



## STATE AND COUNTY ELECTED OFFICIALS



#### INTRODUCTION



WRT

Consensus Building Institute (CBI)



WRT

Page & Turnbull
Nelson/Nygaard
Interface Engineering



**Urban Green** 

Economic & Planning Systems (EPS)

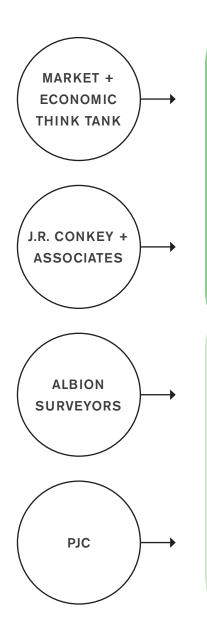
Equity Community Builders (ECB)

Sustainable Agriculture Education (SAGE)



Prunuske Chatham
Sherwood Design Engineers

#### INTRODUCTION





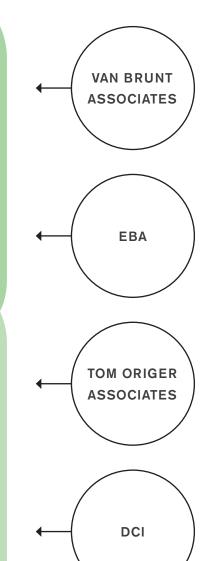
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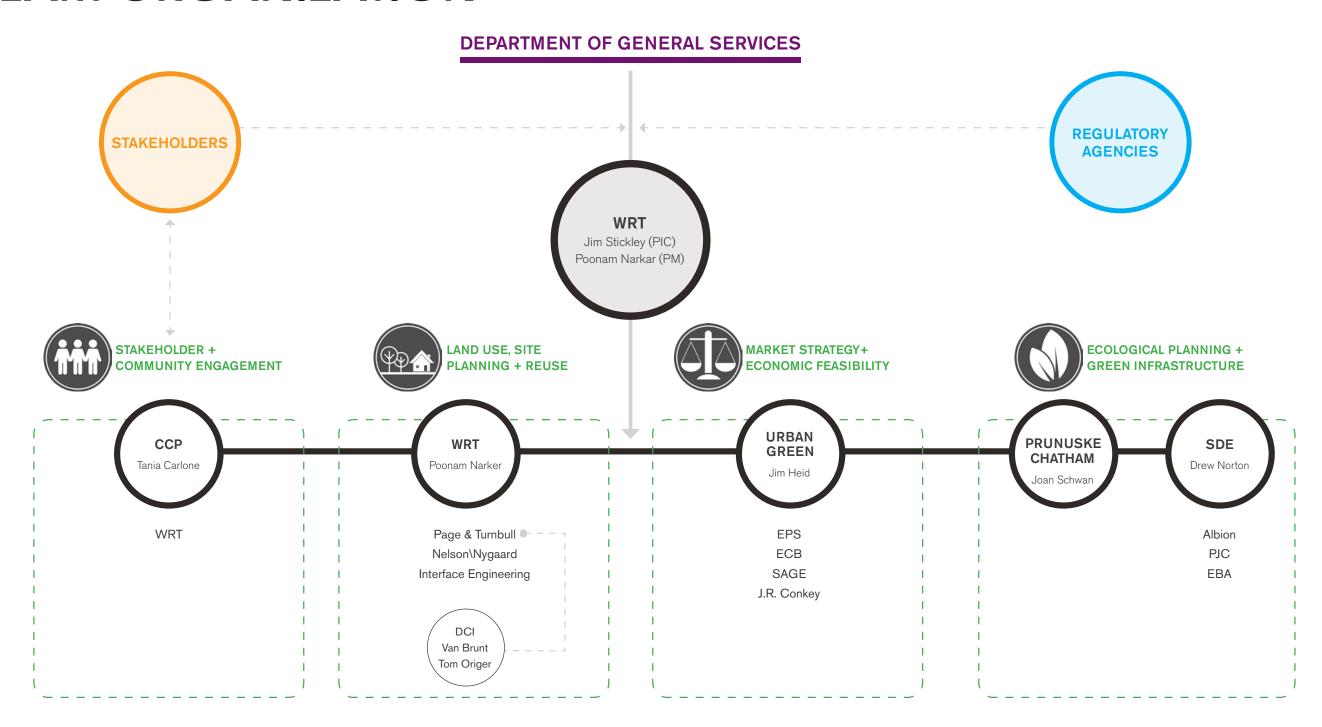
**Urban Green** 



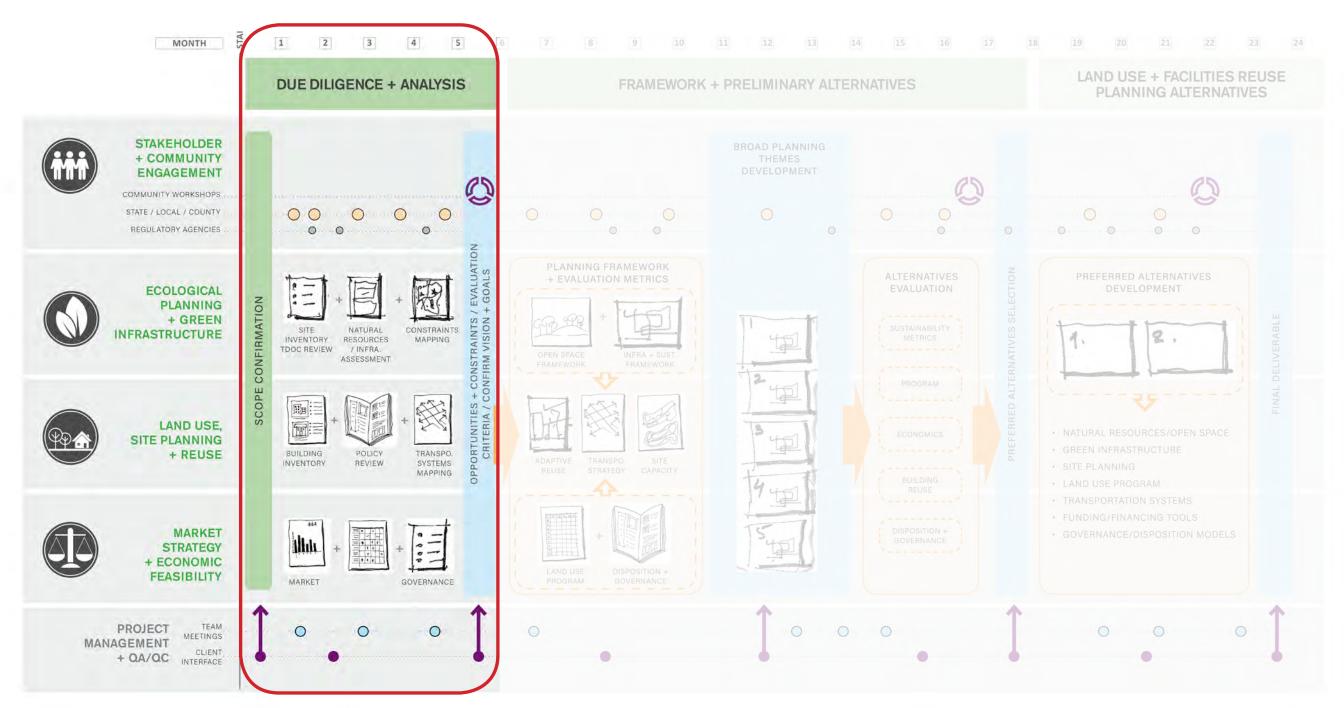
Prunuske Chatham

Sherwood Design Engineers

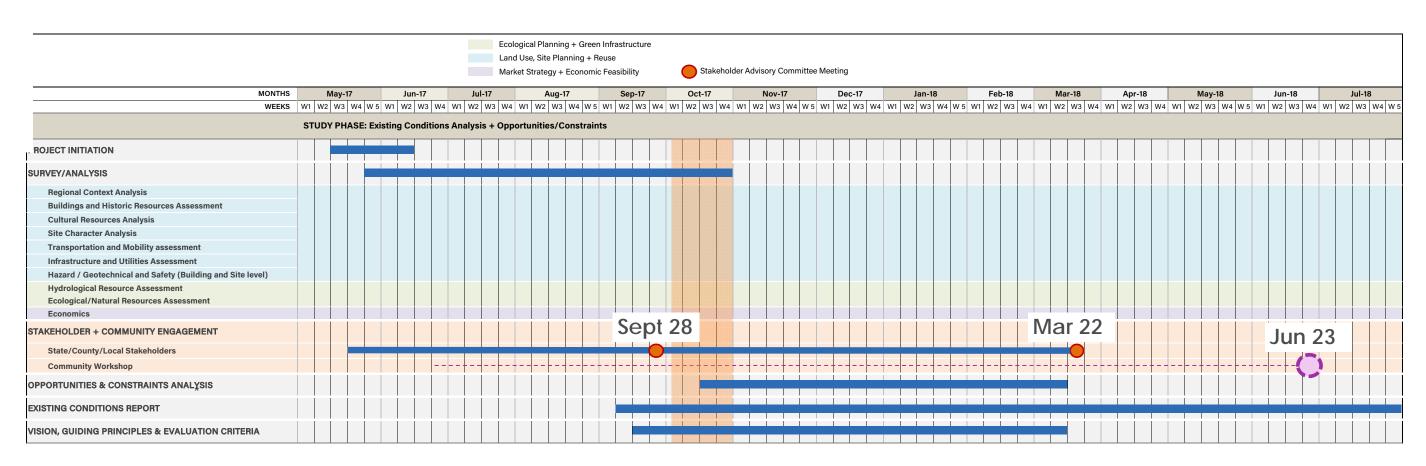
#### **TEAM ORGANIZATION**



#### PROJECT PROCESS DIAGRAM



#### STUDY PHASE SCHEDULE



<sup>\*</sup>Meetings rescheduled due to North Bay fires.

## STAKEHOLDER ASSESSMENT SUMMARY

#### PURPOSE OF STAKEHOLDER ASSESSMENT

Engage local stakeholders to create an inclusive and well-designed process to identify key issues and common themes that will inform the site assessment and analysis project.

#### **METHODOLOGY**

#### Stakeholder Identification

- Started with the SDC Coalition List
- Coordinated with Sonoma Land Trust and Sonoma County to discuss the interests of those on the list and to identify other stakeholders that should be included
- Submitted initial list to DGS/DDS for input
- During interviews identified other possible stakeholders

# Developed a standard questionnaire that was used as a guide for discussions focused on:

- Background/History
- Interests & Values
- Opportunities & Constraints
- Vision
- Measures of Success
- Existing and Potential Conflicts & Solutions

#### **METHODOLOGY**

#### **Conducted 20 confidential interviews**

- CCP, WRT and at times select technical consultants participated in interviews
- 19 in person interviews
- 1 phone interview
- 65 individual participants
- Each entity selected who should participate from their agency or organization

### Qualitative Stakeholder Analysis in a Preliminary Findings Report

- Recurring Themes
- Possible Reuse Opportunities
- Issues, Concerns and Potential Conflicts

#### RECURRING THEMES

- Protection of SDC Land and Water
- Preservation of a Legacy of Care
- Community Character and Historical Preservation
- Contribution to Economic Diversity and Viability of Sonoma Valley
- Focus on Community Benefits

#### ISSUES, CONCERNS AND POTENTIAL CONFLICTS

The key ISSUES facing Sonoma Valley that stakeholders identified include:

- A lack of affordable/workforce family housing.
- A lack of middle class, professional salaried jobs.
- A lack of higher educational opportunities in Sonoma Valley.
- Groundwater depletion
- Saturated vacation rentals in Glen Ellen: Second home owners who, in many cases, rent out their homes as short-term, vacation rentals, creating further pressure on the housing market and affecting the community character of Glen Ellen.
- A saturation of luxury tourism centered on resorts and wineries.
- Traffic, particularly on the weekends, clogging the main arteries to and from Sonoma Valley (Highway 12, 37, etc.).

#### ISSUES, CONCERNS AND POTENTIAL CONFLICTS

The key ISSUES facing Sonoma Valley that stakeholders identified include:

- The state surplusing all or portions of the property.
- Excessive development density and its potential impact on the wildlife corridor, traffic, light pollution, and scenic values.
- Large lot, single family homes that would represent "elitist" (as one stakeholder phrased it) housing on SDC.
- The development of the Core Campus encroaching on open space.
- Placement and extent of trails and impacts on wildlife and sensitive ecological areas.
- Tourism on SDC that represents more of the same kinds of luxury tourism in Sonoma Valley that
  provides limited community benefits. Most stakeholders indicated that a large hotel or resort would
  represent a "failure."
- SDC water resources remaining in the public trust and used on-site, locally vs. regionally.
- Closure of the Northern Star (Acute Crisis Center) and all Developmentally Disabled services at SDC.

#### POTENTIAL SDC REUSE OPPORTUNITIES

The key ISSUES facing Sonoma Valley that stakeholders identified include:

- Support for a diversity of uses on the core campus
- Preference for core campus to maintain its current development footprint
- Avoid encroachment on sensitive riparian corridor areas
- Open space remaining public and managed by State or Sonoma County Parks
- Educational and Research Opportunities
- Mental Health, Health and Human Services, and Developmentally Disabled Services
- Agriculture and Food Production
- Business, Non-profit and Innovation Hub
- Housing
- The Arts
- Recreation
- Historical Uses
- Tourism

#### COMMUNITY ENGAGEMENT PROCESS

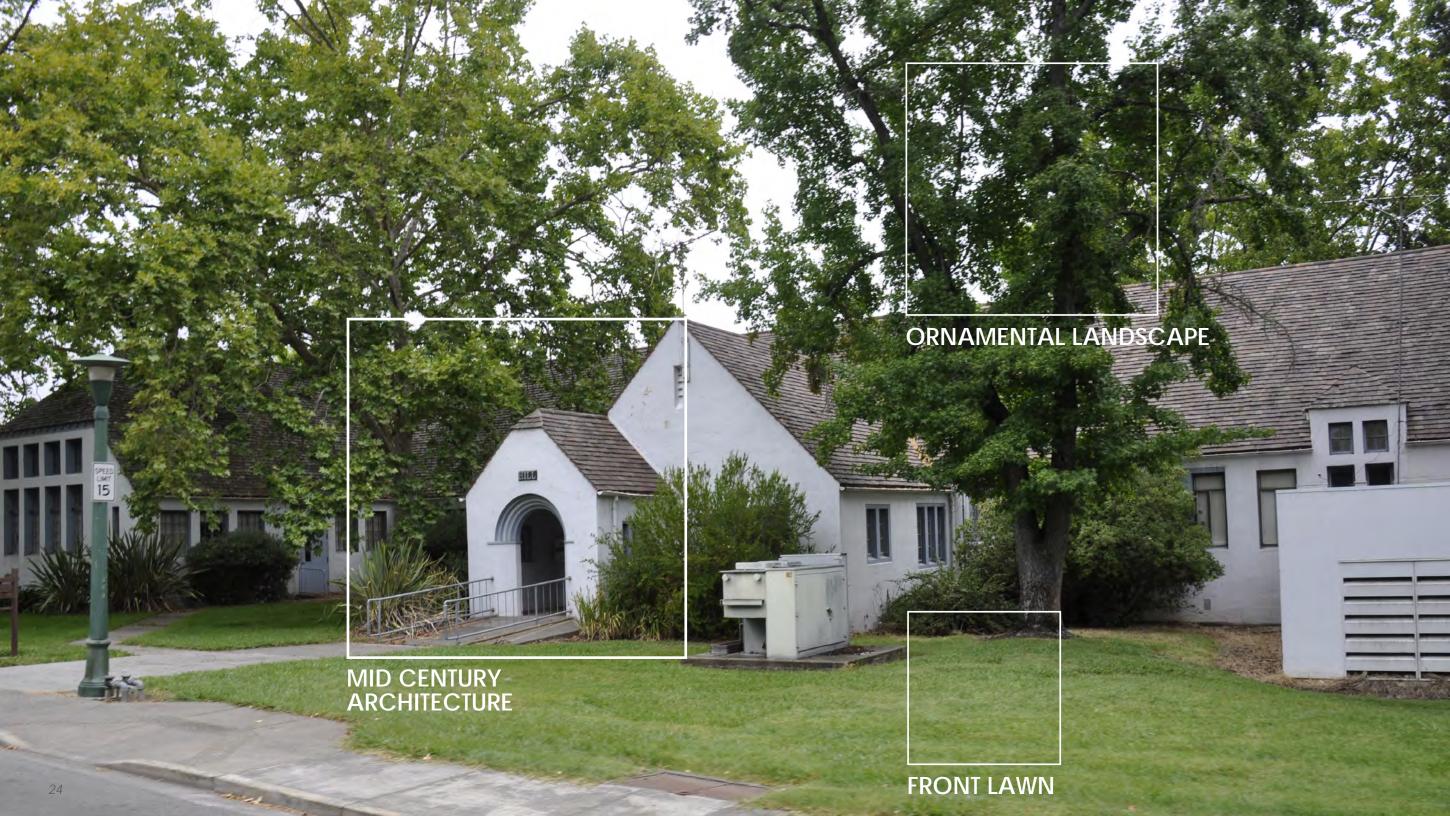
- June to October: Stakeholder Assessment Interviews and Completion of Report
- September, 2017: Community Advisory Committee Meeting #1
- March, 2018: Community Advisory Committee Meeting #2
- June, 2018: Public Workshop



### THE SDC EXPERIENCE HISTORIC ARCHITECTURE **MEADOW** FINE GRAIN FARM COMPOUND **VISTAS FORESTS** OF COMPOUND WITH CONTRASTING LANDSCAPES **GRASSLANDS LANDMARKS ENTRY** 21



