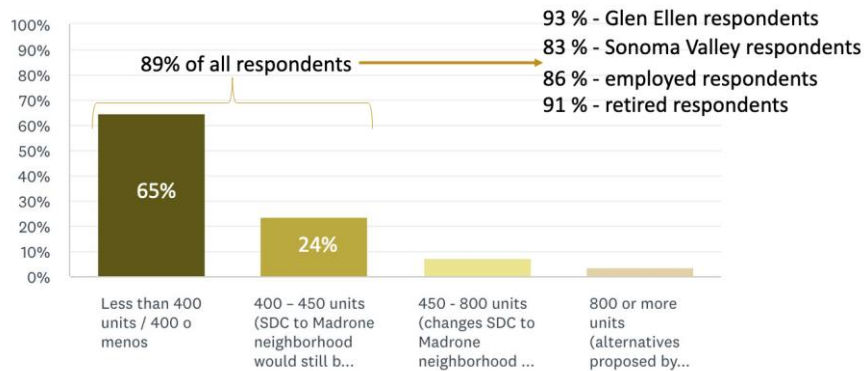
This question asked whether certain types of housing should be included in the redevelopment. Bright blue represents yes, light blue represents maybe, and dark blue represents no.

The category with the highest yes score is **Accessible housing** (64%). **Co-housing** and **Duplexes** had yes scores in the 40% range, with maybe and yes combined pushing into the 70%. **Fourplexes** and **Single family detached homes** has yes scores in the 30% range, with maybe and yes combined in the 60%.

The two categories with the lowest yes/highest no scores are **Estate homes** (7% yes, 81% no) and **3-story apartment buildings** (13% yes, 69% no). Regarding apartments, there may be some disconnect in understanding regarding the constraints of affordable housing designation. You will see below that respondents feel strongly about affordable housing, and yet here score apartment buildings quite low. These results are somewhat at odds with each other, but speak to a bigger issue, which is how the County has failed to educate the community regarding the parameters, constraints, and definitions used in zoning and specific to housing.

## How much housing do you support at SDC? ¿A cuántas casas apoyas en SDC?

Answered: 644 Skipped: 28

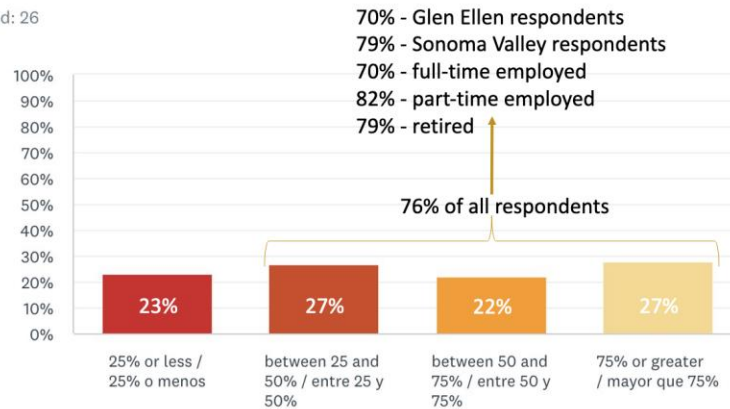


It is important to point out that 4% of survey participants chose to not answer this question. Of the 644 who did answer, 65% support less than 400 housing units, 24% support 400 to 450 housing units, and a combined 11% support over 450 housing units. NOTE: The number of housing units in all three plans is 990 or greater.

Of all question respondents, 89% would like to see less than 451 units and although the proportions are slightly higher among Glen Ellen respondents and retired respondents, those responses are not the only drivers of this sentiment. Greater than 4 out of every 5 Sonoma Valley respondent and 6 out of every 7 employed respondents, expressed support for less than 451 housing units.

In the redevelopment of SDC, what percentage of housing do you think should be affordable (moderate, low, or very low income)? En la remodelación de SDC, ¿qué porcentaje de la vivienda cree que debería ser asequible (ingresos moderados, bajos o muy bajos)?

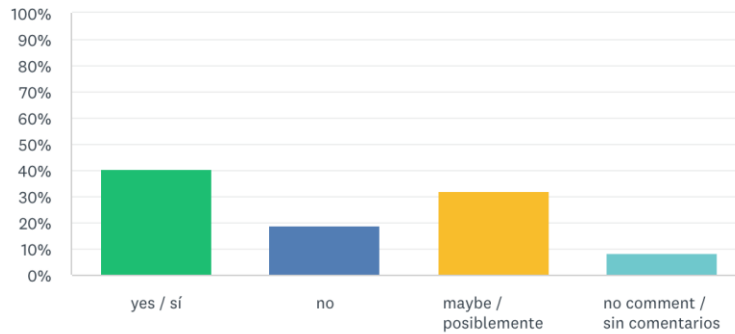
Answered: 646 Skipped: 26



Again, nearly 4% chose not to answer this question about percentage of affordable housing. Considering the 646 who did, no single answer stands out, but 23% of all respondents would like to see 25% or less of the units be affordable. When the other three answers are combined, it is clear that more than  $\frac{3}{4}$  of all respondents would like to see more than 25% of the units as affordable. The drivers of this are the part-time employed (82%), the retired (79%), and the Sonoma Valley respondents (79%), although the other categories are not far behind.

