

**SDC Visioning Workshop June 15, 2019  
Key Community Topics and Questions**

At the end of the community visioning workshop, after the breakout sessions that discussed the draft vision statement and guiding principles, each table was asked to state two or three key issues/points that the table thought were important to consider. Here is a list of those points, questions, priorities, etc., grouped by topic (note that there is overlap in some of the comments).

**GENERAL/PLANNING PROCESS:**

- Need to better understand the ultimate ownership of the entire site. We support the idea of a public trust.
- The land should stay public and be leased from the State/County.
- Two to three years is too short a timeline to develop the plan.
- The planning process needs active transparency: push out information; provide one easy sign-up to receive information; publish easy-to-understand information.
- The plan should be transparent and representative of the community.
- The campus should **not** be governed by and used **just** for profit.
- Whom will the site serve? Local (valley), global? Money interests?
- How does the vision address “climate change reality” and as a model of a caring sustainable community?
- Local sourcing of resources is needed in the future: food, workforce, construction materials, and trade schools.
- Need to address water rights.
- The process is missing:
  - a. Overt consideration of clients and their family – they should be ongoing stakeholders.
  - b. Need to monitor services former clients are receiving now that care is outsourced.
  - c. How will original vision (care facility in open setting) be considered in the plans for the future?
  - d. Clients are also a vulnerable population in need of housing.
  - e. These considerations should be the ethical core.
- Need to clarify definitions:
  - a. “Community” should include not only Glen Ellen but the whole valley – Oakmont to Schellville/Vineburg.

- b. “Sustainability” should acknowledge that we are all connected and should include financial sustainability.
- c. “Affordability” – affordable for whom?

**SPECIFIC COMMENTS ON VISION STATEMENT AND PRINCIPLES:**

- Directives vs. principles need to be clarified – Vision Principle #3 (stakeholders will create a specific plan for the Eldridge site that factors in the needs and land use priorities of the surrounding communities of Glen Ellen and Sonoma...) is a directive, as is #7 (a governance entity will be considered for implementing the community's vision for Eldridge,...).
- The proposed principles are fluid and broad enough to represent all possible opportunities for the area.
- The vision statement is not bold enough to capture the cultural history and ecological context of the site, and the times.
- Need to broaden the spectrum of included parties by adjusting the language used in vision statement and guiding principles, i.e., local tribes, nonprofits, service organizations, education, etc.
- Public services need to be addressed in a separate guiding principle: site infrastructure, transportation (roads, traffic), and public safety (fire, access, etc.).
- The principles lack emphasis on housing, interim uses, and legacy of health and care.
- Agree on: environment, historic resources, education.
- Disability and Native American history must be a part of all 7 guiding principles.

**COMMUNITY COMPATIBILITY/HOUSING:**

- We need feasible and practical development that **serves and benefits** the community.
- How do we integrate with the community but retain Eldridge’s self-sufficiency?
- Housing must be compatible with the surrounding aesthetic and “small town” feel.
- Housing – should reach underserved populations (low-income, senior, disabled/DD community); should be carbon neutral.
- Housing: we are open to some housing but no new large tract developments or “McMansions.” Concerned about scale of development, given surrounding community.
- We support workforce and affordable housing with respect for: 1) wildlife corridor; and 2) surrounding existing communities.
- Need to carefully select housing opportunities that balance needed services in order to minimize offsite environmental impacts.

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- Need much more specific definition of affordable housing. Need housing for low income, homeless (e.g., tiny homes), and middle income.
- Appreciate principle emphasis on diverse housing including low cost, workforce, rental, affordable and compatible with wildlife corridor.

### **OPEN SPACE/WILDLIFE CORRIDOR:**

- Current open space should remain open and wildlife corridor **through** campus must be maintained.
- The principles should not only protect, but should expand and improve open space for preservation and public access.
- We are passionate about wildlife corridor protection: all development must be supportive of the corridor.
- Protect Open Space:
  - a. Maintain community usage for recreation;
  - b. Preserve environmental benefits of water, wildlife corridors, and wetlands;
  - c. Encourage sustainable agriculture; and
  - d. Provide groundwater recharge.
- Preserve open space in a sustainable manner.

### **LAND USE:**

- SDC is the heart of the valley and the planning should be mindful of that.
- Need explicit analysis of the trade-offs among land use options.
- The corridor through Glen Ellen along both sides of Arnold Drive should absolutely be protected as green open space, with wide setbacks as it is currently – it is the gateway to downtown Glen Ellen.
- The vision should include a complete community on a green model of education and housing, and which is financially sustainable.
- Need holistic housing, employment, transportation, and water resource planning.
- Diverse uses on the campus should be integrated in holistic neighborhood way with sustainable businesses in mind.
- Land use vision for the site: caring; educational; history and live/work setting, school with teachers living in affordable housing; bring youths to the site; bring annex of JC and/or Sonoma State; trade schools.

### **SUSTAINABILITY:**

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- Redevelopment must be financially/economically sustainable in perpetuity. Options: multi-use development, e.g., small Cal Fire training campus with housing; think tank with companies using nature and buildings to create vision.
- Environmental sustainability should be addressed: serious climate crisis, alternative energy, carbon-neutral development.
- The most important issue is sustainability.
- The future construction and principles of sustainability should be predominately Eldridge-specific rather than the more vague statewide recognized principles of land use planning. This means that density of development needs to take the wildlife corridor and neighboring communities into consideration.
- Missing: finances – reconcile state and county budget; if wants are not financially viable, how will they be rated (e.g., artist gallery)?

### **CULTURAL, HISTORY, HEALTH CARE LEGACY:**

- Need to honor, preserve, and protect the existing character of the site including protection of cultural and historical resources.
- Preserve cultural and historical legacy and significance of a caring culture.

### **TRANSPORTATION:**

- Transportation model is key underpinning to development; reduce carbon emissions.
- No new public access to Highway 12 should be developed through the property.