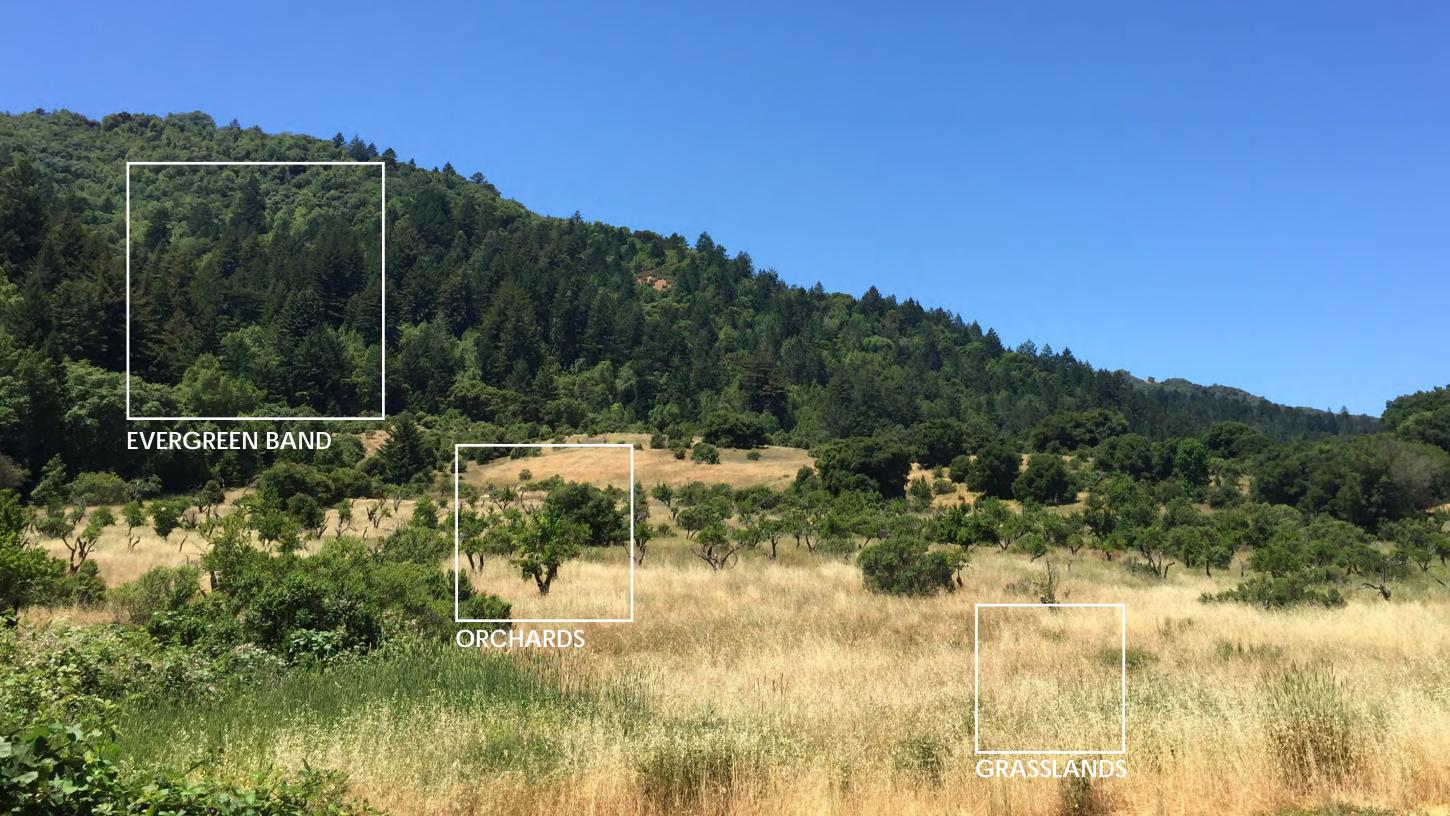
















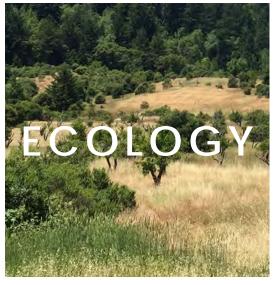


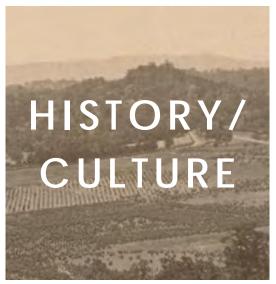


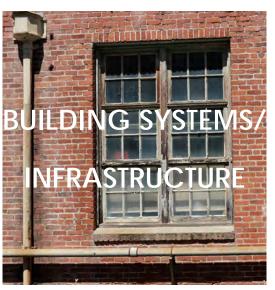


#### PRELIMINARY FINDINGS



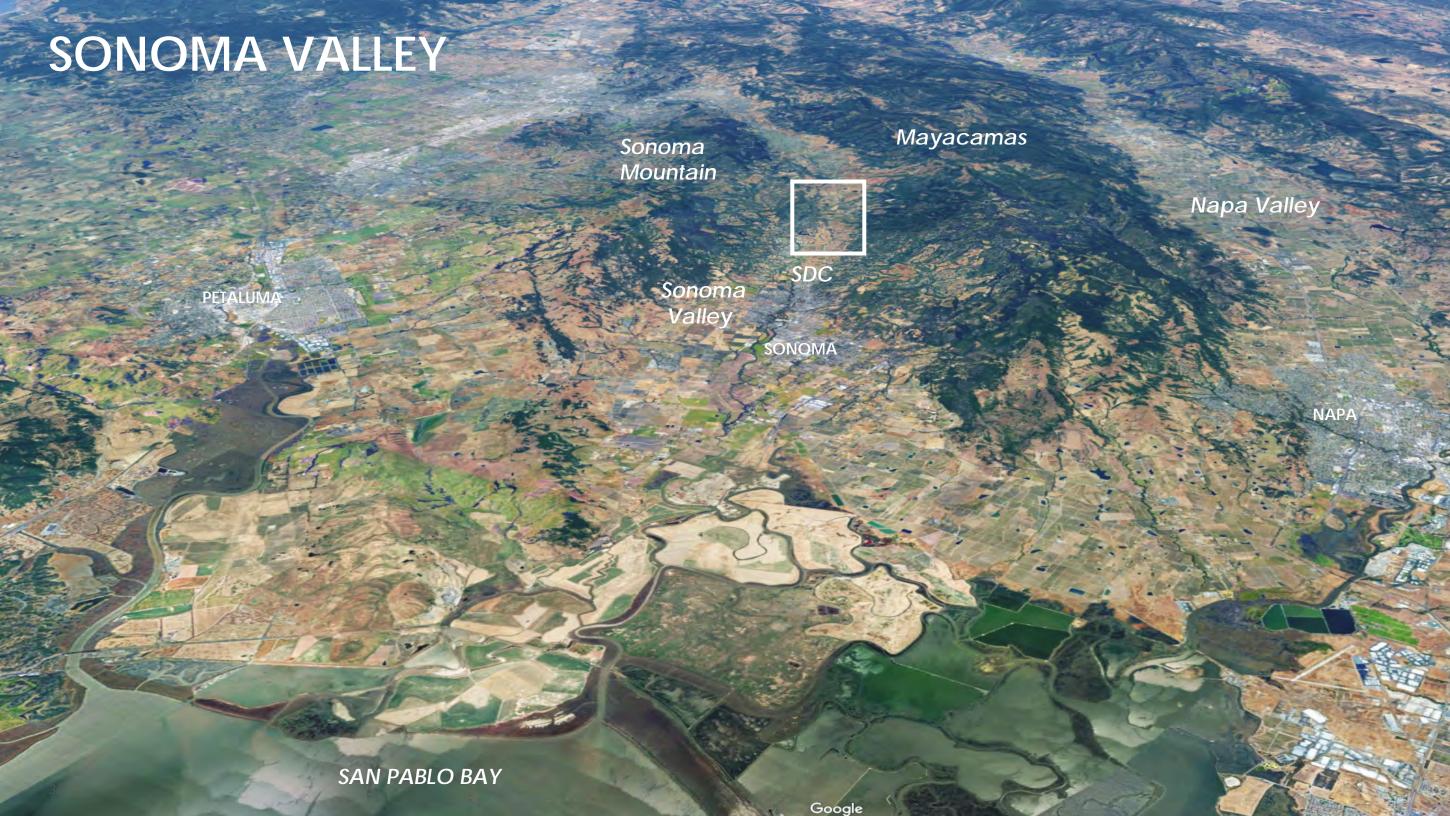






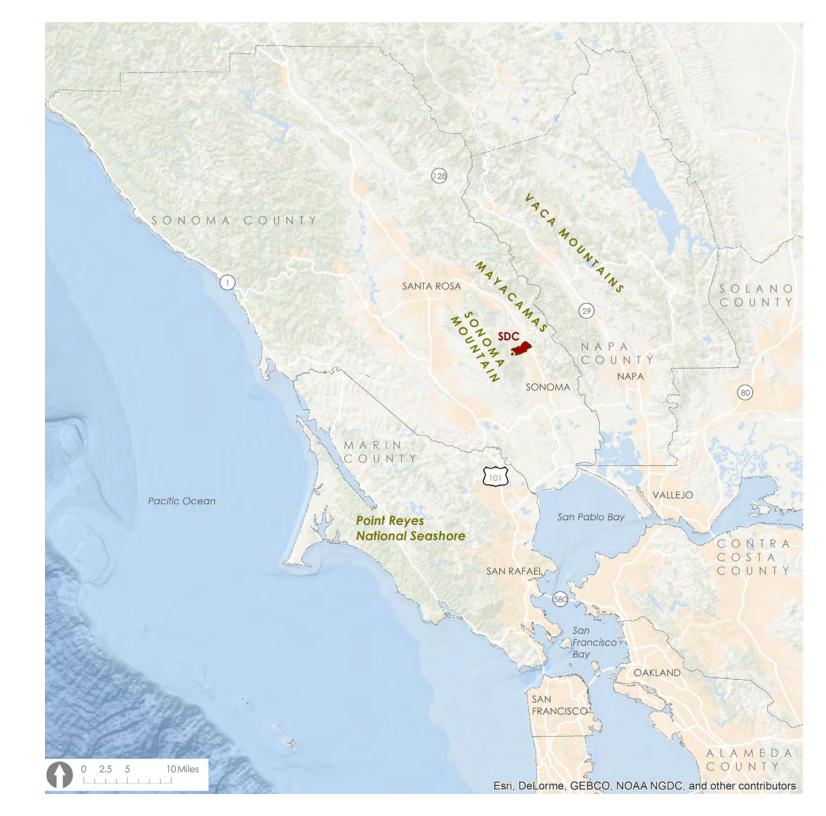






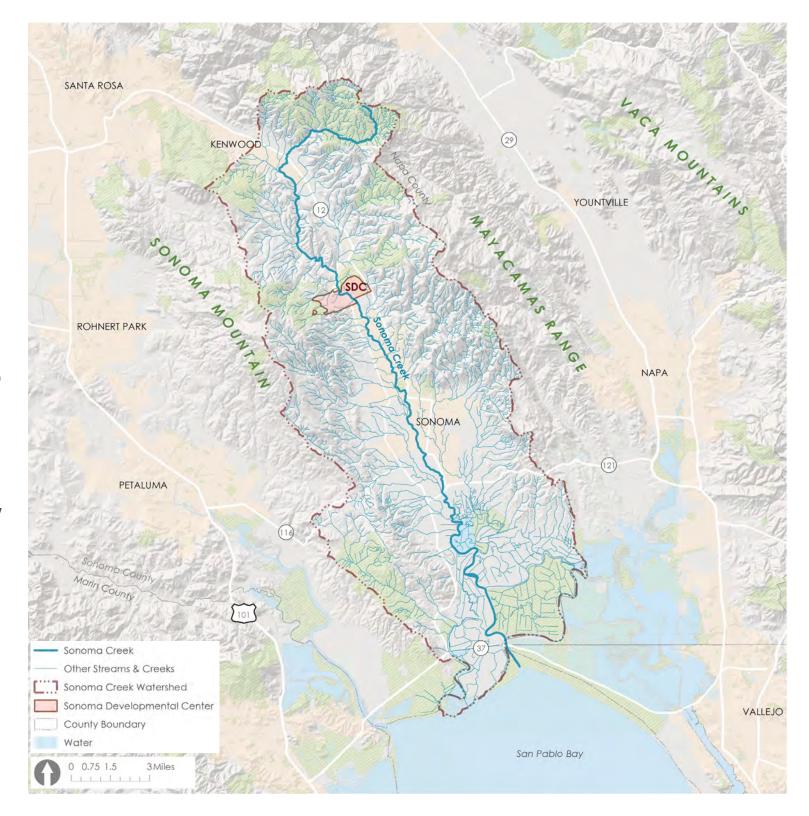
### REGIONAL CONTEXT

- Sonoma Mountain, along the western edge of SDC, is a prominent landscape feature, extending approximately 20 miles from the bay to Santa Rosa.
- The Mayacamas Mountains on the eastern edge of the valley, extending 52 miles, form the boundary between Sonoma and Napa Counties.



### **REGIONAL HYDROLOGY**

- SDC sits within the central portion of the Sonoma Valley and the approximately 170 square mile Sonoma Creek watershed.
- Sonoma Creek bisects SDC after it flows out of Warm Springs Canyon and heads south towards San Pablo Bay.
- Through SDC, Sonoma Creek is perennial, as it drains approximately 50 square miles of the upper Sonoma Valley.



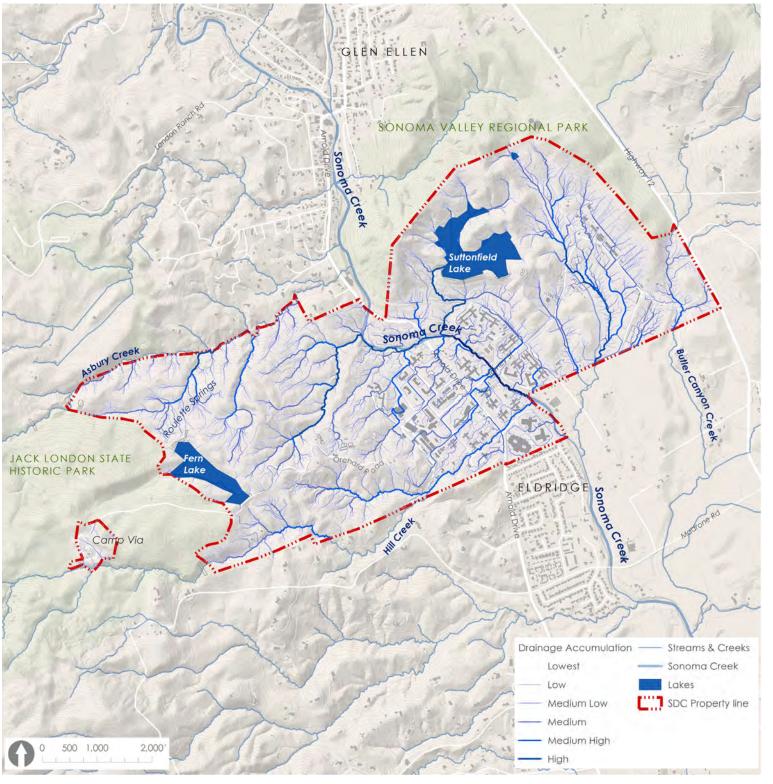
### SITE HYDROLOGY

### Sonoma Creek

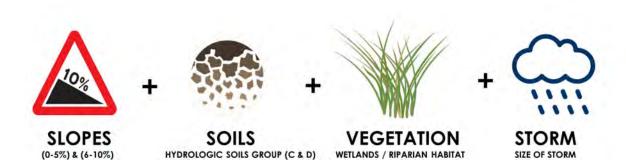
 The 0.8 mile long section of the creek through the SDC property is characteristic of the creek's central reach that runs from Glen Ellen to Schellville with channel depths ranging from 20-35 feet and widths of 50-100 feet

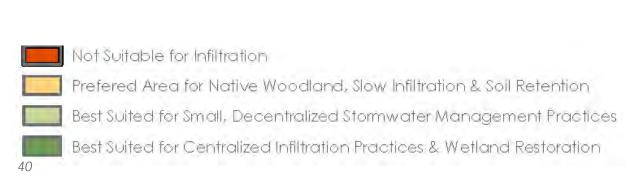
Tributaries: Asbury Creek & Hill Creek

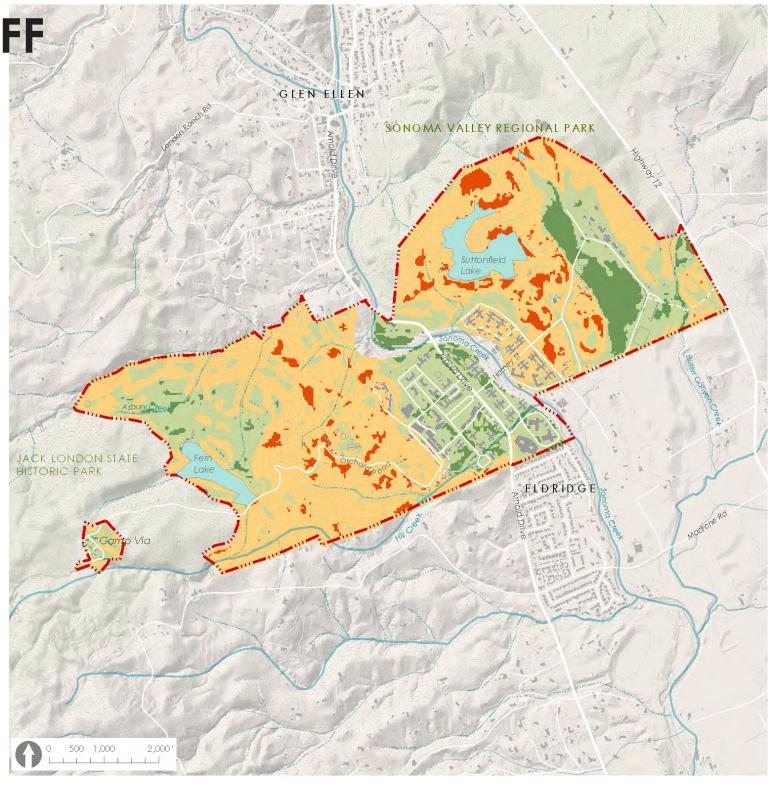
Reservoirs: Suttonfield Lake & Fern Lake

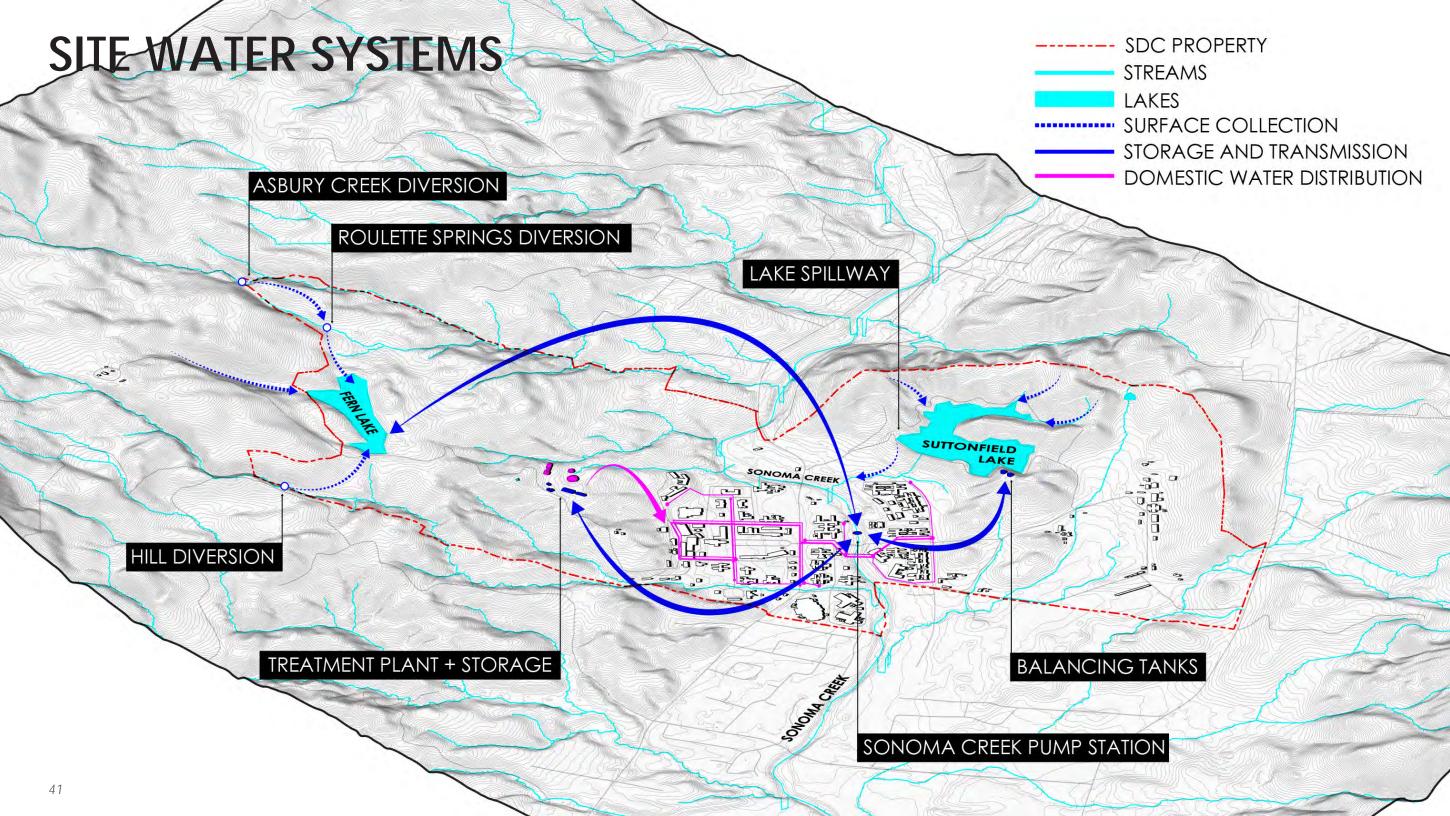


# SITE INFILTRATION & RUN-OFF











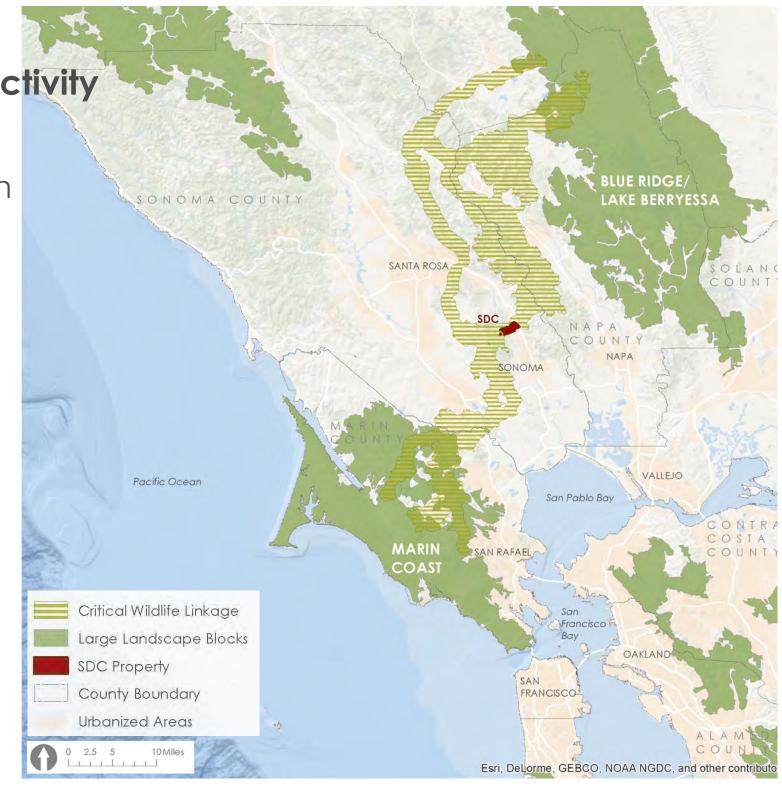
REGIONAL ECOLOGY
Unique Biodiversity & Habitat Connectivity

 Much of the Sonoma Valley is developed for agricultural and urban

uses.

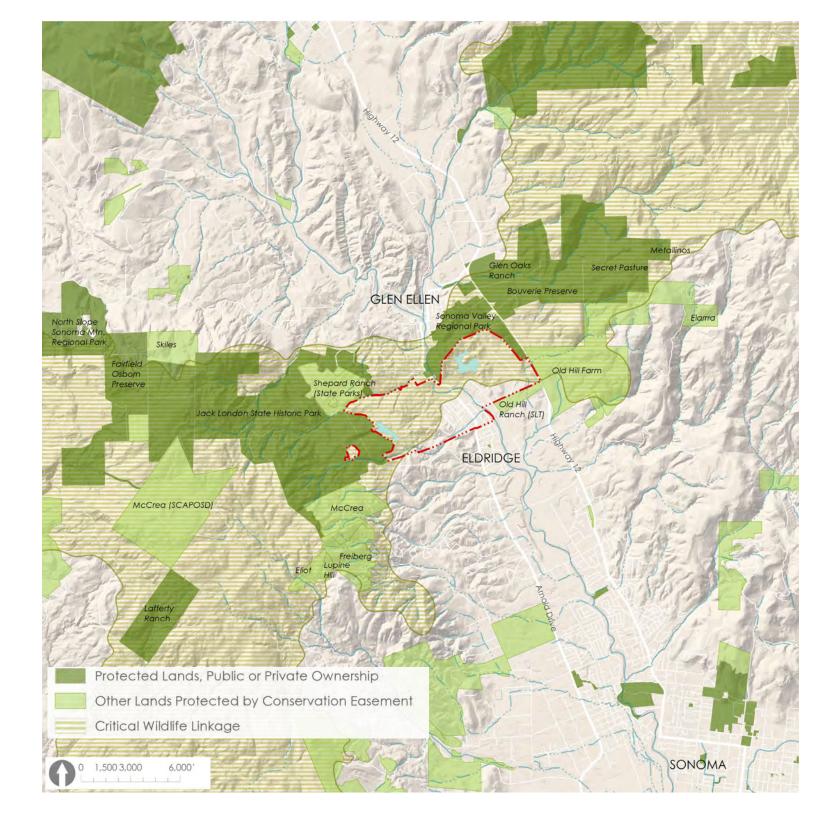
 The ability of plants and animals to disperse or travel through these developed areas to survive, reproduce, and shift with changing conditions is limited.

- Corridors of quality habitat between larger protected landscapes are essential to long-term survival.
- SDC is a critical corridor between Sonoma Mountain and the Mayacamas, and between coastal and interior areas.