Should housing development in the SDC have a mix of all affordability classes? ¿Debería el desarrollo de viviendas en la SDC tener una combinación de todas las clases de asequibilidad?

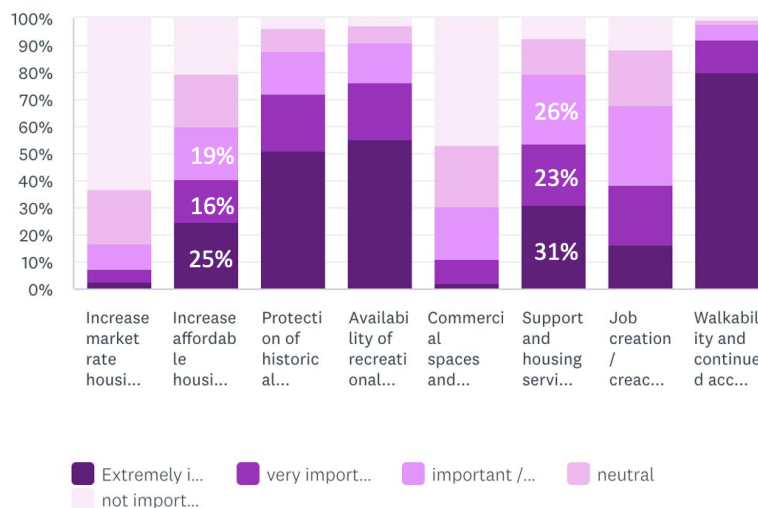
Answered: 666 Skipped: 6



According to these data, 70% of all respondents feel that yes (40%) or maybe (32%), the housing development at SDC should have a mix of all affordability classes.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

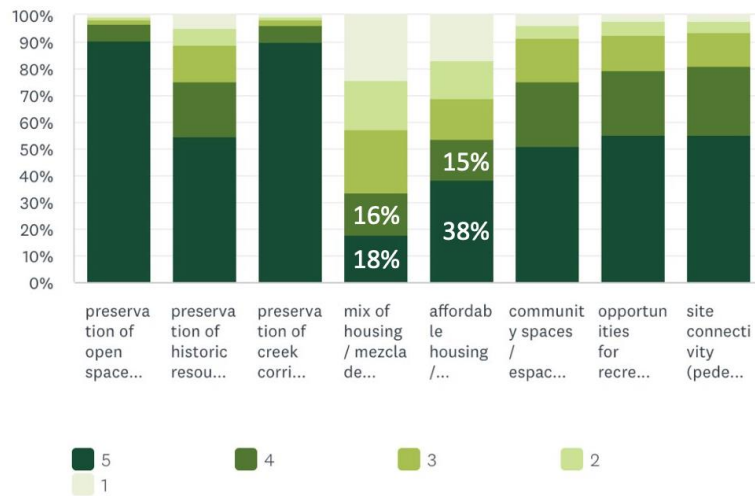
Answered: 670 Skipped: 2



According to this question about hopes for the redevelopment, a total of 60% of all respondents score **Increase affordable housing** as important, very important, or extremely important. A total of 80% of all respondents score **Support and housing services for the disabled and other underserved communities** as important, very important, or extremely important. **Increase market rate housing** is the highest not important score among these elements.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

Answered: 668 Skipped: 4



This question on features present in all alternatives has two columns related to housing. 18% of all respondents gave **Mix of housing** the highest priority score and 16% gave it a high priority score. 38% of all respondents gave **Affordable housing** the highest priority score and 15% gave it a high priority score. In this set of features, these two columns received the lowest priority scores overall.

### Housing: Summary

As regards housing and redevelopment, there are some mixed and potentially even contradictory results. The clearest messages that these data present:

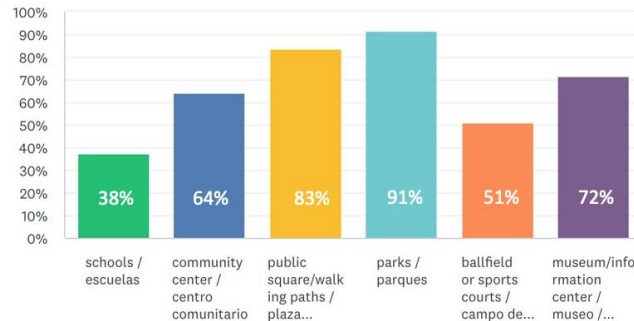
- 89% of respondents would like to see less than 451 housing units in the final plan
- 80% of all respondents give some level of importance to housing and services for the disabled and underserved
- 76% of all respondents would like to see no less than 25% of the units as affordable housing
- 70% of all respondents say that yes, or maybe, housing should be a mix of all affordability classes, although on a separate question, only 34% of all respondents give mix of housing a highest or high priority score
- 63% of all respondents score increased market rate housing as not important
- 60% of all respondents give some level of importance to affordable housing and 53% of all respondents score affordable housing as highest or high priority

## X. Community

Five of the survey questions touch on aspects of community elements, character, and services. These multifaceted questions have explanations below each graphic.