### **VALLEY ECOLOGY**

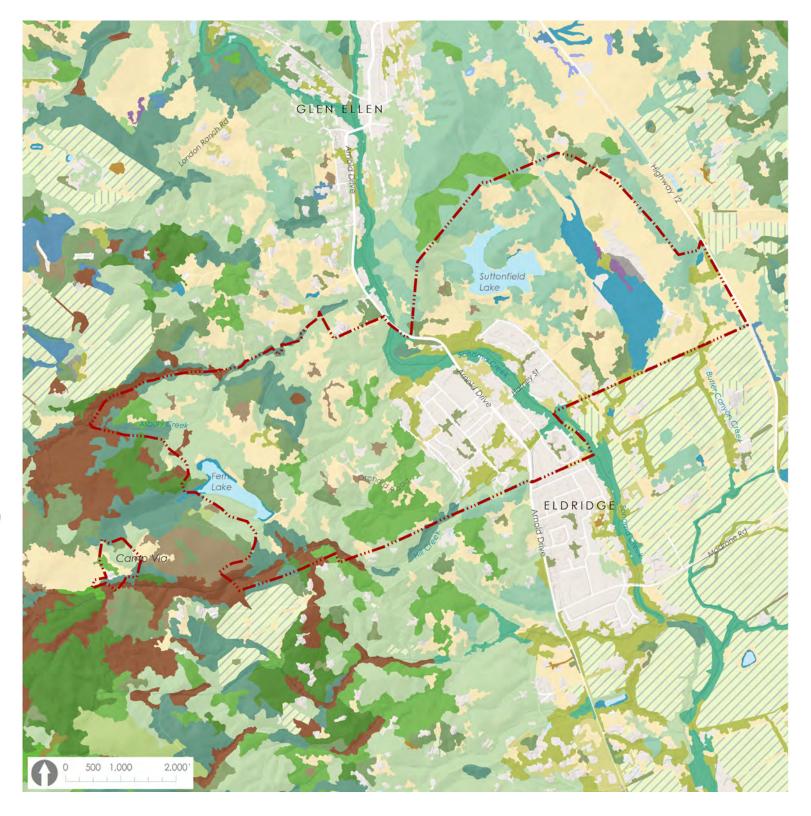
- Important Wildlife Corridor Connector;
  - Topographic complexity + landscape connectivity = greater resilience to change, disturbance
- History of conservation easements and parcels;
  - o The unique history, location, and development pattern of the SDC site has preserved much of its permeability compared to surrounding lands.



# BIODIVERSITY Significant Plant Communities

- Mixed Evergreen Forests
- Redwood Forests
- Oak Woodland
- Grasslands
- Riparian Woodland
- Wetlands





# SIGNIFICANT PLANT COMMUNITIES



**REDWOOD FORESTS** 



MIXED EVERGREEN FORESTS



OAK WOODLAND



RIPARIAN WOODLAND



**GRASSLANDS** 



**WETLANDS** 

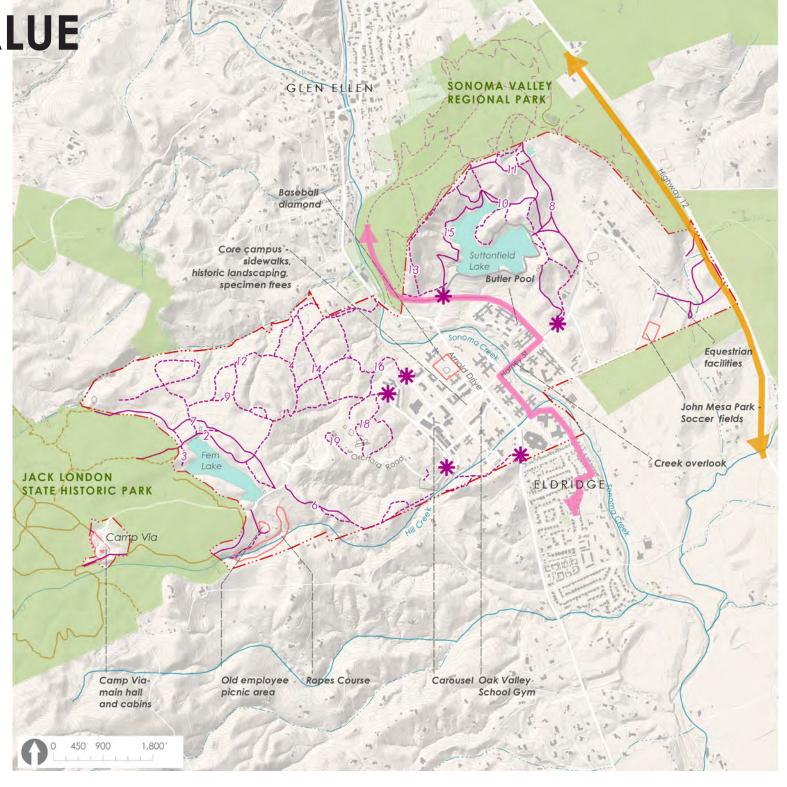
### **ECOSYSTEM SERVICES**

- Carbon sequestration
- Groundwater recharge
- Water quality protection
- Soil formation and protection
- Pollinator support
- Education, recreation, and human health
- Food production?

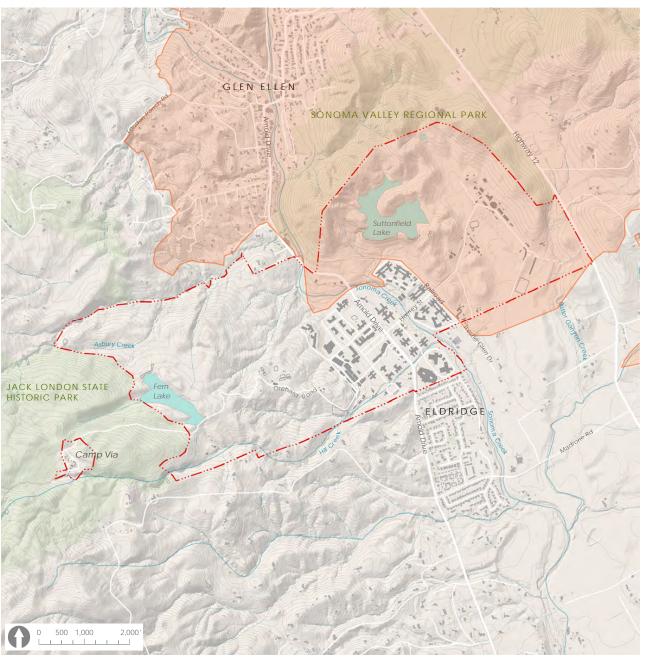


RECREATION & SCENIC VALUE





# EXTENT OF THE NUNS FIRE, OCTOBER 2017

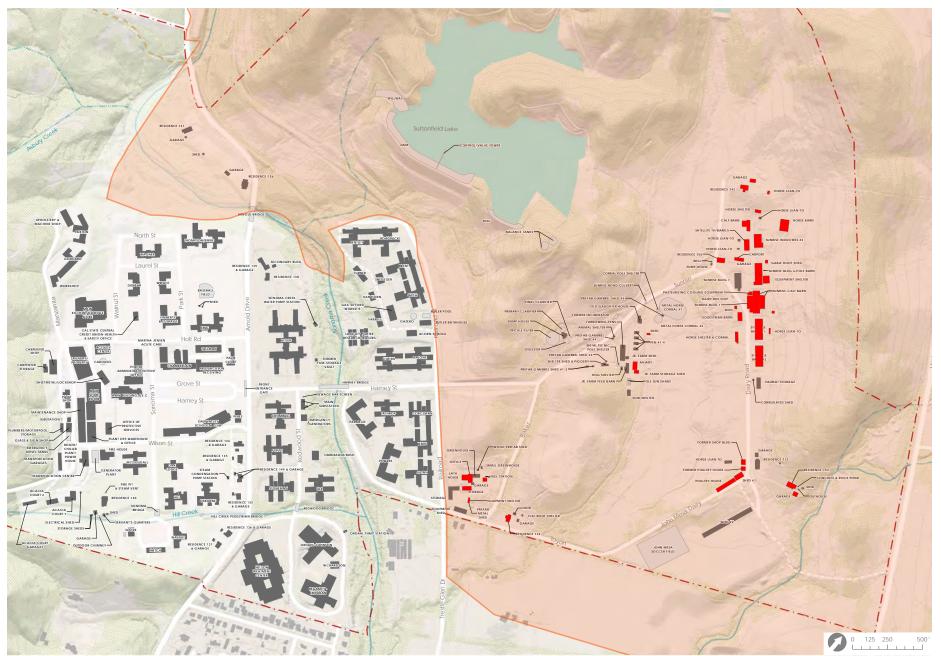


SDC Property line
Lakes
----- Ephemeral Streams
----- Perennial Streams
---- Intermittent Streams
---- Protected and Public Lands
----- Approximate Nuns Fire Burn Extents

Note: An in -depth analysis of the fire damage has not been undertaken

Source: CalFire

# FIRE-DAMAGED BUILDINGS



LEGEND

Buildings

Structures

SDC Property

Destroyed Buildings from Nuns Fire

Approximate Nuns Fire Burn Extents

Note: An in -depth analysis of the fire damage has not been undertaken

Source: CalFire

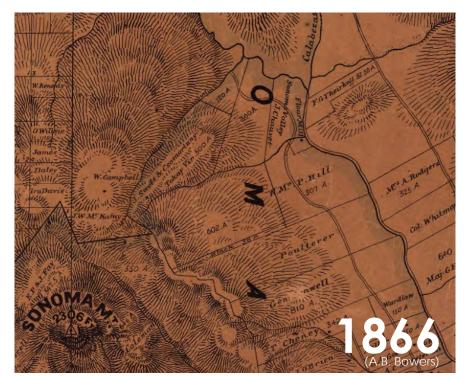


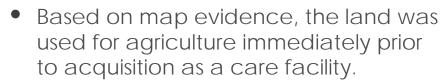
### HISTORY OF SDC



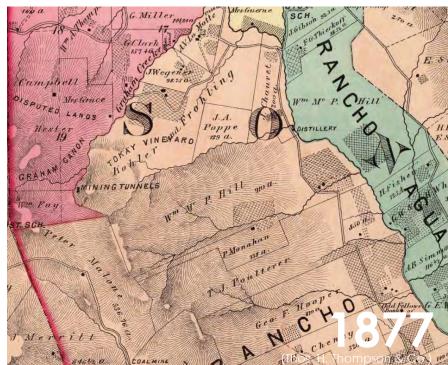
# HISTORY OF SDC ERA: PRE-1889

- The earliest known occupation in the region was about 11,300 years ago, based on an artifact from the Laguna de Santa Rosa. At that time the population would have likely been Yukian ancestors of the modern Wappo people.
- Pomo and Miwok ancestors moved into the area, compressing the Yukians into smaller territory.
- The Miwok controlled this area at the time of Californio incursion.
- Several archaeological sites on the property speak to this early use of the land by Native Americans, including a bedrock milling feature along Mill Creek, a scatter of stone tool making debris in the stable area, and a large habitation site along Asbury Creek.
- Prior to development as a home for the disabled, the property was part of two land grants, and there is evidence that timber was harvested.





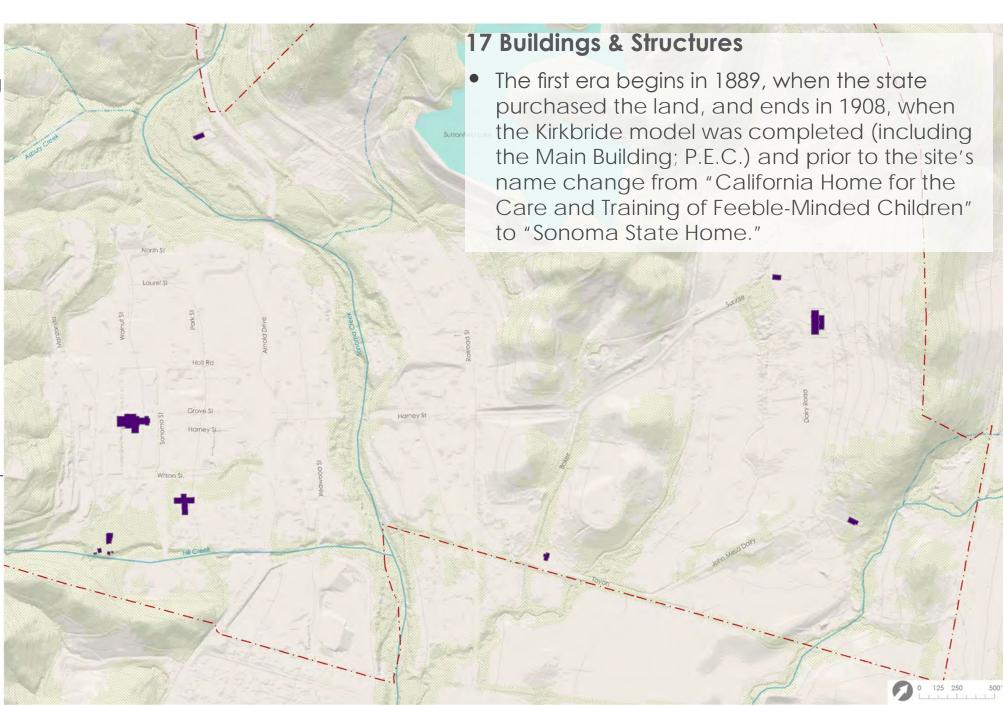
 Agriculture continued during the use as a care facility and evidence of this early use is seen in remnants of the orchard, and in the extensive historical dump along Sonoma Creek.



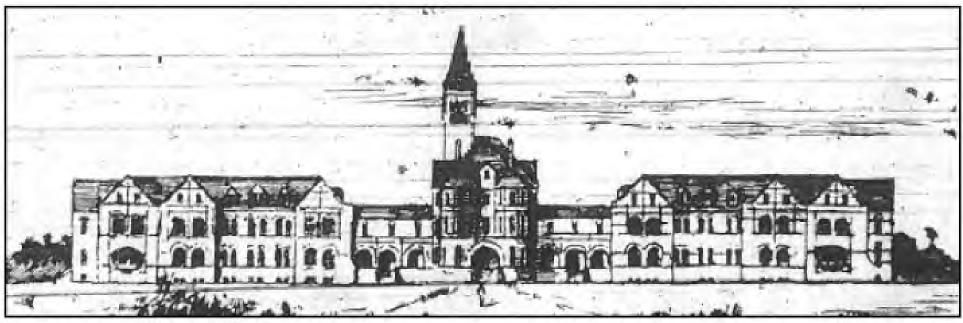


### ERA: 1889-1908

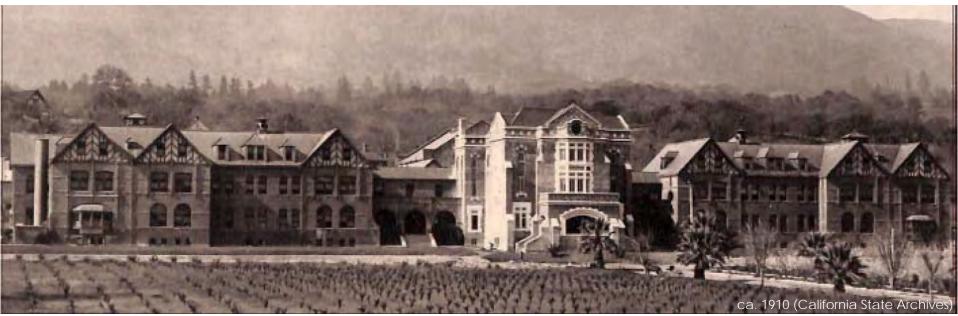
- Frances H. Bently and Julia M.
  Judah started the California
  Home for the Care and Training
  of Feeble-Minded Children in
  Vallejo, opening its doors to
  students on May 22, 1884.
- It became the first public facility for people with developmental disabilities in the western United States.
- The state took over operating the institution, moved to Santa Clara, and in 1889 purchased 1,670 acres located in the Sonoma Valley - the current location.
- Beginning in 1890, the Kirkbridemodel administration building was constructed in phases, completed in 1908 as the Main Building (P.E.C.).
- Very little building stock dating before the 1906 San Francisco earthquake remains.





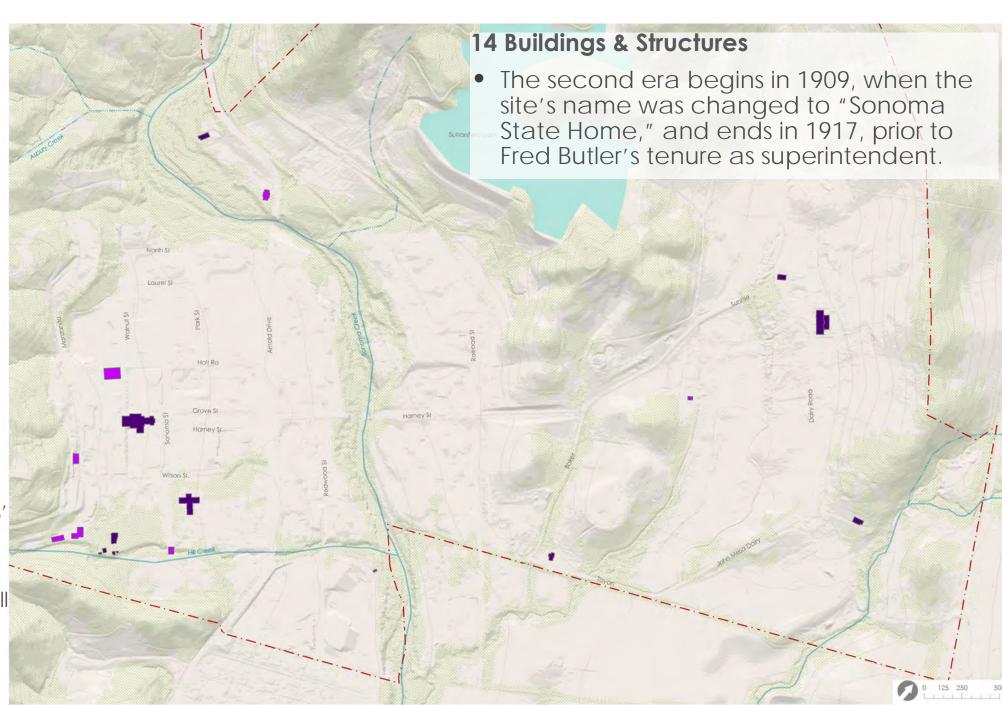






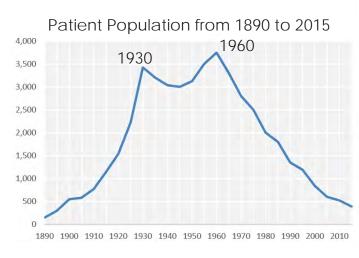
ERA: 1909-1917

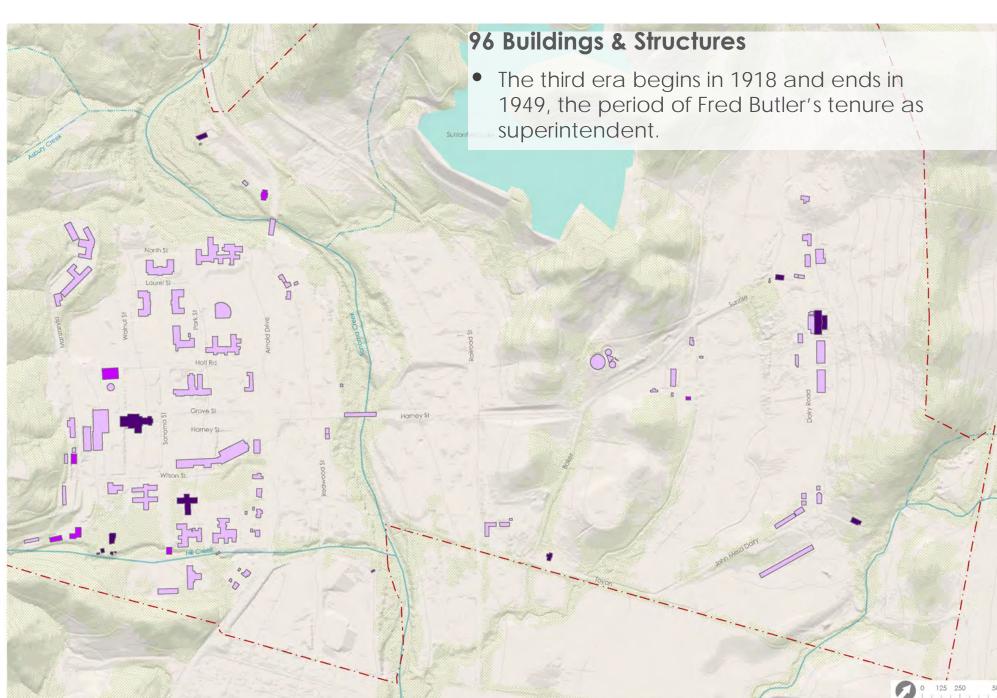
- Renamed to Sonoma State
   Home in 1909
- The Home transitioned early to constructing "cottage plan" treatment / residential buildings as it sought greater organization and segregation of its client population.
- By 1914, the Eldridge campus featured 37 buildings and in 1916, Superintendent William Dawson reported on new additions to the complex including a tubercular hospital (demolished), cannery (demolished), two barracks for male epileptics (demolished), girls' nursery building (demolished), and night nurses' dormitory (now known as Acacia Court 1).
- Note that Harney Street was still straight with no oval in 1916.