If these were made available to you at SDC, what public facilities would you support or use? (choose all that apply) Si estos estuvieran disponibles para usted en SDC, ¿qué instalaciones públicas apoyaría o usaría? (elija todo lo que corresponda)

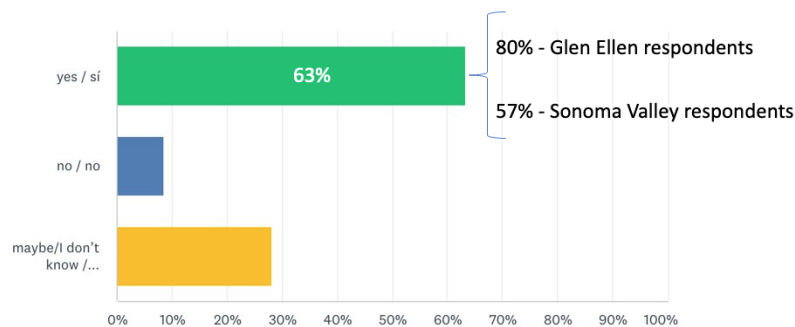
Answered: 664 Skipped: 8



According to these data, the public facility that received the most positive response was **Parks**, followed by **Public Square/walking paths/plaza**. Three other choices gained support from a majority of respondents: **Museum/information center**, **Community center**, and **Ballfield or sports courts**. 38% of all respondents said they would support or use a **School**.

If an existing building could serve as a community center for Glen Ellen, would you participate in community activities and support any needed renovation needed to adapt and upgrade the building? Si un edificio existente pudiera servir como centro comunitario para Glen Ellen, ¿participarías en las actividades comunitarias y apoyarías cualquier renovación necesaria para adaptar y mejorar el edificio?

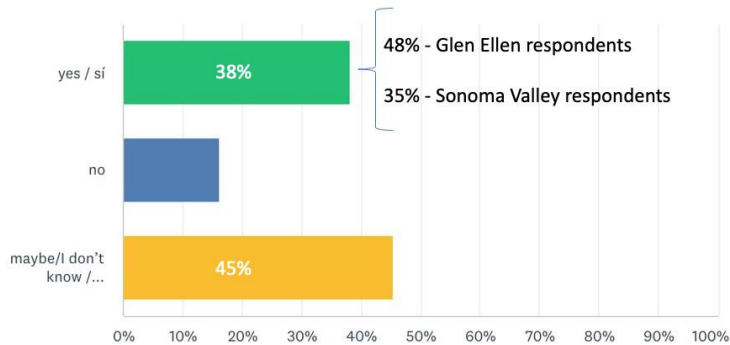
Answered: 667 Skipped: 5



63% of all respondents said they would participate in activities at, and support renovation for the conversion of, an existing building into a community center. It is not surprising that Glen Ellen respondents are driving this result. A majority of Sonoma Valley respondents also share this sentiment.

Would you support the relocation of Dunbar Elementary School to the SDC property? ¿Apoyaría la reubicación de la Escuela Primaria Dunbar a la propiedad de SDC?

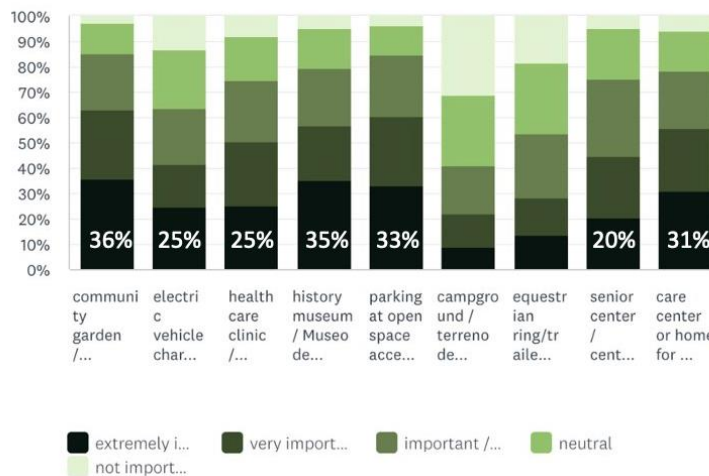
Answered: 669 Skipped: 3



More than 1 in 3 respondents support the relocation of Dunbar Elementary School to the SDC property. 48% of Glen Ellen respondents and 35% of Sonoma Valley respondents expressed this sentiment.

Please score each of these in terms of other features that could be developed on the SDC property. Califique cada uno de estos en términos de otras características que podrían desarrollarse en la propiedad de SDC.

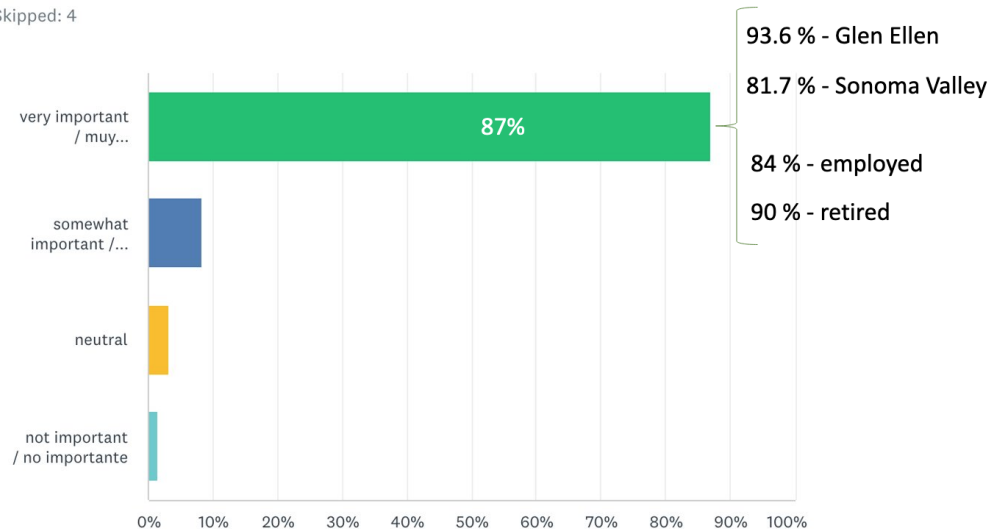
Answered: 669 Skipped: 3



More than 1 in 3 of all respondents find these features extremely important: **Community garden, History museum, Parking at open space access points, and Care center or home for the disabled.** More than 50% of respondents scored all features, except **Campground**, as important, very important, or extremely important.

How important is it to you to preserve the rural character of Glen Ellen and the area nearby? ¿Qué importancia tiene para usted preservar el carácter rural de Glen Ellen y el área cercana?

Answered: 668 Skipped: 4



An overwhelming 87% of respondents answered that it is very important to **Preserve the rural character of Glen Ellen and the area nearby**. Another 8% find it somewhat important. Perhaps not surprisingly, 93.6% of Glen Ellen respondents and 90% of retired respondents said this was very important. However, the Sonoma Valley and employed respondents also overwhelmingly matched this response.

### Community: Summary

As regards community elements, the survey results indicate that:

- 87% of all participants feel that it is very important to preserve the rural character of Glen Ellen and the area nearby
- more than two thirds of all respondents would participate in community activities and support any needed renovation to adapt and upgrade an existing building into a community center
- a majority of respondents are interested in:
  - Parks
  - public square/walking paths/plaza
  - museum/information center
  - community center
  - ballfield or sports courts
- 38% of all respondents support the relocation of Dunbar Elementary School to the SDC site
- more than 30% of all respondents find these features extremely important:
  - community garden
  - history museum
  - parking at open space access points
  - care center or home for the disabled

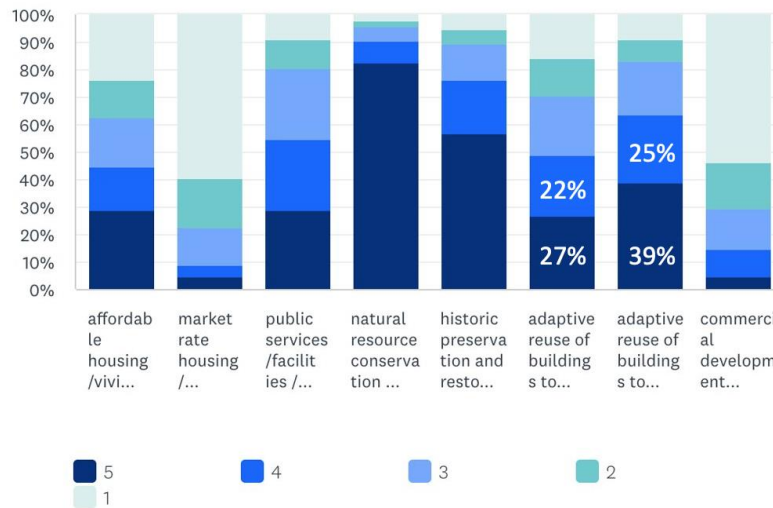


## XI. Elements for underserved groups

Four of the survey questions touched on community groups in need. These multifaceted questions have explanations below each graphic.