### ERA: 1918-1949

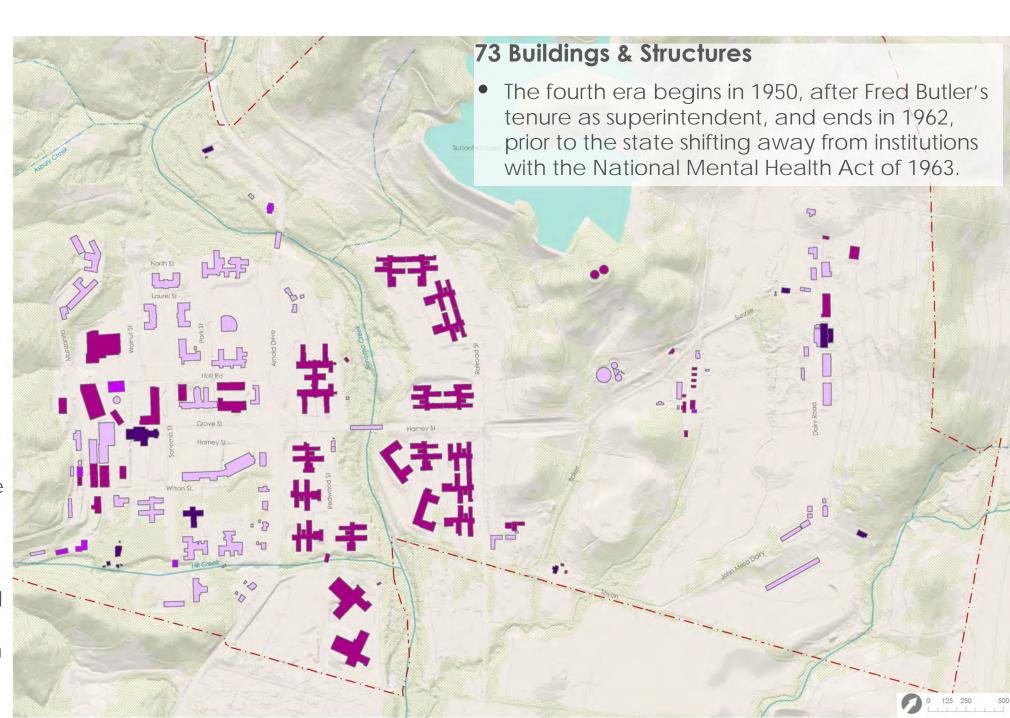
- The facility operated the nation's most active eugenic sterilization program under Superintendent Fred Butler (over 5,000 sterilizations between 1909 & 1950).
- In the early 1900s, the facility was nearly self-sufficient, supporting a dairy, walnut and fruit orchards, a farm, piggery, poultry house, and vegetable production.





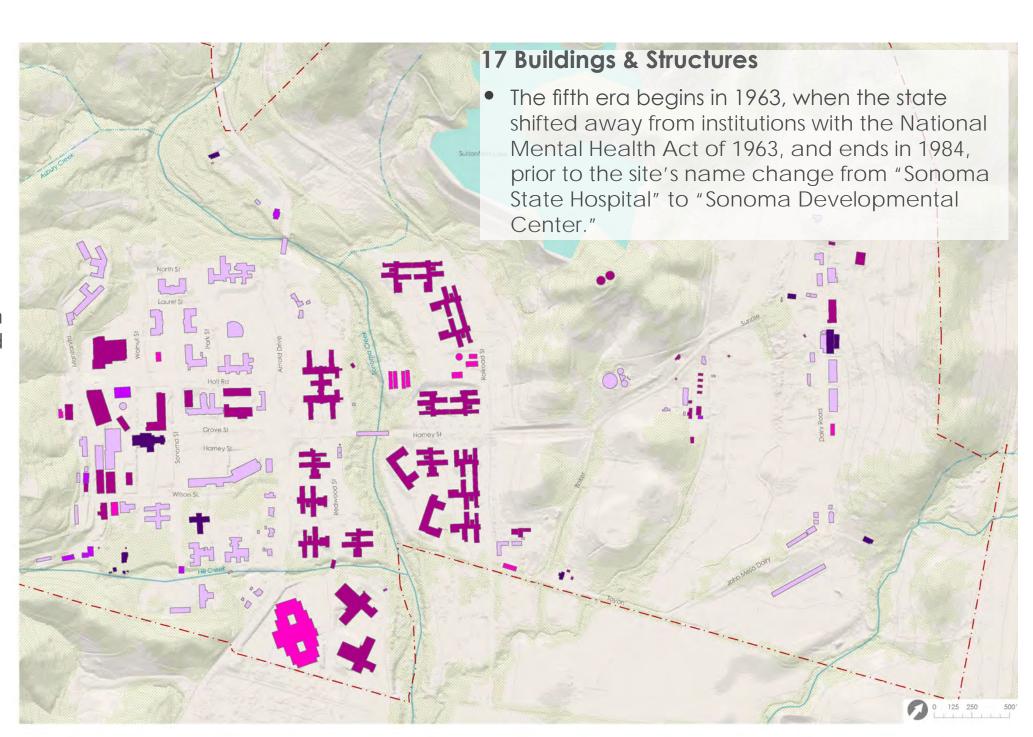
ERA: 1950-1962

- Superintendent Fred Butler retired in 1949, bringing on a new period with significantly less sterilizations.
- Renamed to Sonoma State Hospital in 1953.
- Most of the original Kirkbridemodel building was removed in 1955 – site plan shows the intention to remove the rest of the Main Building.
- Emphasis that the entire mental health program was being overhauled, rather than merely updated, and the last vestiges of the 19thcentury asylum mentality were cleared away to make room for modern client-centered treatment methods.
- Crowded conditions prevailed even as the state undertook an extensive building program for new wards and hospitals.



### ERA: 1963-1984

- Large institutions devoted to treating mental illness and developmental disabilities began to decline in the 1960s as the result of a national movement towards decentralized, communitybased care.
- Despite its overall declining client population, Sonoma State Hospital remained open into the present and provided valued services to long-time residents and their families.
- Two years after the founding of Special Olympics International in 1969, the first official Special Olympics program at Sonoma State Hospital was initiated.

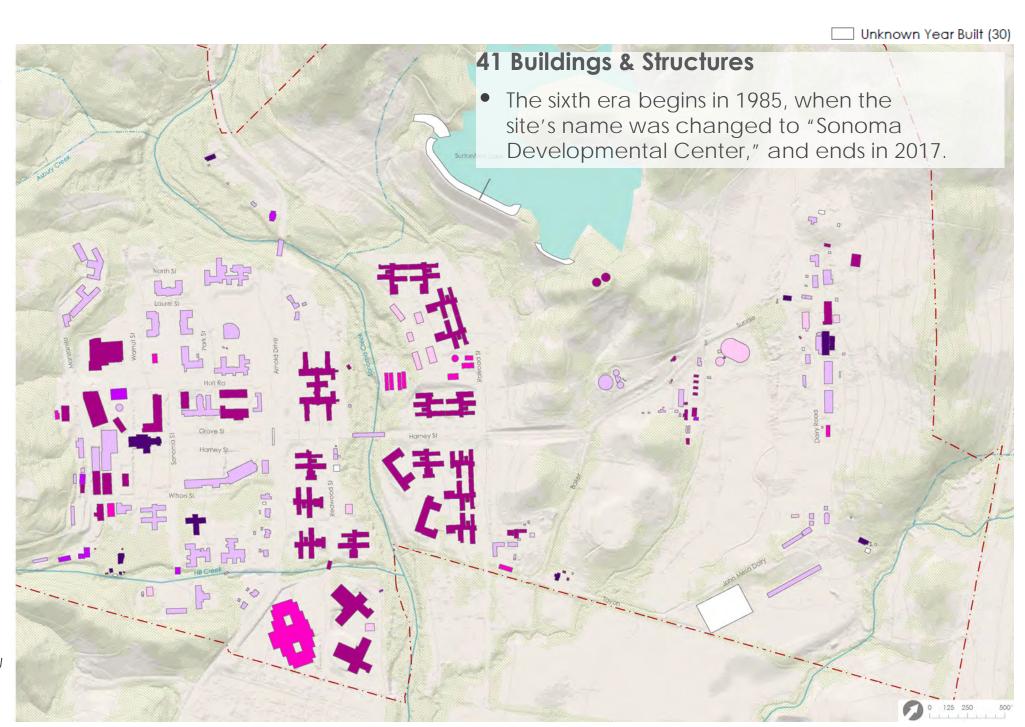


ERA: 1985-2017

Renamed to Sonoma
 Developmental Center in 1985

- Several hundred acres of surplus land were transferred in several parcels to the county and state park system, including a 2002 transfer of approximately 600 acres to Jack London State Park.
- Initially tended by both staff and clients, agriculture operations declined due to dwindling staff and clients and new perspectives about appropriate client labor.
- Today, remaining agricultural operations include the farm, which has animals used for client therapy and equestrian facilities used by staff and for horse boarding.

The history and information provided above is based on the Historical Resources Inventory and Evaluation Report: Sonoma Developmental Center by JRP Historical Consulting, LLC, dated May 2017





PRELIMINARY INFRASTRUCTURE ASSESSMENT (MEP/F/T)



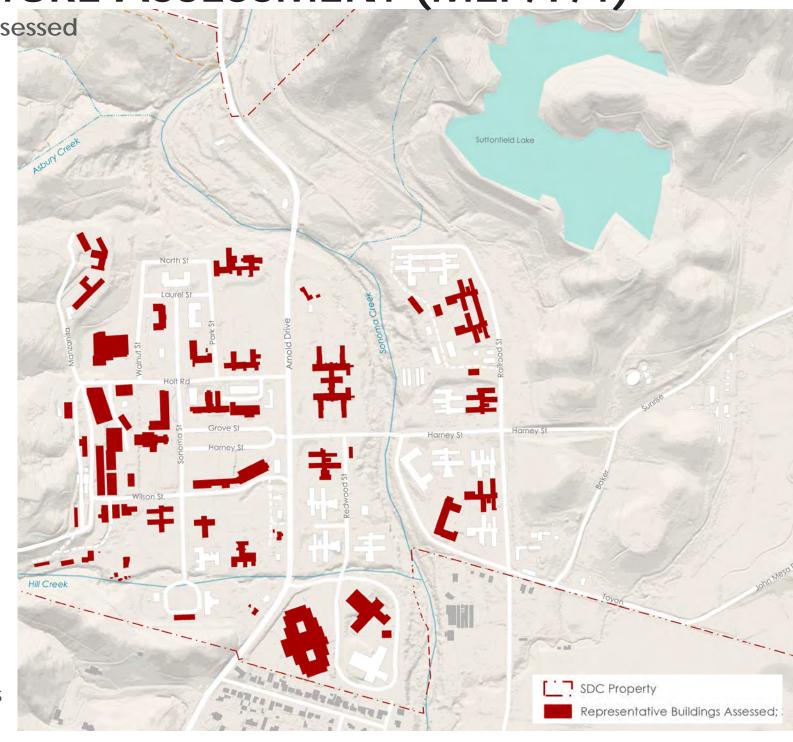






### **Building Selection Methodology**

- Interface Engineering MEPFT team went on-site for three days and inspected fifty three buildings.
- Buildings were selected to represent a cross-section of all buildings on-site.
- Selections were based on the date of construction and use of the buildings.
- Analysis considers infrastructure condition as it relates to potential future uses



# BUILDING UTILITY SYSTEMS ASSESSMENT (MEP/F/T) - SUMMARY

Legend	
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
Building's current system requires significant upgrade (SU) to meet current code	SU
System is obolete and will require upgrade/replacement of major equipment for future use	0
N/A - building was not reviewed or does not have system to review	NA

	C.U.P Boiler/Chiller Plant BMS Control Station	erator Pl	Substation	s wareho	Iransportation Garages	nance Shop*		Shop*	Sheetmetal / Lock-shop*	Carpenter Shop*	Laundry / Property*	Upholstery & Machine shop*	Goddard* Paxton*		louse*	Office of Protective Services	k Valley School and Gym*	Acorn School (Program 6 Office)	ity Center*	Main Kitchen/Eldridge Store*	Langley Poerter Research Trailers	Snedeger*	Dunbar*	Powers	Richardson	Nelson Treatment Center*	Ordahl/Johnson **	Hatch*	Turner B & A	Oak Lodge*	Butler*	Chamberlain*	P.E.C. Main Building	Porter Administration/ Post Office*	Finnerty & Storage*	Fredrickson Receiving*	mpson/Bane	King*	Brent/Smith*	* 0 C C C	Bemis*	Commell*		Osporne	McDougall*	Acacia Court buildings *	our*	Residence 137*	sidence 1	sidence 140°	sidence 1	
Mechanical	SU SL	JSU	SU	$\circ$	N/	A 0	NΑ	0	0	0	0	0	0 0	(	$\circ$	$\supset  $	0 :	SU	0 :	SU	0	0	0	0	0	0	0	0	SU	0	0	0	0	О	O	0	0	0	0	0	0	0			0	0	0	NΑ	0	0	0	
Electrical	SU SL	JSU	SU	SU S	U SL	JSU	JSU	SU	SU	SU	SU	SU	SU SU	S	SU N	1U S	SU :	SU S	SU :	SU	SU	SU	SU	SU :	SU	SU	SU	SU	SU	SU	SU	SU	0	SU	SU	SU	SU	SU	SU	SL	J SL	J SL	JSI	U S	SU	SU	SU	SU	SU	SU	JSU	4
Plumbing	SU NA	A SU	NA	SU S	U SL	J SU	J NA	A SU	SU	SU	SU	SU	SU SU	N	⁄U N	1U S	SU :	SU S	SU :	SU	SU	SU	SU	SU :	SU	SU	SU	SU	SU	SU	SU	SU	0	SU	SU	SU	SU	SU	SU	SL	J SL	J SL	JSI	U S	SU	SU	SU	SU	SU	SU	JSU	
Technology	NA NA	A NA	NA	SU N	A NA	A NA	A SU	0	0	0	SU	0	SU SU	(		SU S	SU S	SU	0	SU	0	SU	0	SU S	SU	SU	SU	SU	0	SU	SU	SU	0	SU	0	SU	SU	SU	SU	SL	J SL	J SL	JSI	U S	SU	0	SU	0	0	0	0	
Fire Life Safety	NA NA	A NA	0	SU N	A NA	A SU	JSU	SU	SU	SU	SU	NA	NA NA	S	N US	IA S	SU	0 1	1 AI	VΑ	NA	O	0	SU	0	MU	MU	О	MU	SU	SU	0	NA	MU	NA	SU	SU	SU	SU	SL	J SL	M	J SI	U S	SU	SU	0	0	0	0	О	

<sup>\*</sup>Building heating is connected to CUP steam and will be rendered obsolete if CUP steam generation is taken off-line

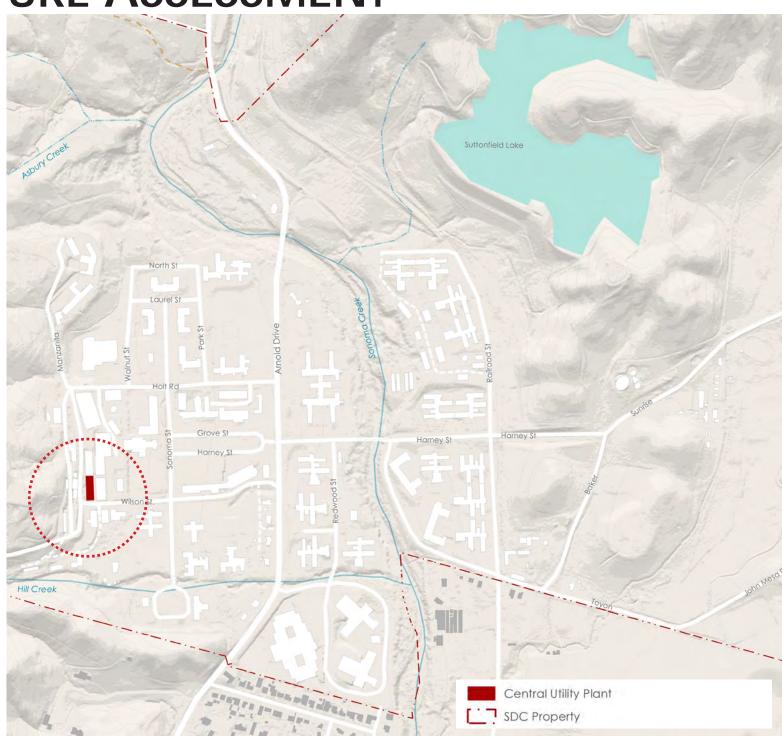
<sup>\*\*</sup> Evaluation of Mechanical Plumbing and Fire/Life Safety is based on Nelson Treatment Center since they were constructed only 6 years apart in the modern architectural style and using the the same construction type. Electrical and Technology were evaluated on site.

Central Utility Plant (CUP)









Central Utility Plant (CUP)

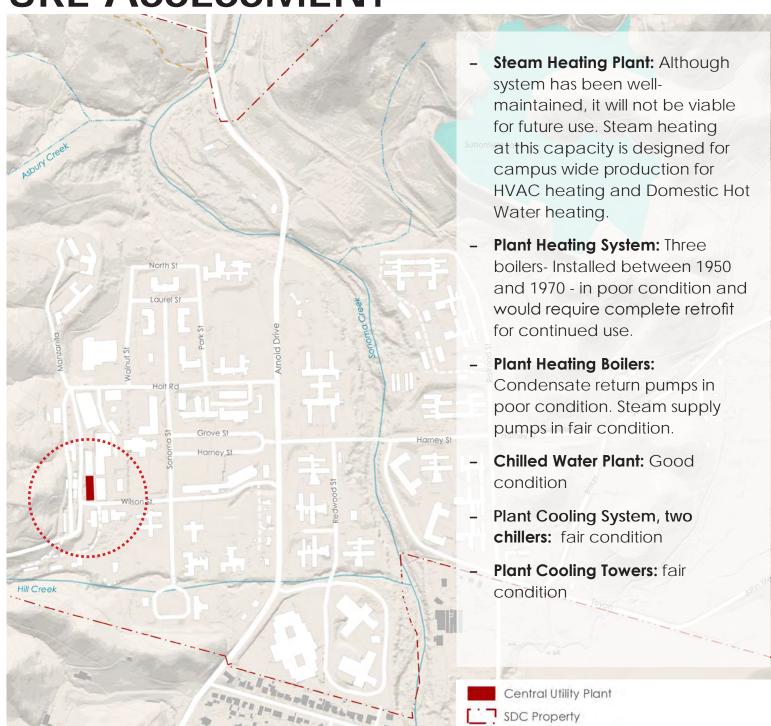
#### **Evaluation Metrics**

Legend	
New Equipment	N
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	Ο

#### **Condition Evaluation**

CUP - Chilled Water System - Overall	MU
Cooling Tower	SU
Water Source Chillers	MU
Chilled water pumps - primary/secondary (6)	SU

CUP - Steam System - Overall	0
Boilers (4)	0
Steam pumps	0
Condensate pumps	0



SITE DISTRIBUTION: Central Utility Plant- Steam

### **Evaluation Metrics**

Legend	
New Equipment	N
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	0

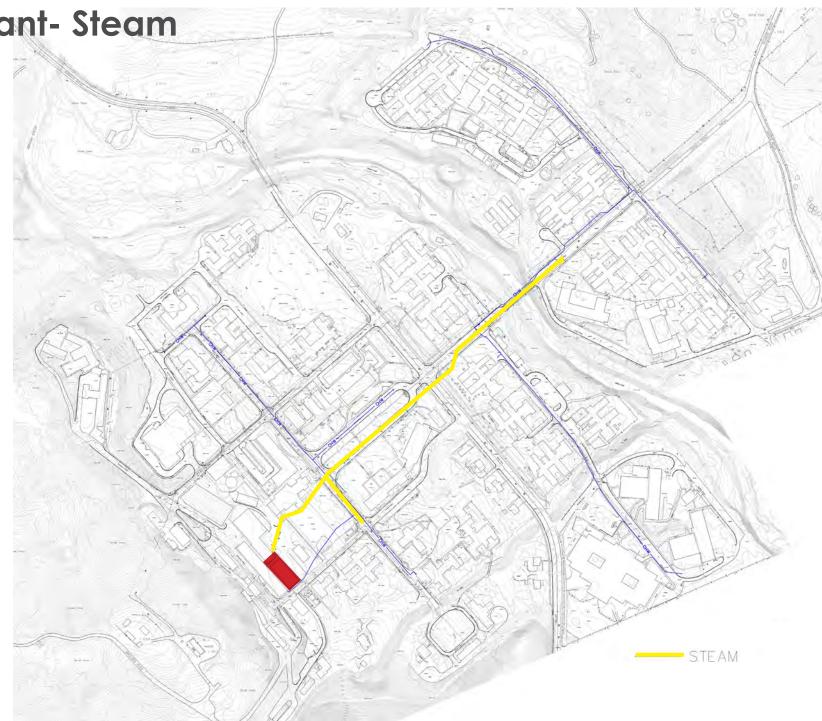
#### **Condition Evaluation**

Infrastructure Site Distribution

Steam water distribution piping

0

 System not expected to have continued use without overhaul or replacement of most major equipment and pipe routing.