If funding was no object, how would you convert the SDC property? (rank each 5 high priority, 1 low priority) Si la financiación no fuera un problema, ¿cómo convertiría la propiedad de la SDC? (clasifique cada 5 de alta prioridad, 1 de baja prioridad)

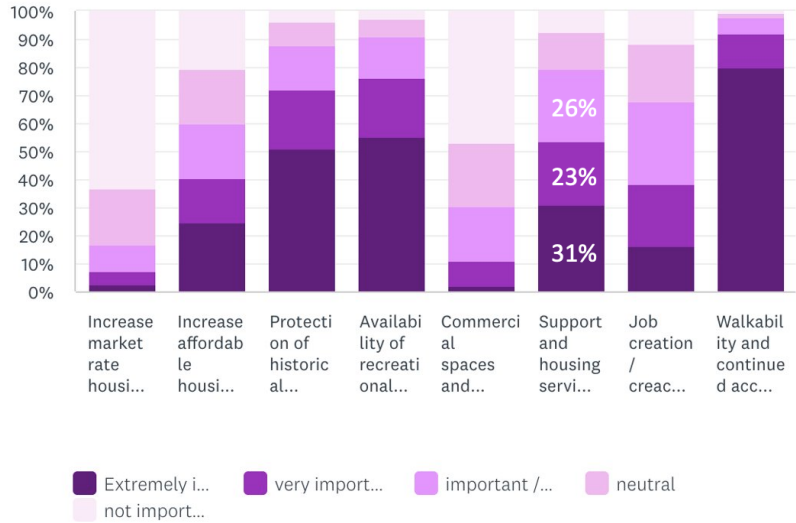
Answered: 670 Skipped: 2



A total of 49% of all respondents find **Adaptive reuse of buildings to serve at-risk populations** to be of highest or high priority combined. A total of 64% of all respondents find **Adaptive reuse of buildings to serve special needs populations** to be of highest or high priority combined. Also, on this graph you can see support for **Public services** and **Affordable housing**, both of which intersect with underserved groups.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

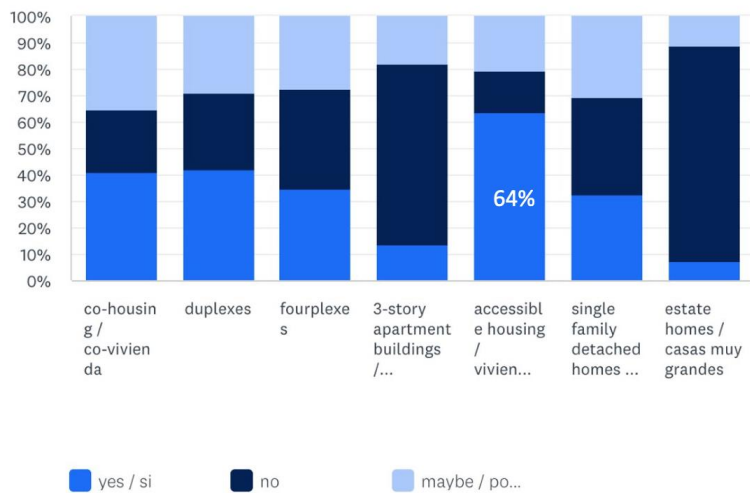
Answered: 670 Skipped: 2



These data show strong positive response regarding support for underserved groups. 80% of all respondents find **Support and housing services for the disabled and other underserved communities** to be important, very important, and extremely important. Note that this support scores higher than both **Job creation** and **Increase affordable housing**, and scores far higher than **Commercial spaces and services** and **Increase market rate housing**.

Which types of housing should be included in the redevelopment? ¿Qué tipos de vivienda deben incluirse en la remodelación?

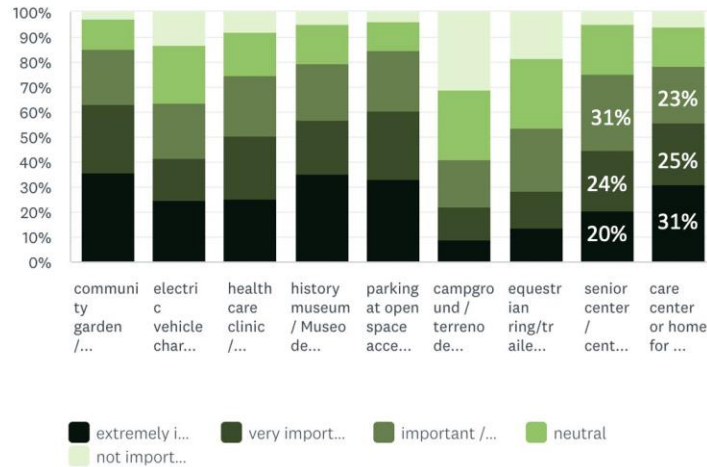
Answered: 668 Skipped: 4



Of the choices given on types of housing, the most favorable response intersects with the underserved. 64% of all respondents said yes to the inclusion of **Accessible housing**.

Please score each of these in terms of other features that could be developed on the SDC property. Califique cada uno de estos en términos de otras características que podrían desarrollarse en la propiedad de SDC.