SITE DISTRIBUTION: Central Utility Plant- Chilled Water

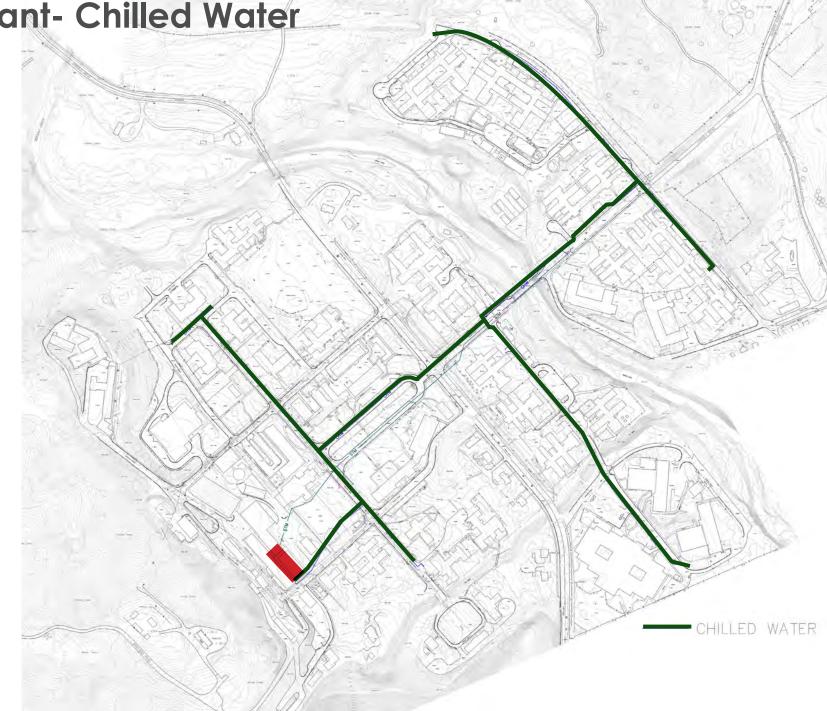
### **Evaluation Metrics**

Legend	
New Equipment	Ν
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	0

#### **Condition Evaluation**

Steam distribution piping	0
Chilled water distribution piping	SU

- o **CUP chilled water system:** Major equipment replacement needed within ten years.
- Chilled water distribution pipes in fair to poor condition entering buildings served will require extensive investigation and expected repair for continued use across the campus



SITE DISTRIBUTION: Electrical

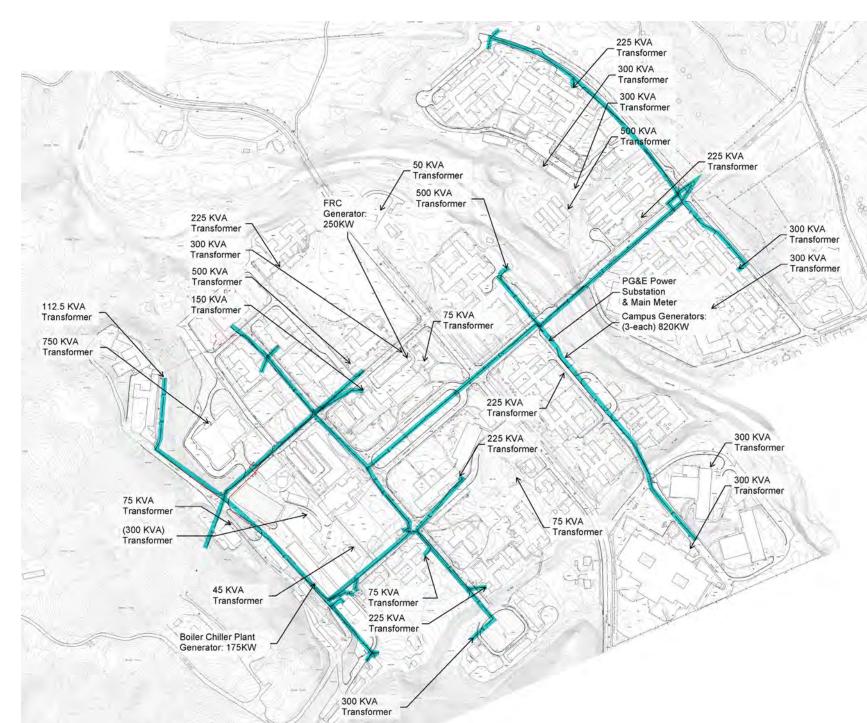
#### **Evaluation Metrics**

Legend	
New Equipment	Ν
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	0

#### **Condition Evaluation**

Steam distribution piping	0
Chilled water distribution piping	SU
Electrical	SU

- O **Site Electrical Distribution:** Any additional loads in future will require significant system upgrade.
- O **Building Electrical Distribution:** fair condition upgrading of branch circuits and devices is required for future use.
- O **Indoor lighting** fair condition complete upgrading of LED type luminaries and automatic controls will be required future use.
- O **Outdoor Lighting** fair condition complete upgrading of LED type luminaries and automatic control will be required for future use.



**SITE DISTRIBUTION: Telecommunications** 

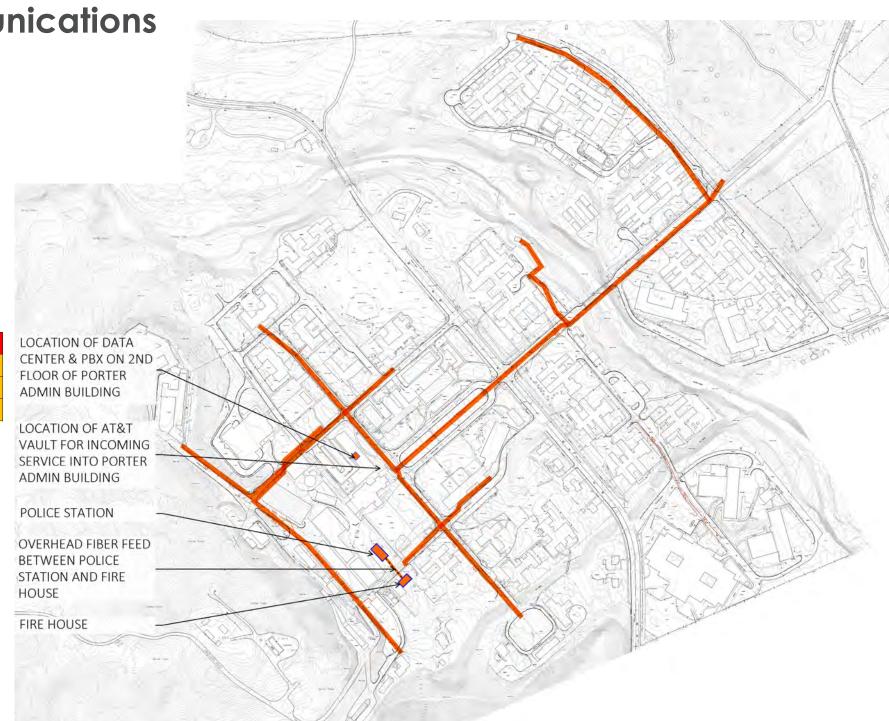
#### **Evaluation Metrics**

Legend	
New Equipment	Ν
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	0

### **Condition Evaluation**

Steam distribution piping	0
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU

- O **Site Central Hub:** Fiber upgraded within past 10 years currently feeds only one building onsite which distributes to other selected buildings (owned by SDC).
- O **Site Distribution:** Future use with multiple services will require additional new services to be brought to site in coordination with a service provider.
- O **Building Cabling:** Cabling is mainly outdated and requires upgrade.



**SITE DISTRIBUTION: Domestic Water** 

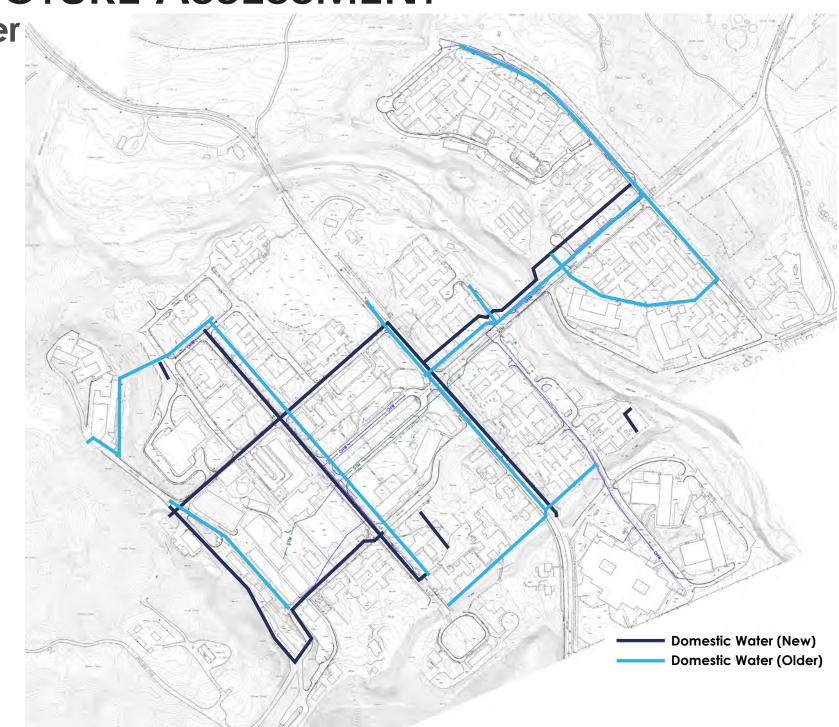
### **Evaluation Metrics**

Legend	
New Equipment	Ν
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	0

#### **Condition Evaluation**

Steam distribution piping	0
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
Domestic Water	MU

- O **Primary Distribution:** The primary distribution system has 30-50 years of expected life.
- O **Secondary Distribution:** Pipe infrastructure is beyond its useful life.
- O **Building Services:** Will require replacement at the time of building renovation.



PRELIMINARY INFRASTRUCTURE ASSESSMENT SITE DISTRIBUTION: Water Supply + Treatment

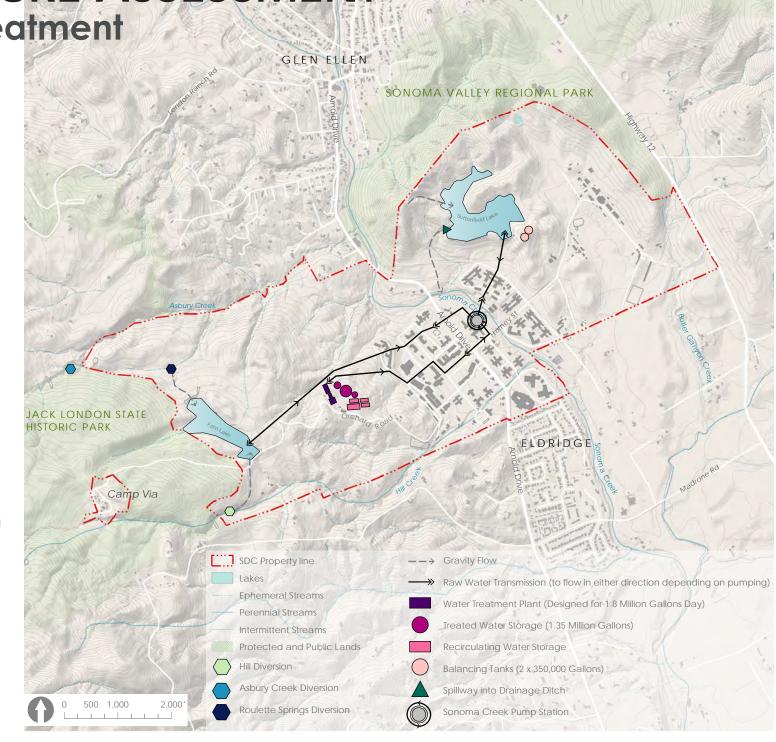
#### **Evaluation Metrics**

Legend	
New Equipment	N
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	Ο

#### **Condition Evaluation**

Infrastructure Site Distribution	
Steam distribution piping	0
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
Domestic Water	MU
Water Supply/ Treatment	MU

- O **Water Supply:** The age and condition of the dams, transmission pipelines and pump stations present maintenance and operations requirements that will eventually require capital improvement investment.
- O **Water Treatment:** The Water Treatment Plant is old and will need upgrading over time which will be costly and will pose a burden on a future operator without an infusion of capital.



# SITE INFRASTRUCTURE ASSESSMENT

**Sanitary Sewer** 

Legend	
New Equipment	N
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	0

### **Condition Evaluation**

CUP - Chilled Water System - Overall	MU
CUP - Steam System - Overall	0
Infrastructure Site Distribution	
Steam distribution piping	0
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
Domestic Water	MU
Water Supply/ Treatment	MU
Sanitary Sewer	0



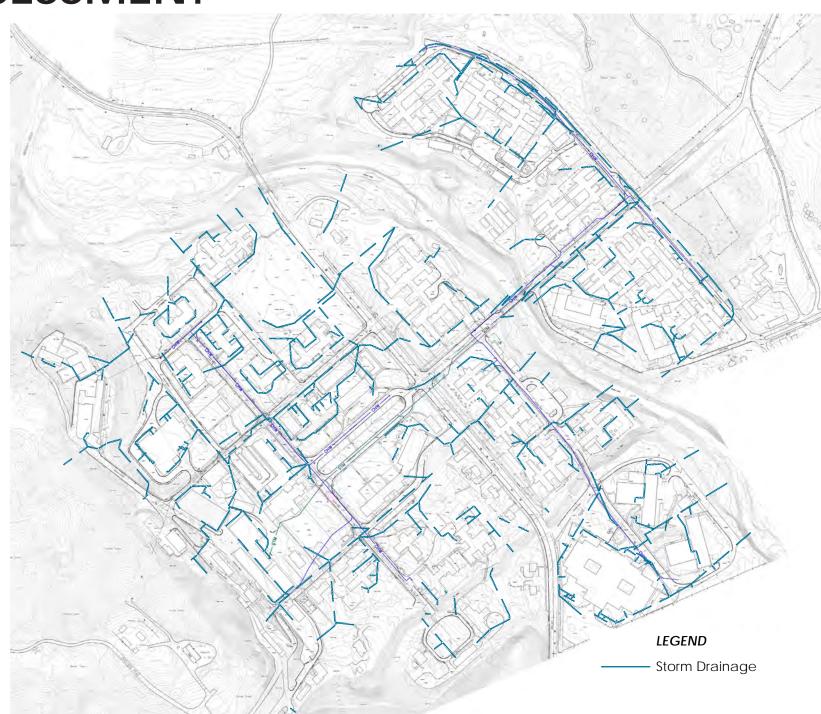
# SITE INFRASTRUCTURE ASSESSMENT

Storm Drainage

Legend	
New Equipment	Ν
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	О

#### **Condition Evaluation**

CUP - Chilled Water System - Overall			
CUP - Steam System - Overall	0		
Infrastructure Site Distribution			
Steam distribution piping	0		
Chilled water distribution piping	SU		
Electrical	SU		
Telecom	SU		
Domestic Water	MU		
Water Supply/ Treatment	MU		
Sanitary Sewer	0		
Storm Drainage	0		



# COMBINED BUILDING UTILITY AND SITE INFRASTRUCTURE SYSTEMS

Legend	
New Equipment	N
System will require minimum upgrade (MI) to meet current code	MI
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obolete (O) and will require replacement of major equipment for future use	

#### **Condition Evaluation**

CUP - Chilled Water System - Overall	MU
CUP - Steam System - Overall	0
Infrastructure Site Distribution	
Steam distribution piping	O
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
Domestic Water	MU
Water Supply/ Treatment	MU
Sanitary Sewer	0
Storm Drainage	O



### ROUGH ORDER OF MAGNITUDE COST ESTIMATES, ASSUMPTIONS AND LIMITATIONS

Cost Estimates: Rough Order of Magnitude ("ROM") Estimates, are made prior to undertaking project design.

o The variance between ROM and actual costs can be significant. Cost estimation is more reliable when cost estimates are based upon an approved set of construction drawings and specifications and the estimate has been prepared by a qualified building contractor.

#### **Basic Assumptions**

- o The ROM provided herein assumes significant economies of scale and construction commencing immediately to be completed in no more than two years. ROM is expressed in current dollars which escalated by 5% to the mid-point of construction.
- o ROM is based on pre-fire conditions; an in-depth analysis of the fire damage has not been undertaken.

#### **Funding Sources**

o The ROM assumes privately funded construction for non-public uses. Public sources of funding or public uses may have prevailing wage requirements requiring different assumptions.

#### Central Utility Plant ("CUP") and other Major Infrastructure

o The feasibility of a CUP depends upon future building and land uses and intensity of development. Water treatment plant upgrades, storm water detention and treatment systems, sewer lift station requirements, and any associated maintenance and operational costs are not included.

#### Other Variables: A number of factors can impact costs, including but not limited to:

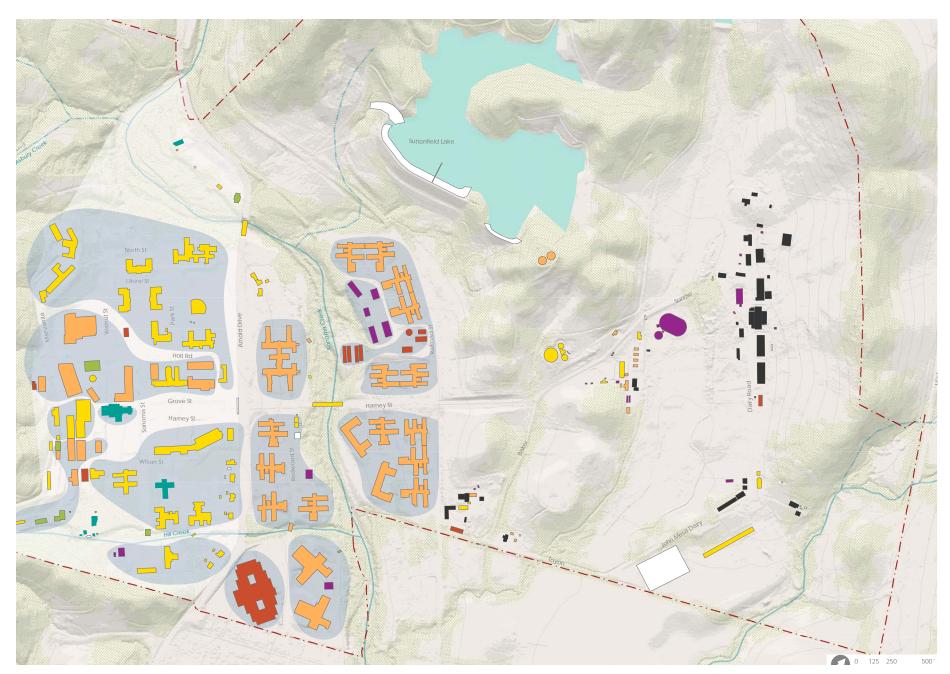
- Economies of scale; physical properties of soil determined by geotechnical investigations; hazardous materials testing results and remediation; preservation goals; changes in building and land use; compliance with building code requirements and local design guidelines; construction timing or phasing; inflation and economic conditions; labor or material shortages; soft costs including permits and fees; public and quasi-public infrastructure capacity; and, intensity of development.
- ROM cost estimates for utility upgrades and site work are subject to the following additional qualifications: Due to undefined scope and timing, which are highly speculative at this point, the ROM does not account for cost escalation during project design and engineering, CEQA compliance, plan review and permitting, contracting, or demolition of existing infrastructure or improvements. ROM excludes cost estimates for construction of buildings and supporting structures.
- o ROM cost estimates for building rehab and infrastructure upgrades are subject to the following additional qualifications: Without program data, test-fit studies, and other investigations, it is impossible to determine the suitability of specific buildings or building sites for particular uses. ROM assumes economies of scale for utility upgrades and site work. Phased construction will result in higher costs.

# CONCEPTUAL COST ESTIMATE \*\* Utility Upgrades & Site Work

			Electrical/	Domestic	Roadways/	Landscape/	Scope		
	Gross	Central Utility	Tele/ Data/	Water/	Sidewalks/	Signage/	Contingency		ponent Sum
Infrastructure Assessment	SF	Plant	Security	Storm/Sewer	Curb/ Gutter	Lighting		\$/SF	Total
Construction Costs									
	1044000	ф00 0FF 000	ФО 100 000	ΦΕ 140 000	<b># 4 400 500</b>	<b>440 540 000</b>	ФО 110 000		<b>\$00,005,500</b>
Materials, Labor & Equipment	1,244,000	\$30,855,000	\$9,129,000	\$5,149,000	\$4,182,500	\$10,510,000	\$3,110,000		\$62,935,500
Total Construction Costs	1,244,000	\$30,855,000	\$9,129,000	\$5,149,000	\$4,182,500	\$10,510,000	\$3,110,000	\$51.00	\$62,935,500
General Contractor Costs									
Estimating Contingency		\$3,085,500	\$912,900	\$514,900	\$418,250	\$1,051,000	\$311,000		\$6,293,550
General Conditions		\$4,242,563	\$1,255,238	\$707,988	\$575,094	\$1,445,125	\$427,625		\$8,653,631
Overhead & Profit Insurance & Bonds		\$3,245,560 \$1,035,716	\$960,257 \$306,435	\$541,610 \$172,837	\$439,947 \$140,395	\$1,105,521 \$352,791	\$327,133 \$104,394		\$6,620,028 \$2,112,568
Escalation (12 Months)		\$2,123,217	\$628,191	\$17 <i>2</i> ,637 \$354,317	\$287,809	\$723,222	\$214,008		\$4,330,764
Escalation (12 Months)		ΨΖ,1ΖΟ,Ζ17	Ψ020,131	ψ <del>33-1,31</del> 7	Ψ207,003	Ψ1 Z3,ZZZ	ΨΖ14,000		ψ+,550,70+
Total Construction and General Contractor Costs	1,244,000	\$44,587,555	\$13,192,020	\$7,440,652	\$6,043,994	\$15,187,659	\$4,494,160	\$73.00	\$90,946,041
Soft Costs									
Planning/ Environmental		\$2,229,378	\$659,601	\$372,033	\$302,200	\$759,383	\$224,708		\$4,547,302
Building Fees		\$1,170,423	\$346,291	\$195,317	\$158,655	\$398,676	\$117,972		\$2,387,334
Utility Fees Architectural, Structural, MEPS		\$2,399,368 \$4,030,938	\$709,896 \$1,192,625	\$400,400 \$672,672	\$325,242 \$546,407	\$817,286 \$1,373,040	\$241,842 \$406,295		\$4,894,034 \$8,221,977
Project Administration		\$1,632,530	\$483,013	\$272,432	\$221,295	\$556,081	\$164,549		\$3,329,901
1 Tojout Administration		Ψ1,002,000	ψ 100,010	ΨΖ1Ζ, 10Ζ	Ψ221,200	Ψ000,001	Ψ10 1,040		ψ0,020,001
Total - Project Costs	1,244,000	\$56,050,192	\$16,583,445	\$9,353,506	\$7,597,794	\$19,092,125	\$5,649,525	\$92.00	\$114,326,588

<sup>\*\*</sup> Subject to Rough Order of Magnitude Cost Estimates, Assumptions and Limitations as noted on slide #75

# **BUILDING ERAS**



#### LEGEND

#### 1889 to 1908 (17)

The first era begins in 1889, when the state purchased the land, and ends in 1908, when the Kirkbride model was completed (Including the Main Building: P.E.C.) and prior to the site's name change from "California Home for the Care and Training of Feeble Minded Children" to "Sonoma State Home."

#### 1909 to 1917 (14)

The second era begins in 1909, when the site's name was changed to "Sonoma State Home," and ends in 1917, prior to Fred Butler's tenure as superintendent.

#### 1918 to 1949 (96)

The third era begins in 1918 and ends in 1949, which is the period of Fred Butler's tenure as superintendent.

#### 1950 to 1962 (73)

The fourth era begins in 1950, after Fred Butler's tenure as superintendent, and ends in 1962, prior to the state shifting away from institutions with the National Mental Health Act of 1963. During this era, the site's name was changed from "Sonoma State Home" to "Sonoma State Hospital" (in 1953).

#### 1963 to 1984 (17)

The fifth era begins in 1963, when the state shifted away from institutions with the National Mental Health Act of 1963, and ends in 1984, prior to the site's name change from "Sonoma State Hospital" to "Sonoma Developmental Center."

1985 to 2017 (41)
The sixth era begins in 1985, when the site's name was changed to "Sonoma Developmental Center," and ends with 2017, the present.

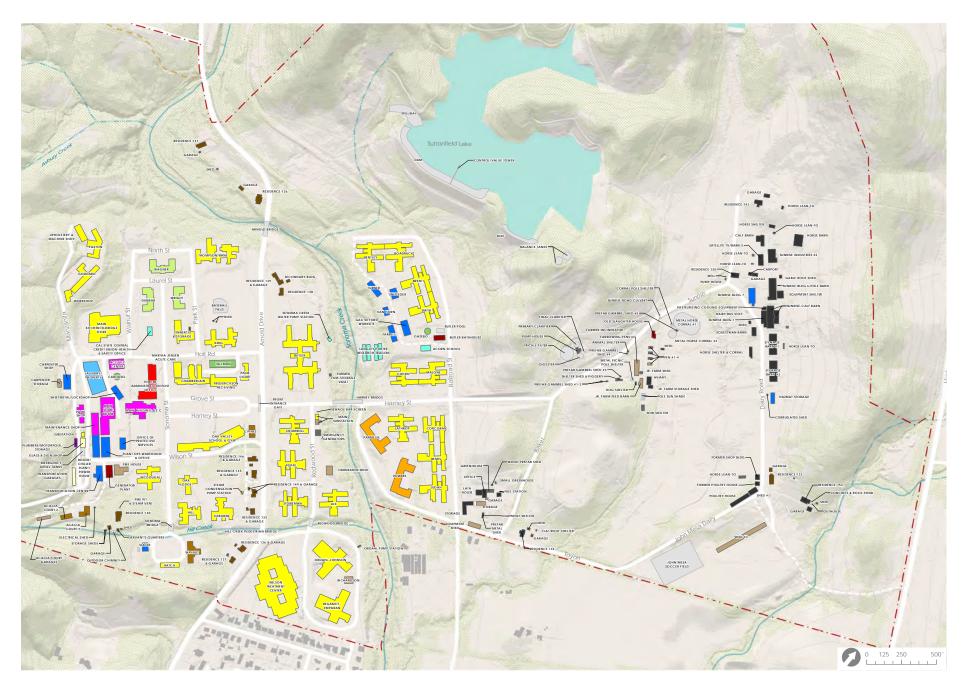
#### Building/Structure Destroyed by Fires

Unknown Year Built (30)

#### SDC Property

Page & Turnbull, JRP Consulting, USGS, GreenInfo Network, Sonoma Ecology Center,

# PRIMARY BUILDING STRUCTURAL SYSTEM



#### LEGEND

- W1: WOOD LIGHT FRAME (SINGLE FAMILY DWELLING)
- W1a: WOOD LIGHT FRAME (MULTI-FAMILY DWELLING)
- W2: WOOD LIGHT FRAME (COMMERCIAL OR INDUSTRIAL)
- S3: STEEL LIGHT FRAME (PRE-ENGINEERED STEEL BUILDING)
- S4: STEEL LIGHT FRAME (PRE-ENGINEERED

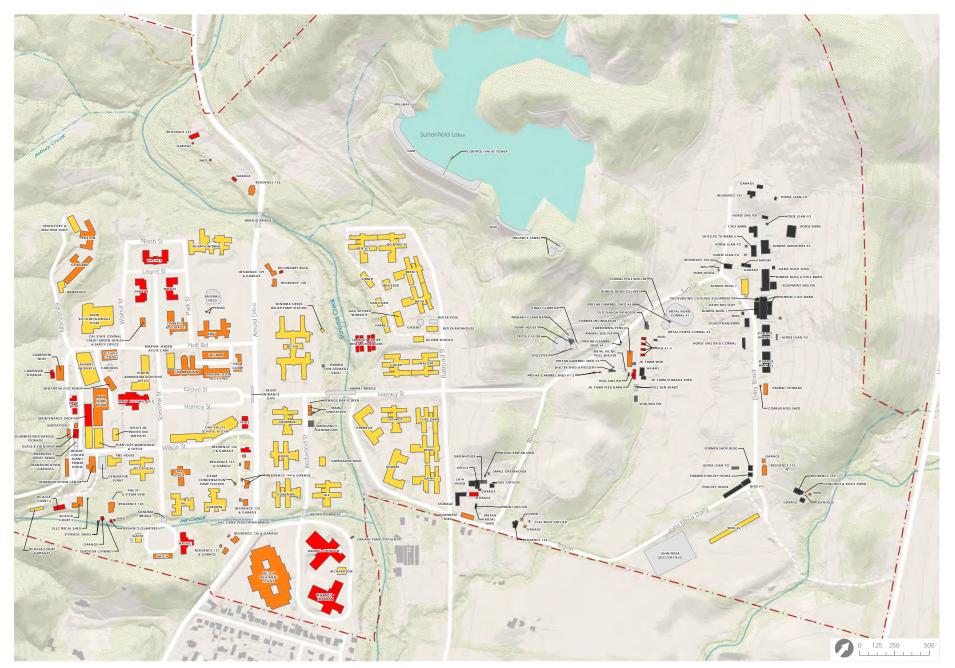
  STEEL BUILDING) & CONCRETE SHEAR

  WALLS
- C2: CONCRETE SHEAR WALLS
  - C2: CONCRETE SHEAR WALLS & W2:
- WOOD LIGHT FRAME (COMMERCIAL AND INDUSTRIAL)
- PC1: PRECAST OR TILT UP CONCRETE SHEAR WALL
- RM2: REINFORCED MASONRY BEARING WALLS
- RM1: REINFORCED MASONRY BEARING WALLS WITH FLEXIBLE DIAPHRAGMS
- URM: UNREINFORCED MASONRY BEARING WALLS
  - **URM: UNREINFORCED MASONRY**
- BEARING WALLS & W2: WOOD FRAME (COMMERCIAL AND INDUSTRIAL)
- MH: MANUFACTURED HOUSING
- UNIDENTIFIED FEMA TYPE
- UNKNOWN
- Structure Not Evaluated
- Building Not Evaluated
- Building/Structure Destroyed by Fires
- SDC Property

Source

Page & Turnbull, JRP Historical Consulting, USGS, GreenInfo Network, Sonoma Ecology Center, WRT

# STRUCTURAL CONDITION & SEISMIC ASSESSMENT\*\*

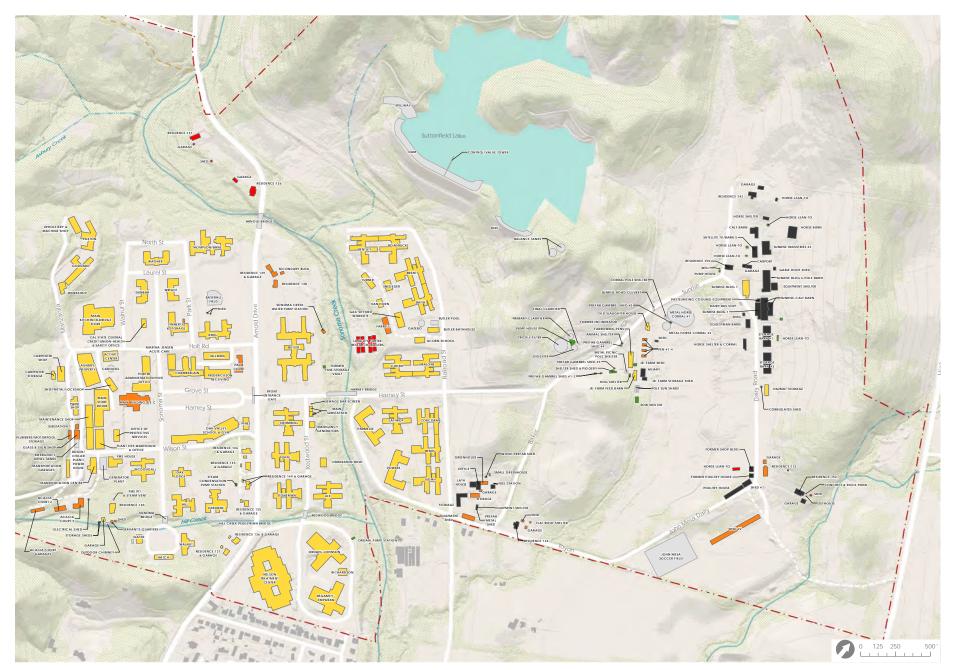


- Minimal Strengthening Required
- Standard Strengthening Required
- Major Strengthening Required
- Structure Not Evaluated
- Building Not Evaluated
- Building/Structure Destroyed by Fire
- SDC Property
- Minimal Strengthening = Recommended strengthening is comparatively less than requirements for a building with a similar structural system built in the same geographic area during the same era. In some cases, no strengthening is required to maintain current occupancy.
- Standard Strengthening = Recommended strengthening is typical for a building with a similar structural system built in the same geographic area during the same era.
- Major Strengthening = Recommended strengthening is comparatively greater than requirements for a building with a similar structural system built in the same geographic area during the same era. In some cases, the structure may not be economically feasible to restore and occupy.

\*\*The recommended level of structural strengthening shown may be significantly impacted either positively or negatively based on: More detailed structural investigations including the selective removal of nonstructural finishes, structural materials testing, or more detailed structural analysis; any proposed occupancy changes that would trigger compliance with the current California Building Code; any required remediation work by other disciplines impacting the structural system, such as hazardous materials mitigation; the building's historic classification and preservation goals, or other factors.

Sources: Page & Turnbull, JRP Historical Consulting, USGS, GreenInfo Network, Sonoma Ecology Center, WRT

# **EXTERIOR BUILDING ACCESSIBILITY\*\***



No Updates Required

Minimal Updates Required

Moderate Updates Required

Significant Updates Required

Structure Not Evaluated

Building Not Evaluated

Building/Structure Destroyed by Fire

SDC Property

The building site evaluation by Page & Turnbull summarizes exterior accessibility and feature conditions of the immediate site surrounding each building. The evaluation considers nearby parking, ramp access, and site features such as paths, walkways, stairs, entryways and building orientation. Updates required are qualified as minimal, moderate, or significant based on the relative site conditions.

**Minimal updates** are required where parking, walkways and building access are nearby, easily traversed and in good condition.

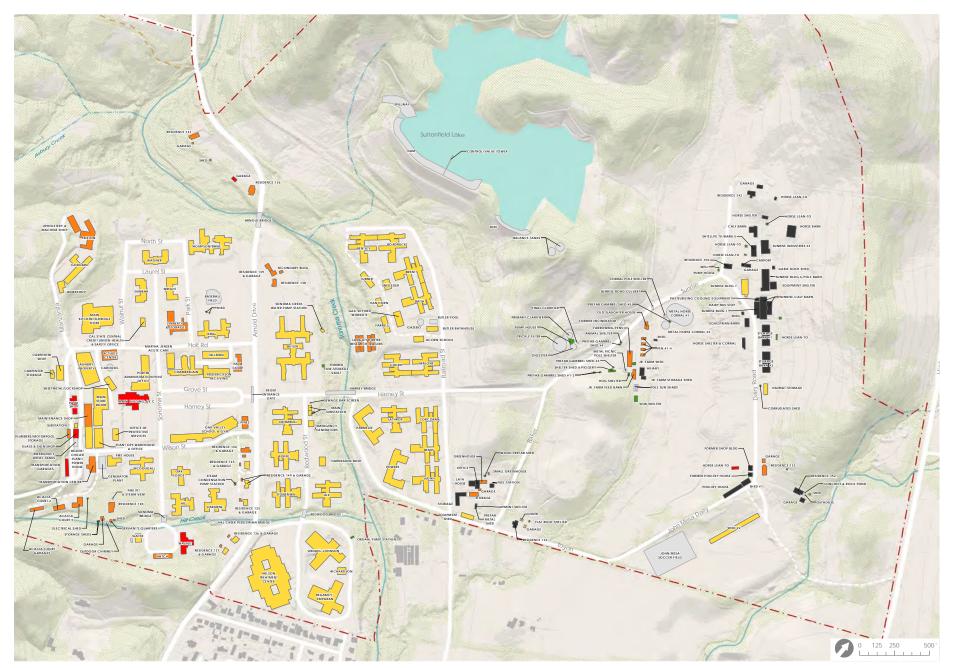
**Moderate updates** are required where parking, walkways, or building access vary in condition and remote location.

**Significant updates** are required where parking, walkways, and/or building access are remote or in poor condition.

\*\* Excludes interior accessibility. Analysis is based on preliminary rapid assessment only; required updates may change based on building use, occupancy, program requirements, preservation goals, or other factors.

Sources: Page & Turnbull, JRP Historical Consulting, USGS, GreenInfo Network, Sonoma Ecolog Center, WRT

# **BUILDING MATERIALS CONDITIONS\*\***



No Updates Required

Minimal Updates Required

Moderate Updates Required

Significant Updates Required

Structure Not Evaluated

Building Not Evaluated

Building/Structure Destroyed by Fire

SDC Property

The building architectural evaluation by Page & Turnbull reviews the major building elements and deterioration of the buildings. The evaluation provides an overall summary that considers materials condition of foundations, exterior and interior walls, roof, windows, and doors. It does not evaluate code compliance such as exiting, energy efficiency, etc. for any of these same elements.

Repairs are qualified as minimal, moderate, or significant based on the relative material condition of all elements of a particular building.

**Minimal Updates** is required where most materials are collectively in good condition.

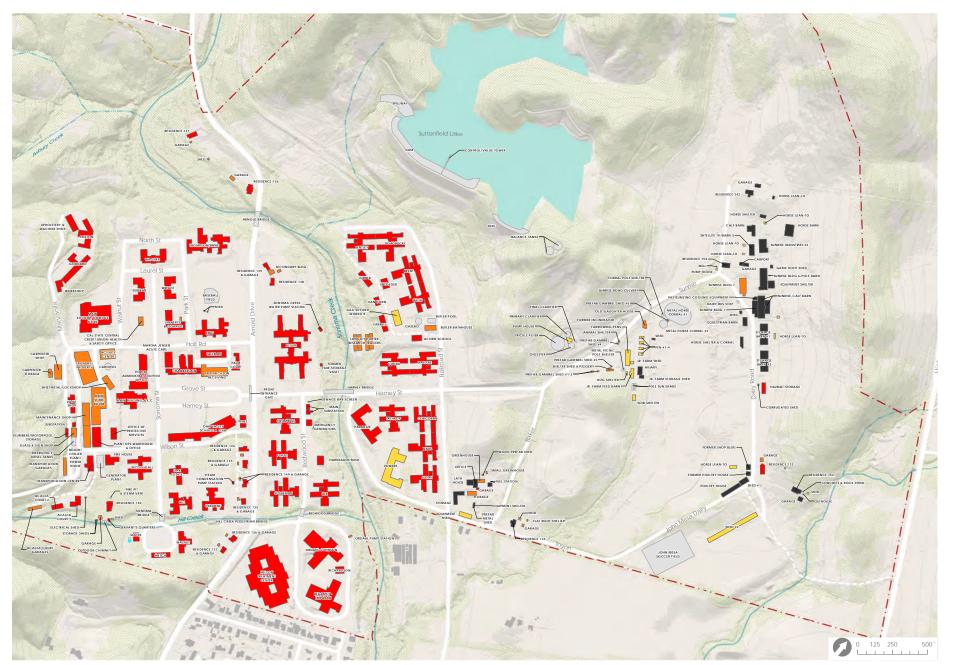
**Moderate Updates** is required where some of the major building elements are in poor condition.

**Significant Updates** is required where many or most materials are in poor condition.

\*\* Analysis is based on preliminary rapid assessment only; required repairs may change based on structural materials testing, presence of hazardous materials, preservation goals, code requirement for future use or other factors.

Sources: Page & Turnbull, JRP Historical Consulting, USGS, GreenInfo Network, Sonoma Ecolog Center, WRT

# **BUILDING HAZARDOUS MATERIALS**



#### **LEGEND**

\$0

\$0.01 - \$4.99

\$5.00 - \$17.99

\$18.00 plus

Structure Not Evaluated

Building Not Evaluated

Building/Structure Destroyed by Fires

SDC Property

VBA applied historical unit costs for the removal and abatement of various hazardous materials observed or presumed to exist to determine a preliminary budget for remediation. Influencing cost factors include the presence of surfacing asbestos materials, pipe insulation, the presence of asbestos debris in crawl spaces and the relative available access to these crawl spaces. As as result, the simple buildings and structures were assigned a cost of \$0-1/SF as a budget number. The highest per square foot estimated cost for building remediation as SDC is \$18-22, while the highest cost for utilitarian-type structures is \$89/SF for the landscape fuel station.

Sources:

Page & Turnbull, JRP Historical Consulting, USGS, GreenInfo Network, Sonoma Ecology

### ROUGH ORDER OF MAGNITUDE COST ESTIMATES, ASSUMPTIONS AND LIMITATIONS

Cost Estimates: Rough Order of Magnitude ("ROM") Estimates, are made prior to undertaking project design.

o The variance between ROM and actual costs can be significant. Cost estimation is more reliable when cost estimates are based upon an approved set of construction drawings and specifications and the estimate has been prepared by a qualified building contractor.

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- o ROM is based on pre-fire conditions; an in-depth analysis of the fire damage has not been undertaken.

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o The feasibility of a CUP depends upon future building and land uses and intensity of development. Water treatment plant upgrades, storm water detention and treatment systems, sewer lift station requirements, and any associated maintenance and operational costs are not included.

#### Other Variables: A number of factors can impact costs, including but not limited to:

- Economies of scale; physical properties of soil determined by geotechnical investigations; hazardous materials testing results and remediation; preservation goals; changes in building and land use; compliance with building code requirements and local design guidelines; construction timing or phasing; inflation and economic conditions; labor or material shortages; soft costs including permits and fees; public and quasi-public infrastructure capacity; and, intensity of development.
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- o ROM cost estimates for building rehab and infrastructure upgrades are subject to the following additional qualifications: Without program data, test-fit studies, and other investigations, it is impossible to determine the suitability of specific buildings or building sites for particular uses. ROM assumes economies of scale for utility upgrades and site work. Phased construction will result in higher costs.

# **BUILDING CONDITION REVIEW**

### ROUGH ORDER OF MAGNITUDE COST ESTIMATE\*\* FOR BUILDING REHAB AND INFRASTRUCTURE UPGRADES

Land	Land Uses w/ Market Demand New Construction		1889 - 1908 Era		1909 - 1917 Era		1918 - 1949 Era		1950-1962 Era		1963-1984 Era		Single Family Homes - (no particular Era)			
ESTIM	ESTIMATE DATE: MARCH 2, 2018		\$/ SF		\$/ SF		\$/ SF		\$/ SF		\$/ SF		\$/ SF		\$/ SF	
		Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	
se	Residential Multi-family	\$330	\$450	\$480	\$730	\$480	\$840	\$450	\$830	\$470	\$870	\$470	\$860	\$390	\$700	
/ Us	Residential Single Family	\$310	\$420	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$360	\$660	
ant ,	Residential Continuing Care	\$470	\$630	\$500	\$760	\$500	\$880	\$470	\$860	\$490	\$910	\$490	\$890	\$400	\$730	
Ten	Commercial Office / Institutional	\$430	\$580	\$360	\$550	\$360	\$630	\$340	\$620	\$350	\$650	\$350	\$640	\$290	\$530	
ıtial	Light Industrial / Fabrication	\$300	\$410	n/a	n/a	\$340	\$600	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Poter	Lodging / Conference	\$590	\$800	\$510	\$790	\$510	\$910	\$490	\$900	\$510	\$940	\$510	\$930	\$420	\$760	
4	Health Care	\$750	\$1,010	n/a	n/a	\$690	\$1,230	n/a	n/a	n/a	n/a	\$680	\$1,250	n/a	n/a	
	Site Infrastructure Costs	\$74	\$100	\$79	\$100	\$79	\$100	\$74	\$100	\$78	\$100	\$74	\$100	\$74	\$100	
	Building/Site/ Infrastructure Cost Range Total	\$370	\$1,110	\$440	\$890	\$420	\$1,330	\$410	\$1,000	\$430	\$1,040	\$420	\$1,350	\$360	\$860	

<sup>\*\*</sup> Subject to Rough Order of Magnitude Cost Estimates, Assumptions and Limitations as noted on slide#83. Numbers are rounded off to the nearest tens.