Answered: 669 Skipped: 3



In terms of features that could be developed on the SDC property, 75% of all respondents say that the development of a **Senior center** is important, very important, or extremely important. 79% of all respondents say that the development of a **Care center or home for the disabled** is important, very important, or extremely important.

### Elements for underserved groups: Summary

As regards responses that intersect with needs of underserved groups, the survey suggests that:

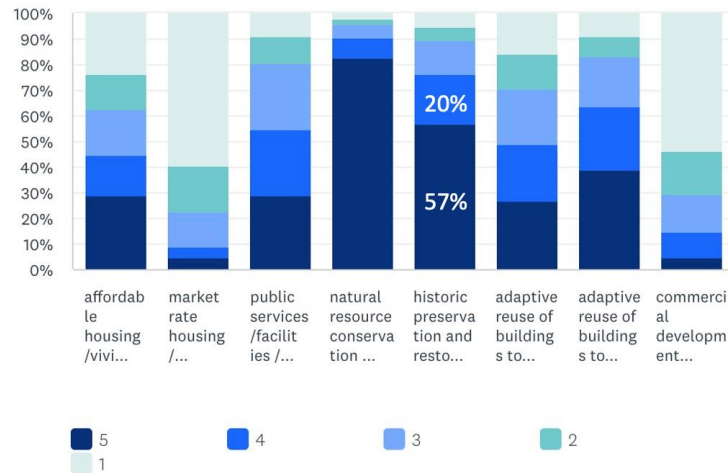
- these percentages of all respondents find these elements to be important, very important, and extremely important:
  - 80% - Support & housing services for the disabled and other underserved communities
  - 79% - Care center or home for the disabled
  - 75% - Senior center
- these percentages of all respondents find these elements to be of highest or high priority combined:
  - 64% - Adaptive reuse of buildings to serve special needs populations
  - 49% - Adaptive reuse of buildings to serve at-risk populations
- 64% of all respondents think that Accessible housing should be included in the redevelopment

## XII. Historic preservation

Four of the survey questions touched on the historic elements of the SDC property. These multifaceted questions have explanations below each graphic.

If funding was no object, how would you convert the SDC property? (rank each 5 high priority, 1 low priority) Si la financiación no fuera un problema, ¿cómo convertiría la propiedad de la SDC? (clasifique cada 5 de alta prioridad, 1 de baja prioridad)

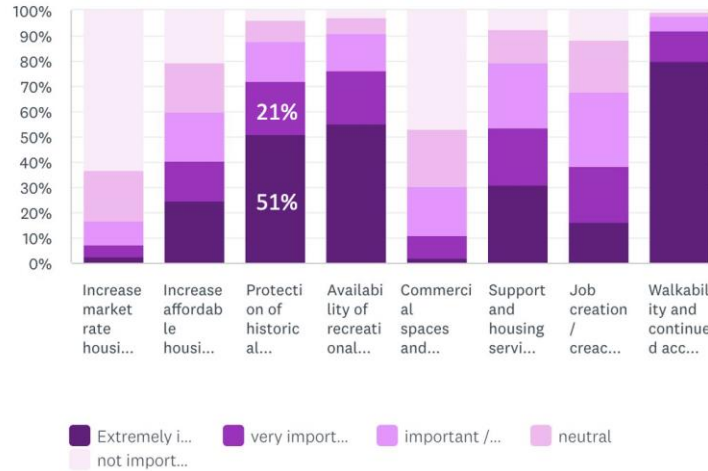
Answered: 670 Skipped: 2



Greater than 3 out of 4 survey respondents scored **Historic preservation and restoration** as very high (57%) or high (20%) priority. 5% score this as low priority.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

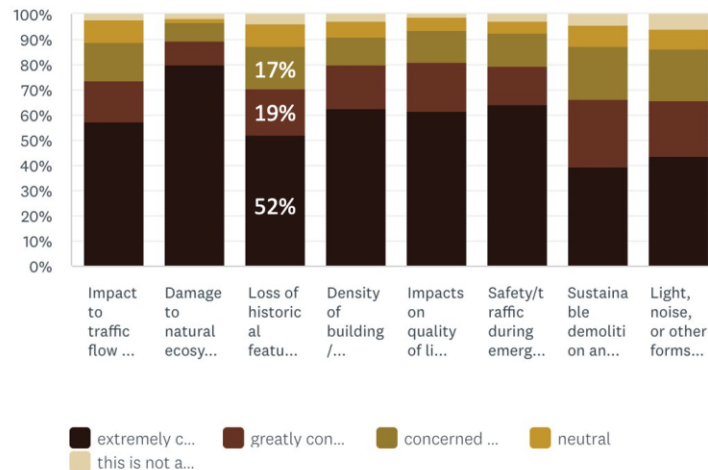
Answered: 670 Skipped: 2



In terms of hopes for the redevelopment, 72% of respondents find **Protection of historical resources** to be extremely (51%) or very important (21%). Only 4% score this as not important.

Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

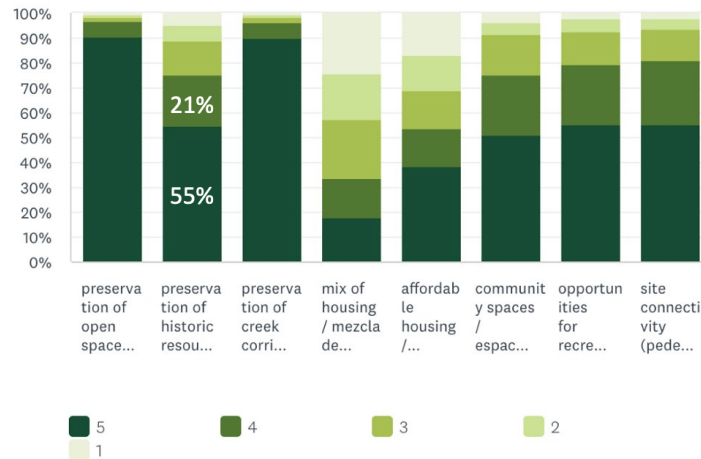
Answered: 669 Skipped: 3



Of all respondents, 88% express some level of concern regarding **Loss of historical features**. Only 4% say this is not a concern.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

Answered: 668 Skipped: 4



Of all respondents, 76% give **Preservation of historic resources** the top or second highest priority for possible features in the re-development. 5% of respondents give this category a low priority score.

### Historic preservation: Summary

As regards responses that intersect with historic preservation, of all respondents:

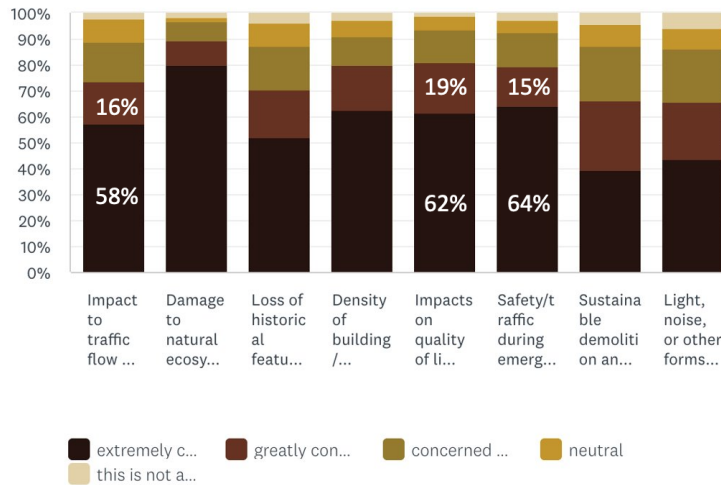
- 57% score historic preservation and restoration as high priority
- 55% score preservation of historic resources as high priority
- 52% say that they are extremely concerned about the loss of historical features
  - 19% say they are greatly concerned
  - 17% say they are concerned
- 51% find protection of historic resources to be extremely important
  - 21% score it as very important
  - 16% score it as important
- 5% or less give this topic a low priority, not important, or not a concern

### XIII. Traffic, safety, and quality of life

Two questions intersect with the topics of quality of life, traffic, and safety.

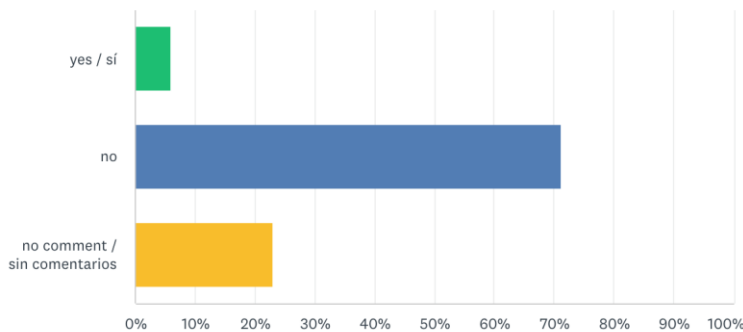
Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

Answered: 669 Skipped: 3



Do you think the County adequately addressed fire hazards, traffic and other impacts to the community predicted from the proposed development? ¿Cree que el condado abordó de manera adecuada los peligros de incendio, el tráfico y otros impactos a la comunidad previstos por el desarrollo propuesto?

Answered: 665 Skipped: 7



#### Traffic, safety, and quality of life: Summary

- 81% of respondents give high concern scores to **Impacts on quality of life**
  - Less than 3% say this is not a concern
- 79% of respondents give high concern scores to **Safety/traffic during emergencies**
  - Less than 3% say this is not a concern
- 74% of respondents express extreme or great concern about **Impacts to traffic flow**

- A strong majority of respondents (71%) do not think that the County has adequately addressed fire hazards, traffic and other impacts to the community thus far in the process of SDC redevelopment



## XIV. Final thoughts

This survey had 26 selection questions and 1 long-form question. 672 individuals responded and completed the survey. Here are the summarized takeaway bullet points.