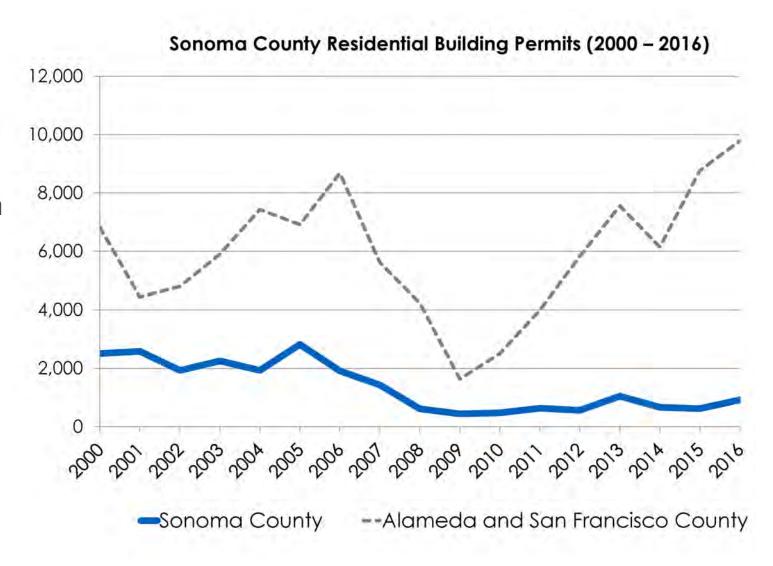
# SUMMARY Infrastructure and Building Systems Issues

- Preliminary findings indicate the following outcomes:
  - Significant upgrades are needed for building-level systems (MEP/F/T)
  - o Significant upgrades / replacement are needed for Site Distribution Networks and Central Plant
  - Feasibility of a Central Plant for future use needs to be evaluated, if proposed future use is a campus
  - Decentralized /conventional systems may be more appropriate for incremental growth of campus reuse



### **NEW HOME PERMITS**

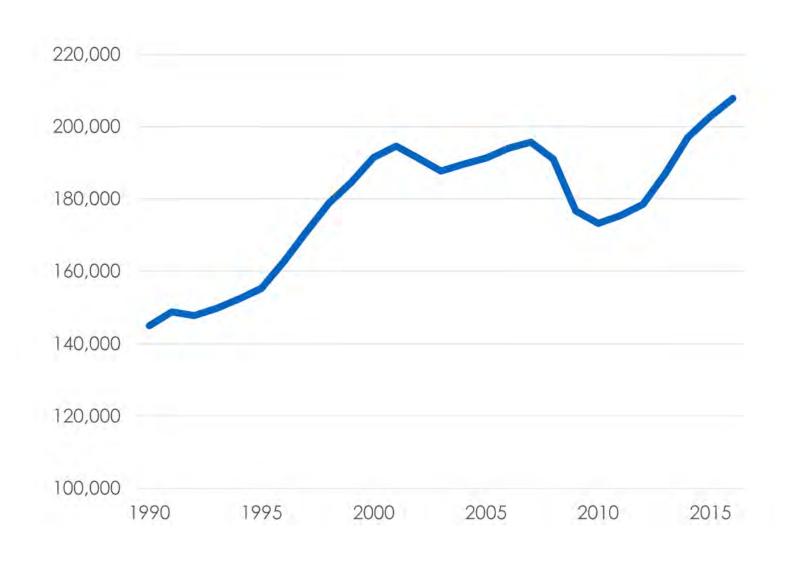
- Housing production in Sonoma County has been relatively flat, with a notable decline after 2005.
- Compared to nearby job centers,
   Sonoma has not enjoyed a housing boom during recent economic expansion.
- While permit data for the SDC subarea are not readily available, population growth trends suggest that home building around SDC has been limited.
- Relatively modest housing production in Sonoma reflects:
  - o Modest job growth
  - o Limited land supply
  - o Growth management advocacy and policies
  - o Environmental regulations



Source: HUD, State of the Cities Data System (SOCDS)

## **COUNTY EMPLOYMENT TREND**

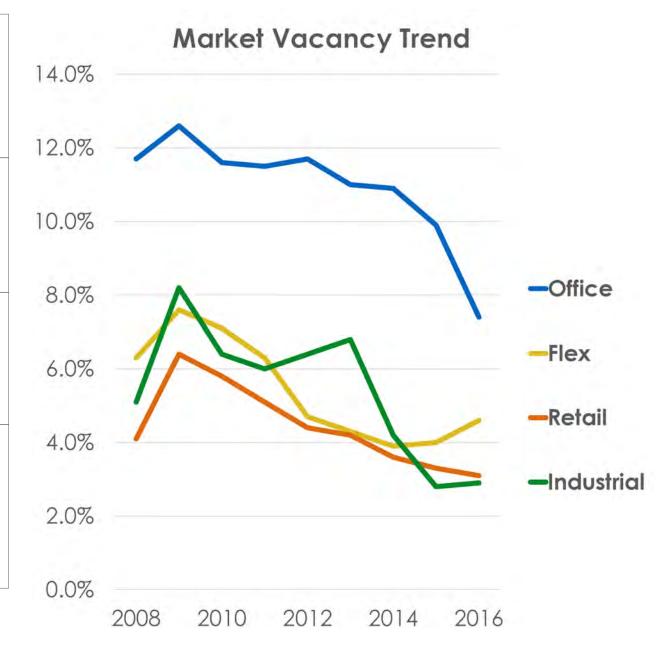
- There are well over 200,000 jobs in Sonoma County.
- Top Employment Growth Industries since 2000 include:
  - Education & Health
  - Leisure & Hospitality
  - o Government
- There were roughly 12,000 more jobs in 2016 than the pre-recession peak in 2017.
- There has been a strong recovery from the 2008-9 recession, with about 35,000 jobs added since 2010.
- New investment at the SDC site would seek to capture a share of future economic growth in the County.



Source: CA Employment Development Department

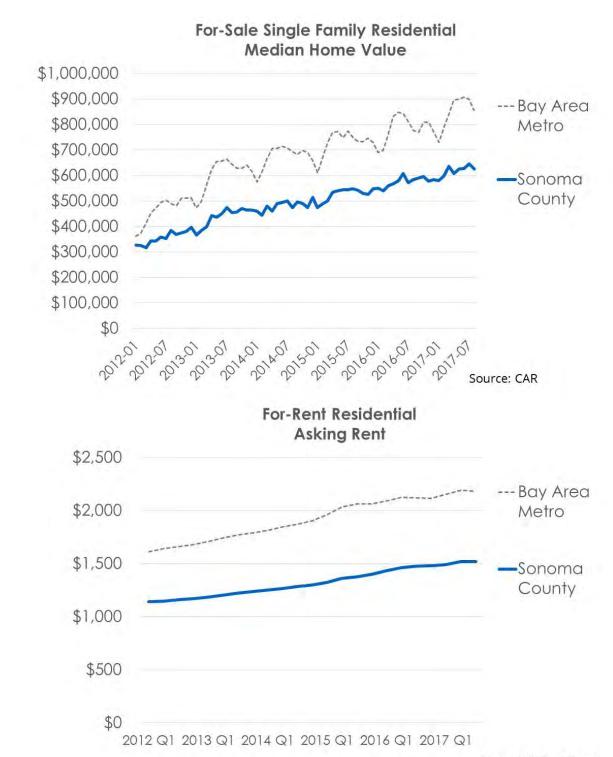
# COMMERCIAL REAL ESTATE MARKET

Sonoma County Office	<ul> <li>Vacancy down 5 percentage points from recessionary high, now about 7%.</li> <li>Lease rates down about 10% from 2008 level</li> <li>Inventory up about 260,000 SF since 2008</li> </ul>
Sonoma County Industrial	<ul> <li>Vacancy down 5 percentage points from recessionary high, now about 3 percent.</li> <li>Lease rates up about 14% above 2008 level</li> <li>Inventory down about 100,000 SF since 2008</li> </ul>
Sonoma County Flex	<ul> <li>Vacancy down 3 percentage points from recessionary high, now about 5 percent.</li> <li>Lease rates down about 3% below 2008 level</li> <li>Inventory down about 25,000 SF since 2008</li> </ul>
Sonoma County Retail	<ul> <li>Vacancy down 3 percentage points from recessionary high, now about 3 percent.</li> <li>Lease rates up about 21% above 2008 level</li> <li>Inventory up about 800,000 SF since 2008</li> </ul>



# RESIDENTIAL REAL ESTATE

- Strong housing demand emanating from the regional economy combined with relatively modest housing production has put upward pressure on prices throughout the Bay Area
- Median single family home values in Sonoma County are up about 90% since 2012
- Asking rents in Sonoma County are up over 33% since 2012



Source: CoStar Group

# RECENT DEVELOPMENT





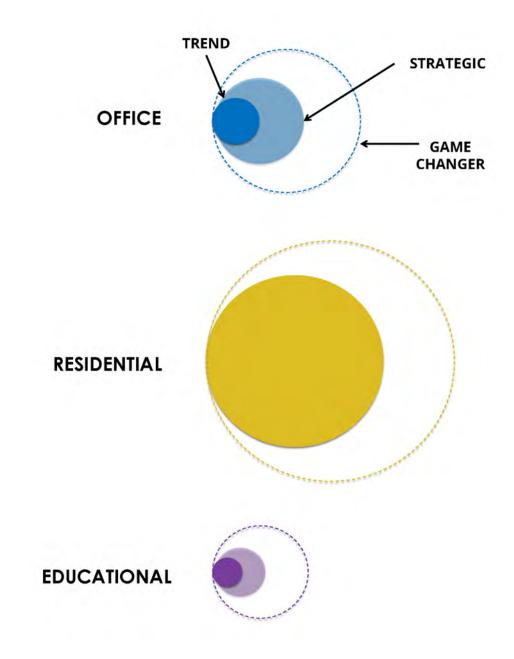




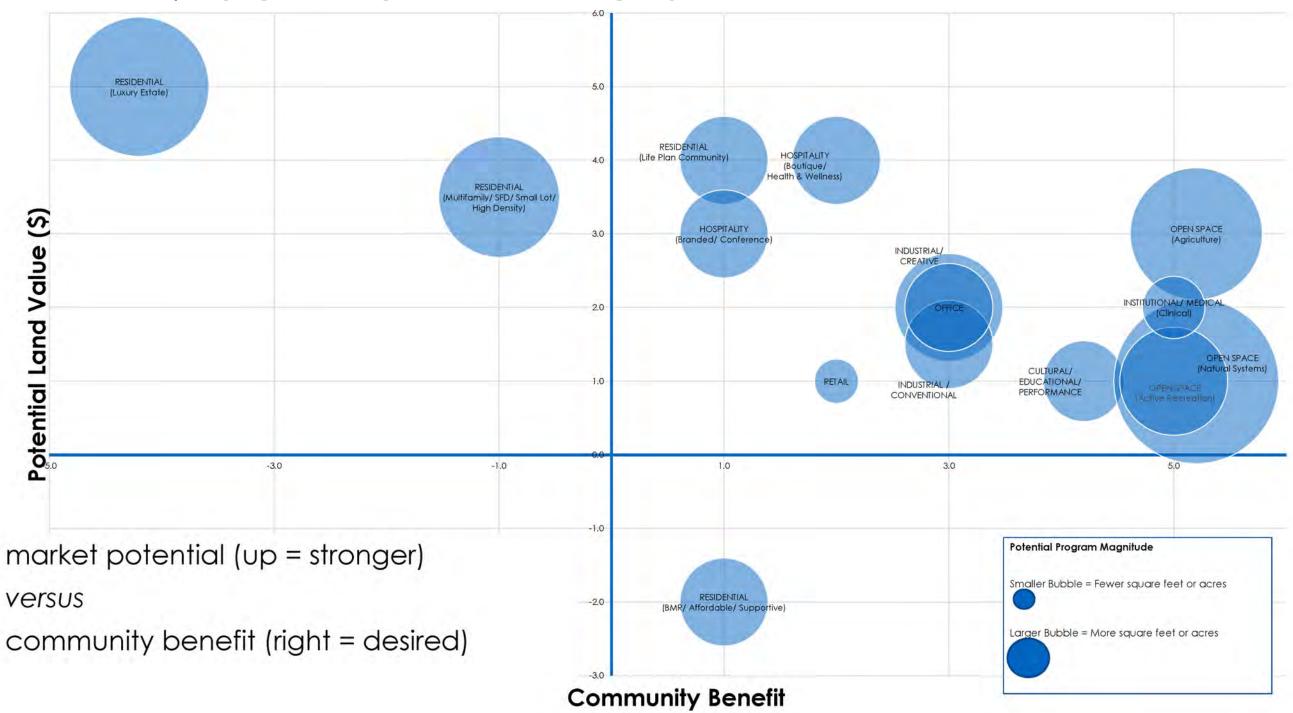
Sources: Zillow,CoStar, 15000inc

### **ILLUSTRATION OF MARKET DEMAND**

- Strong existing "trend" demand exists in the market for residential uses with relatively less demand for commercial office and educational space.
- Through "strategic" marketing of the site or a "game changer" site catalyst (e.g. University, Innovation Center) additional commercial, educational, or other use might be supported.



# MARKET / COMMUNITY VALUES



### **NEXT STEPS: RESOLVING FACTORS AFFECTING REUSE**

### Addressing Infrastructure Deficiencies

- Upgrading on-site utility systems
- Integration with regional infrastructure systems
- Need for off-site improvements

### Evaluating scope of potential reuse program

- Conservation
- Recreation
- Civic and Institutional
- Market-Driven uses

### **Establishing the Transition Process**

- 1. Determine appropriate financially feasible options and considerations
- 2. Address Institutional Considerations
  - DDS Closure
  - b. Operation after closure, before reuse
  - c. Establish planning and entitlement process with

Sonoma county

#### 3. Disposition and Governance Options

- a. Potential future state uses
- b. Local government uses
- c. Creation of a new public entity or public/ private partnership to serve as master developer/ operator
  - d. Sale of central campus to master developer
  - e. Combination or variation of any/ all of above

NAME	ORIGINAL USE	LOCATION	
State Hospital Reuse			
Pineland Farms	Pineland Hospital & Training Center	Gloucester, Maine	
CSU Channel Islands	Camarillo State Hospital	Camarillo, California	
Large-Scale Public Site Reuse			
Alameda Point	Alameda Naval Air Station	Alameda, California	
Presidio of San Francisco	Headquarters for US Army 6th Army	San Francisco, California	
Stapleton	Stapleton Denver Int'l Airport	Denver, Colorado	
Mather	Mather Air Force Base	Sacramento County, California	

### Pineland Farms, Maine





#### Project Timeline:

**1991** - State decision to close Pineland

**1996** – Closure

**2000** – Land purchase by Libra Foundation

Mid-2000s – Site improvements including a new creamery (2006)

**2013** – Working farm, diverse business campus and educational and

recreational venue

- 5000 acre former State
   developmentally disabled hospital
- Competitive sale to Master
   Developer
- Reuse and Redevelopment Program:
  - Agriculture
  - Recreation
  - Retail
  - Hospitality
  - o Office
  - Event Space
- Potential Relevance
  - Reuse of State Hospital Campus
  - Private Entity Purchase
  - Market-based mixed use development

### Camarillo State Hospital, CSU Channel Islands, Camarillo, California





#### Project Timeline:

**1997** – State legislation to transfer of Camarillo State Hospital to CSU

1998 – Master plan and conveyance of property to the CSU2005

**2002** – Opening ceremonies and first classes begin

**2003** – Ground breaking for 1st phase of student housing

**2005** – Library ground breaking

**2007** – Initial accreditation granted

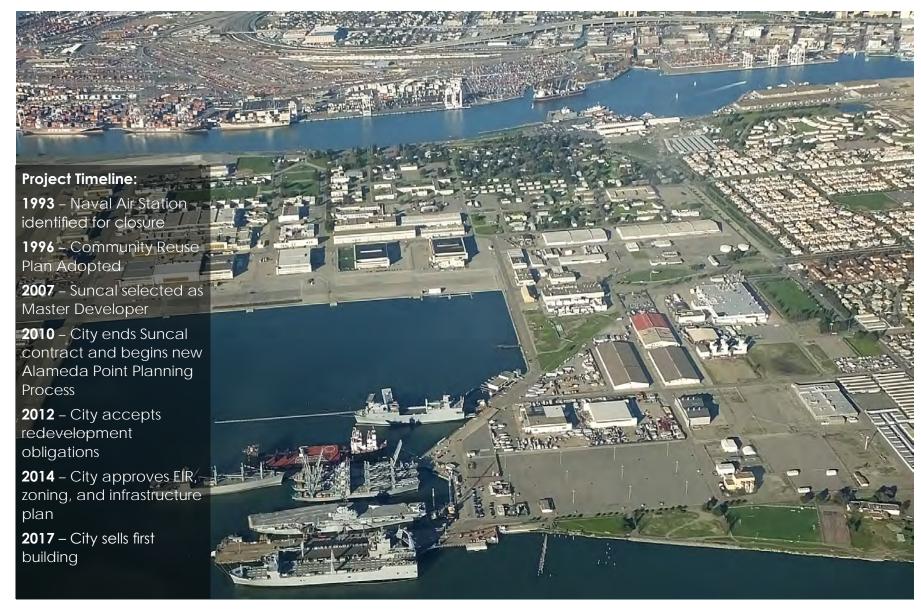
**2017** - 15th Commencement

- Former State developmentally disabled hospital
- Transferred from State to CSU
- Program:
  - CSU Campus (426,000 sf 5,714 FTE Students)
  - Faculty and student housing (171,000 sf)
  - Historic preservation emphasis

#### Potential Relevance

- State agency to agency transfer
- Similar site scale and building characteristics
- Historic buildings part of challenges

### Alameda Naval Air Station, Alameda Point, Alameda, California



- 1,379 acre former US Navy air station
- Transfer site to public benefit and City redevelopment
- Reuse and Redevelopment Program:
  - Housing (1,425 units)
  - Commercial space (5.5 M sf)
  - Open space (200 acres)
- Potential Relevance
  - Public Agency ownership & management
  - Hybrid Disposition (transfer/leases/ sales)

### The Presidio of San Francisco, San Francisco, California



#### Project Timeline:

**1962** – Presidio declared a National Historic Landmark

1994 - Presidio joins the Golden Gate National Recreation Area

**1996** – Federal legislation establishes the Presidio Trust

**2000** - Film Centre completes rehabilitation of historic Army Headquarters

**2001** - The Presidio Trust Management Plan is adopted

**2004** – Half of buildings on park grounds restored and partially remodeled

**2005** – Letterman Digital Arts Center & Bay School of SF opens

**2009** – Walt Disney Museum built

**2010** – Public Health Service District opens

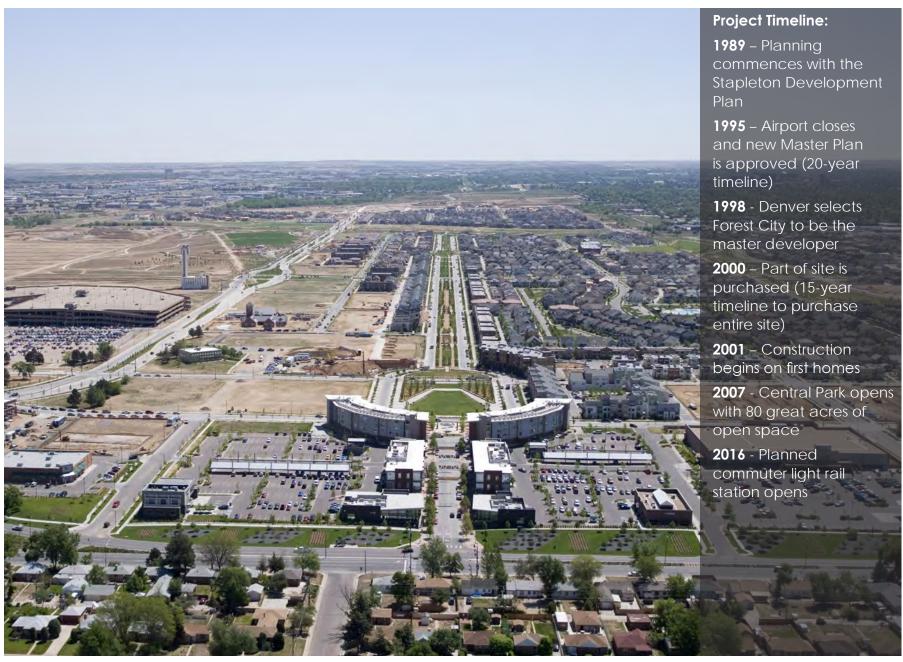
**2012** – Inn at the Presidio is developed

- 1,491 acre former US Army base
- BRAC transfer to new Trust entity
- Reuse and Redevelopment Program:
  - Housing (1,300 units mixedincome)
  - o Commercial office (3.5 M sf)
  - Retail
  - Lodging (2 small facilities)
  - Conservation & Recreation

#### Potential Relevance

- o Trust entity ownership of site
- Public benefits required in Trust covenants
- Leases as source of revenue

### Stapleton (Denver International Airport), Denver, Colorado



- 4,700 acre former International Airport
- Transfer to public benefit and sale to master developer & end users
- Reuse and RedevelopmentProgram:
  - Housing (12,000 units mixed-income)
  - o Retail (3.9 M sf)
  - Commercial (10 M sf)
  - Conservation & Recreation (1,100 ac)
- Potential Relevance
  - Reuse/redevelopment guided by master plan
  - Transfer to Community Development Corporation (CDC)
  - CDC managed sales to end users / master developer

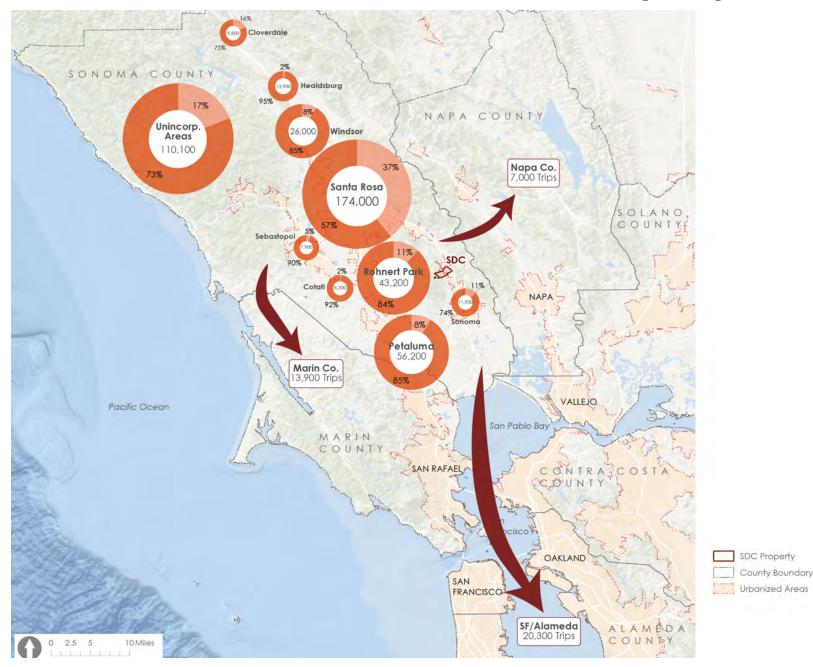
### Mather Air Force Base, California



- 5,716 acres former Air Force Base
- Transferred from Air Force to Army
   National Guard and public benefits
- 1,171 acre portion to be sold for development
- Reuse and Redevelopment Program:
  - Air Force & Veterans' health services (46 acres)
  - National Guard base (31 acres)
  - County parks & recreation (1,462 acres)
  - o Education facilities (95 acres)
  - City of Sacramento homeless housing (28 acres)
  - Land sale for development
    - Golf course
    - Commercial
    - Industrial
    - Residential
- Potential Relevance
  - Transfer to multiple entities
  - Significant public benefit component
  - Significant cost to upgrade infrastructure



### **SONOMA COUNTY COMMUTE TRIP PATTERNS (2035)**



- Sonoma valley produced very few trips relative to other parts of Sonoma County
- The SDC property and nearby development do not generate a significant volume of traffic on local and regional roads

Commute Trip Patterns - 2035

Internal City Work Trips

Out of City Work Trips (within Sonoma County)

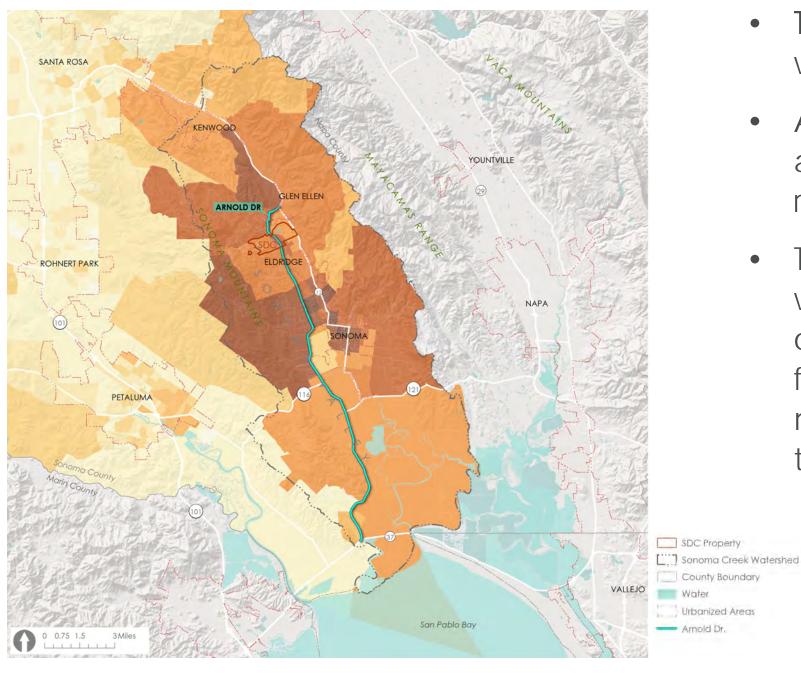
Out of County Work Trips (summarized for all Sonoma Co.)