### Demographics of respondents:

- 52% said they live in Sonoma Valley and 31% live in Glen Ellen/95442
- 49% identified as retired, 46% identified as working part-time or full-time
- Most working respondents are employed in Sonoma Valley and outside of Glen Ellen

### Personal connections to the SDC campus/property:

- 89% of respondents say they had a past connection
  - 59% identify recreation in the open space as their past use
- 83% of respondents say they have a current connection
  - 58% identify recreation in the open space as their current use
- 82% say they drive, bike, walk, or hike through the property at least several times a month

### Standout results:

Of the survey respondents for each question:

- 96% support a **protected wildlife corridor** (641/668)
- 96% support the development of **800 housing units or less** (620/644)
  - 89% would like to see less than 451 units
- 90% give high priority to the **protection of open spaces** (602/668) and the **preservation of creek corridor** (598/668)
- 90% did not select a hotel/resort when given that option for commercial features found in the current plans (595/663)
- 89% support **restored wetlands permanently protected** (595/668)
- 89% say the **State should be responsible** for cleaning up toxics, replacing aging infrastructure, and performing basic remedial maintenance on historic resources on the property (593/665)
- 88% support an **expanded riparian (stream) corridor** (589/668)
- 87% say it is very important to **preserve the rural character of Glen Ellen and the area nearby** (581/688)
- 84% think the County should **consider other funding options** to increase public benefits and decrease dependency on market rate housing and commercial development (561/666)
- 83% give high priority to **conservation of natural resources** (547/670)
- 81% support **extension of the deadline** for the county to decide on a redevelopment plan (539/667)
- 81% say no to the inclusion of **estate homes** in the re-development plans (523/668)
- 80% say that **walkability and continued access to the open space** is extremely important when asked about their hopes for the re-development (529/670)
- 80% say they are extremely concerned about **damage to natural ecosystems** (531/669)

**XV. Addendum A** (intro text to the survey)

Dear community member,

Thank you for clicking on this survey link. This survey was created by a private citizen and is not sponsored by any governmental group nor nonprofit entity. The intention of this survey is to gather more community input on the Sonoma Development Center (SDC) redevelopment process and outcomes. SDC is the property that formerly housed and cared for the disabled community between Jack London Village and Martin St. in Glen Ellen. If you have not already done so, please explore the Alternatives Report at this link: [www.sdcspecificplan.com](http://www.sdcspecificplan.com) before taking this survey. The vision and guiding principles referred to in this survey are on pages 7–11 of the report. Keep in mind that any proposal will need to work within the framework of the Specific Plan’s vision and guiding principles. The alternatives referred to in this survey are on pages 22-54 of the report. Three plans have been proposed. The planning process is a zoning exercise to establish limits on where certain land uses can occur and the density or coverage of that land use. The community is working to prepare a fourth alternative. Your anonymous participation in this survey is an opportunity to contribute to a community vision that helps define compatible land use. The data from this survey will be presented and shared with the county via the North Sonoma Valley Municipal Advisory Council and will be shared with local media.

Again, thank you for your time.

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Estimado miembro de la comunidad,

Gracias por venir a este sitio web. Esta encuesta fue creada por un ciudadano privado y no está patrocinada por ningún grupo gubernamental ni entidad sin fines de lucro. La intención de esta encuesta es recopilar más aportes de la comunidad sobre el proceso de reurbanización y los resultados de la SDC. 'SDC' es la propiedad que anteriormente albergaba y cuidaba a la comunidad de discapacitados entre Jack London Village y Martin St. en Glen Ellen. Si aún no lo ha hecho, explore el informe 'Alternatives Report' en este sitio: [www.sdcspecificplan.com](http://www.sdcspecificplan.com) antes de realizar esta encuesta. La visión y los principios rectores a los que se hace referencia en esta encuesta se encuentran en las páginas 7 a 11 del informe. Tenga en cuenta que cualquier propuesta deberá trabajar en el marco de la visión y los principios rectores del Plan Específico. Las alternativas a las que se hace referencia en esta encuesta se encuentran en las páginas 22 a 54 del informe. Se han propuesto tres planes. El proceso de planificación es un ejercicio de zonificación para establecer límites sobre dónde pueden ocurrir ciertos usos de la tierra y la densidad o cobertura de ese uso de la tierra. La comunidad está trabajando para preparar una cuarta alternativa. Su participación anónima en esta encuesta es una oportunidad para contribuir a una visión comunitaria que ayuda a definir el uso compatible de la tierra. Los datos de esta encuesta se presentarán y compartirán con el condado mediante el Consejo Asesor Municipal del Norte de Sonoma Valley (NSVMAC) y se compartirán con los medios de comunicación locales.

Nuevamente, gracias por tu tiempo.

**XVI. Addendum B** (transcript of comments from Question #27) - please see separate document