25% Percent of Trip Type from Origin City

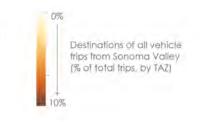
12,500 Total Number of Trips from Origin City (circles sized by total trips)

Sources; USGS, US Census Bureau, California Geoportal, GreenInfo Network, Sonoma Ecology Center

### DESTINATIONS OF TRIPS FROM THE SDC SITE AREA



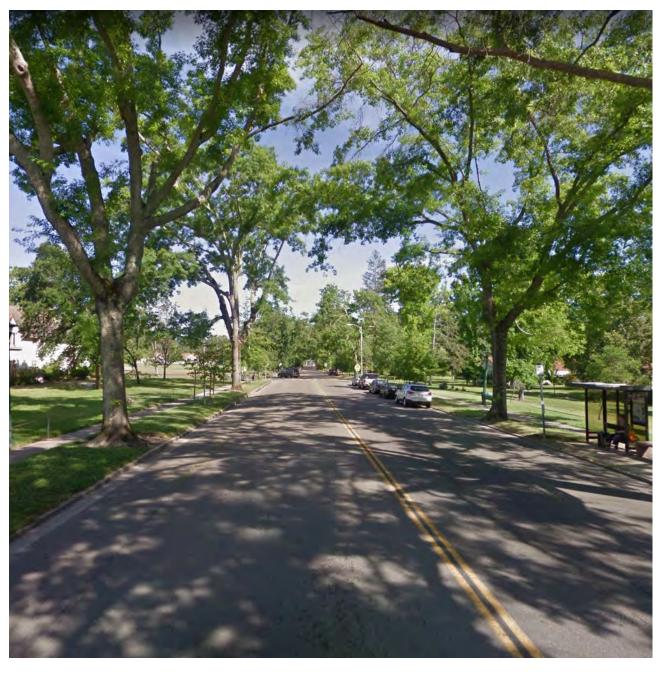
- Travel patterns and traffic volumes were analyze for local roads
- Arnold Drive provides primary access to SDC and connects to the rest of the regional road network
- Travel patterns are very local most weekday trips start and end within or near Sonoma Valley (destinations from SDC corridor illustrated on map, similar patterns for origins of trips to SDC corridor)



County Boundary

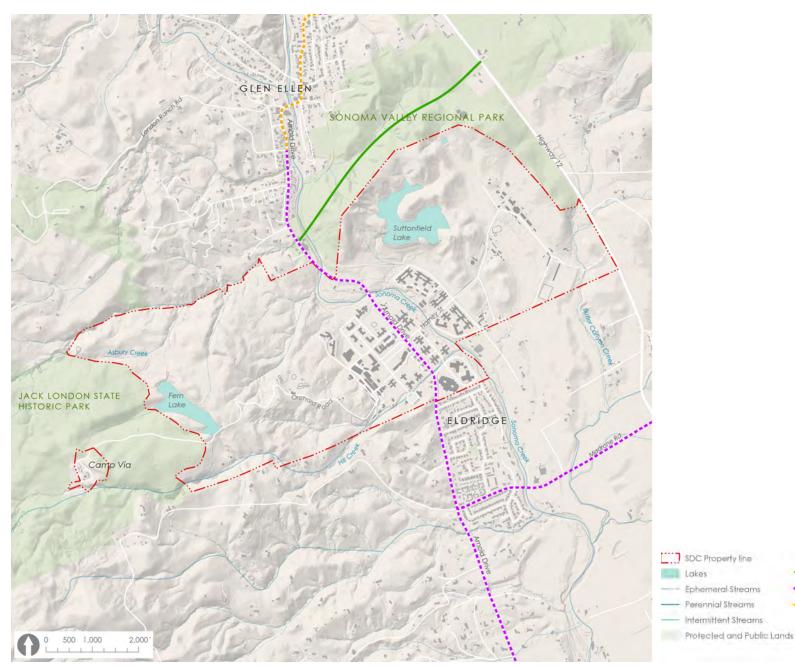
Urbanized Areas Arnold Dr.

### DESTINATIONS OF TRIPS FROM THE SDC SITE AREA



- Highest traffic volumes are during weekday afternoon peak period (4-6 p.m.)
- Weekend traffic volumes are highest at midday (11 a.m. – 12 p.m.), but still lower than weekday peak
- For both weekdays and weekends, all local intersections operate with very low delay and additional vehicle capacity

### STREET NETWORK AND BIKE INFRASTRUCTURE



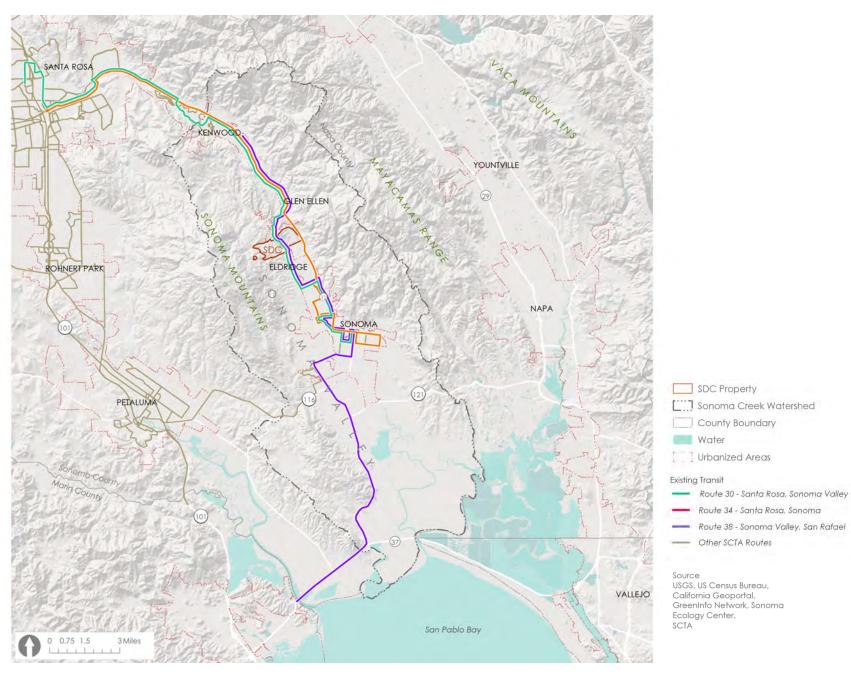
- Low vehicle volumes make walking and biking within the SDC property comfortable even where sidewalks and bike lanes are not present; most collision records are on Arnold Drive
- Sidewalks end immediately north and south of the SDC property
- Bikeways are planned for Arnold Drive and Highway 12

Existing/Planned Bikeways

- Class III

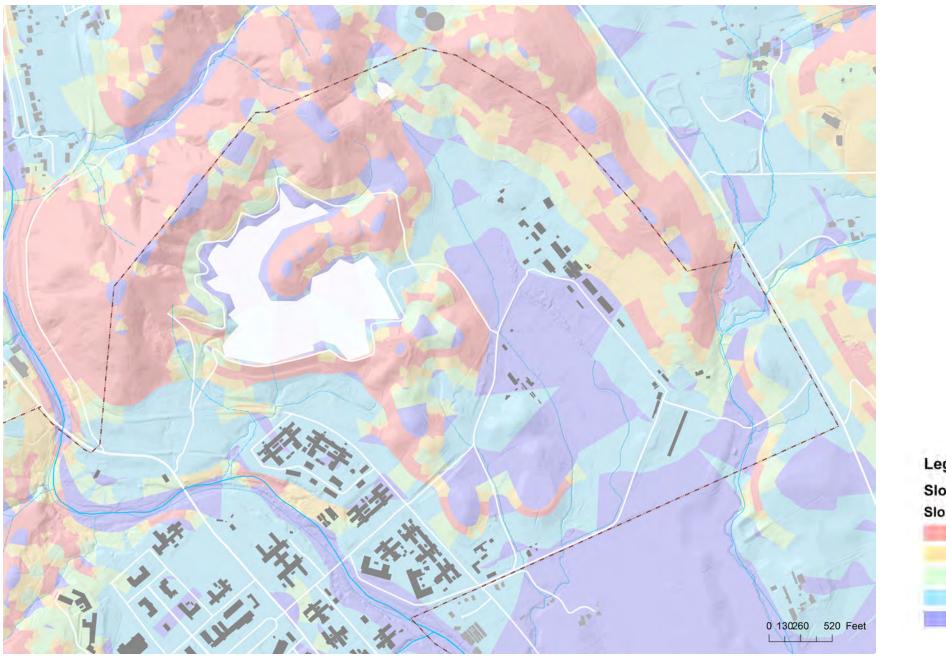
Intermittent Streams

### TRANSIT SERVICE



- Transit service is limited; commute only with infrequent buses
  - Two buses serve the SDC property with connections to Santa Rosa and San Rafael
  - o One bus serves Highway 12

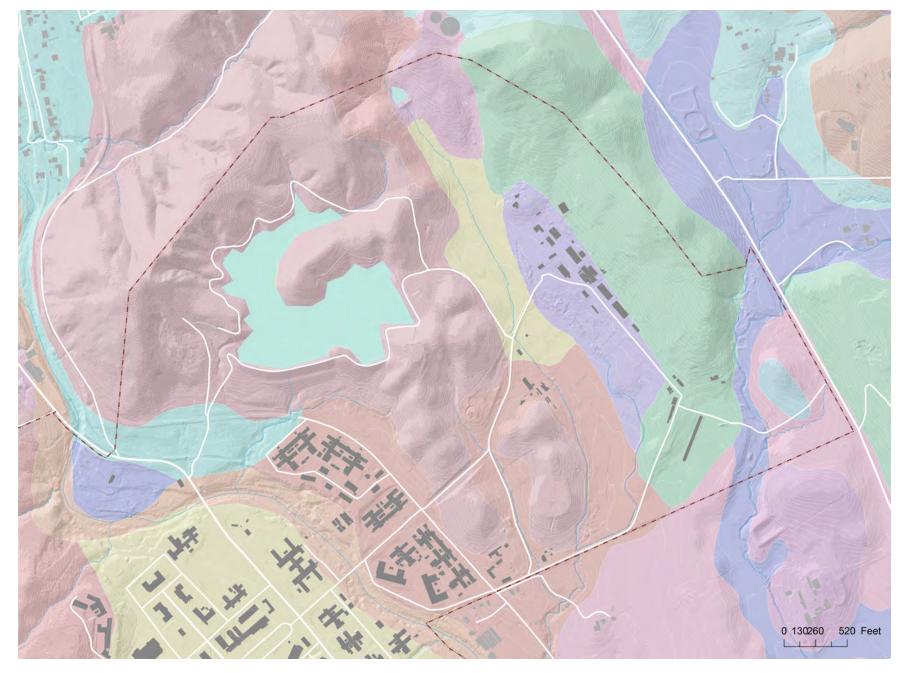
# AGRICULTURAL SUITABILITY SLOPES





## **AGRICULTURAL SUITABILITY**

### **SOIL TYPES**



#### Legend

- CLOUGH GRAVELLY LOAM, 2 TO 9 PERCENT SLOPES
- CLOUGH GRAVELLY LOAM, 9 TO 15 PERCENT SLOPES
- GOULDING CLAY LOAM, 15 TO 30 PERCENT SLOPES
- GOULDING CLAY LOAM, 5 TO 15 PERCENT SLOPES
- HUICHICA LOAM, 2 TO 9 PERCENT SLOPES
- LANIGER LOAM, 15 TO 30 PERCENT SLOPES
- LANIGER LOAM, 30 TO 50 PERCENT SLOPES
- LOS ROBLES GRAVELLY CLAY LOAM, MODERATELY DEEP, 0 TO 5 PERCENT SLOPES
- RED HILL CLAY LOAM, 15 TO 30 PERCENT SLOPES
- RED HILL CLAY LOAM, 2 TO 15 PERCENT SLOPES
- RIVERWASH
- SPRECKELS LOAM, 15 TO 30 PERCENT SLOPES
- SPRECKELS LOAM, 15 TO 30 PERCENT SLOPES, ERODED
- SPRECKELS LOAM, 2 TO 9 PERCENT SLOPES
- TUSCAN COBBLY CLAY LOAM, 0 TO 9 PERCENT SLOPES
- WATER

## AGRICULTURAL SUITABILITY



### 1. Southern Edge:

orow crops, orchard, vineyard, mixed crop & livestock

### 2. Hwy 12 Adjacency Area:

O compatible with oak woodland, riparian corridor

### 3. Eastern Ridgeline and Sunrise Complex:

O managed grazing, reuse of some buildings, as compatible with wildlife movement

### 4. Northern Edge around Suttonfield Lake:

O compatible with wildlife passage, invasive species control

#### 5. Seasonal Wetlands:

 managed seasonal grazing, pasture, compatible with water recharge, wetland function, wildlife passage

### 6. Eldridge Farm Area:

 equestrian livestock, compatible with water quality and oak woodland protection

### 7. Western Edge:

o row crops, orchard, vineyard, mixed crop and managed seasonal grazing, with protection of natural communities and wildlife movement



## STAKEHOLDER FEEDBACK

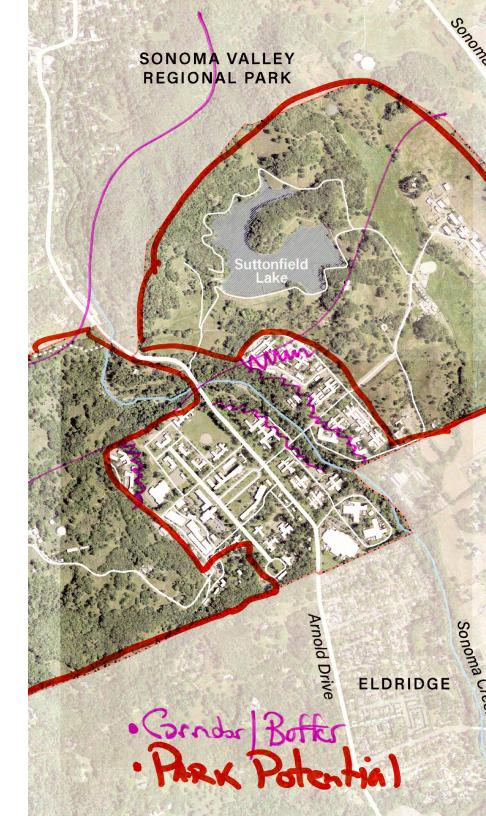
### **CONSERVATION**

- Protect existing open space with focus on ecological resources, protection of wildlife corridor
- Establish ecological buffers and riparian corridor protection
- Open space preservation should be consistant with county community seperators
- Establish basis for economic value of conservation
- Use available financing tools to help fund conservation
- Keep water rights public
- Capture and store runoff water in local aquifers
- Ensure that place informs use and use informs place
- Community ethos of environmental protection should inform choices for reuse and development
- Consider how ag resources interface with conservation areas
- Consider preservation of knowledge of history of mental health care



## STAKEHOLDER FEEDBACK RECREATION

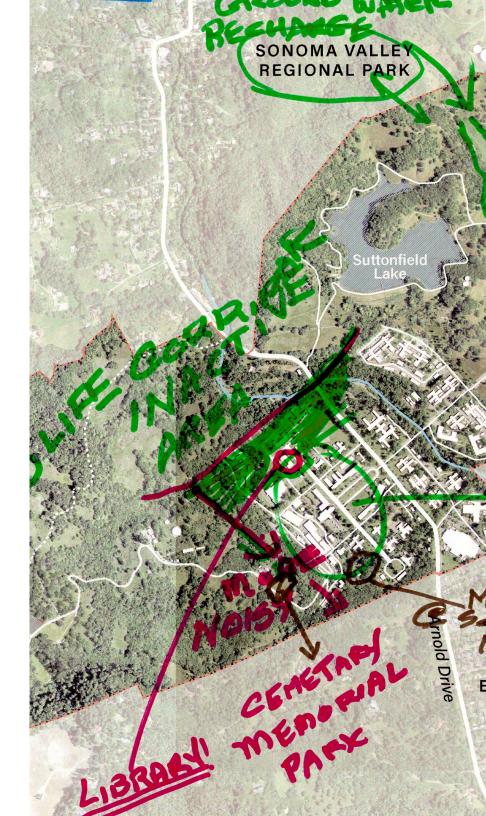
- Maintain and enhance recreational features of the property, realizing that SDC campus is used extensively by community members and tourists
- Establish appropriately located trails, removing trails that impact creeks and wildlife corridor
- Align future uses with County's initiative to promote the area for recreation as an economic driver
- Connect to adjacent parks, including possible annexation by State Parks of upper part of SDC and County Parks for other parts of site
- Gain better understanding of current recreational users (who, what, where, why, and how often



## STAKEHOLDER FEEDBACK

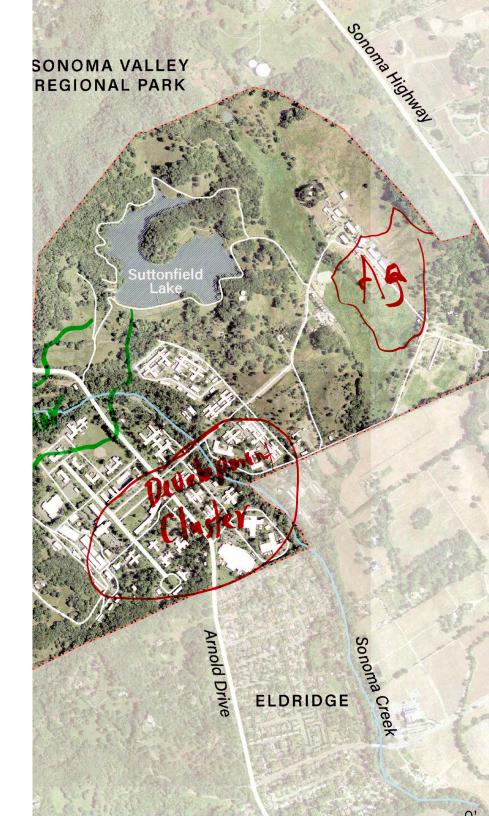
### **FUTURE CAMPUS REUSE AND INFRASTRUCTURE**

- Establish "sustainability campus" with development guidelines
- Establish mixed-income, mixed-use community within compact footprint
- Housing should address the socio-economic spectrum
- Support open space, preserve the wildlife corridor, and preserve historic features as much as possible
- Maximize on-site use of water and use surplus water to benefit Sonoma Valley
- Evaluate domestic water system's value for institutional use; address water supply access, rights, governance
- Retain legacy of community care by including treatment facilities, educational uses, social services, housing for developmentally disabled, placement center of last resort
- Consider guidelines for minimizing light pollution
- Future reuse needs to be compatible with neighboring community



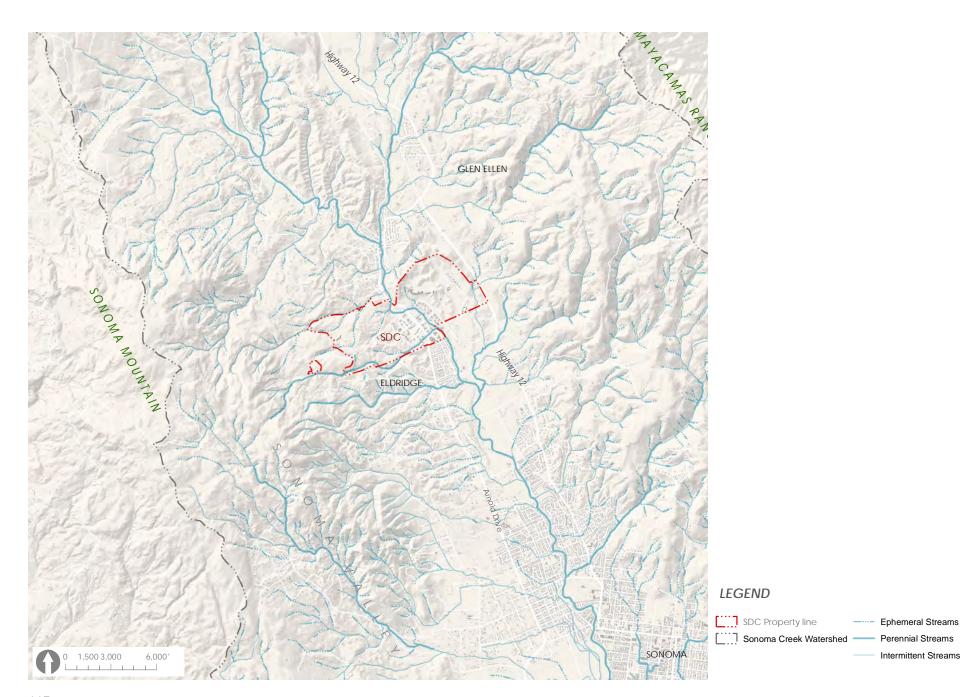
## STAKEHOLDER FEEDBACK DISPOSITION AND GOVERNANCE

- Maintain equiable "local" control over disposition, governance and use of site and establish structure that meets needs of community and the State
- Consider a range of governance options including formation of a trust
- Consider using Enhanced Infrastructure Finance District (EIFD)
   as tool for infrastructure financing; housing development; and
   support from County general fund
- Consider a phased approach to planning
- Consider fire recovery planning

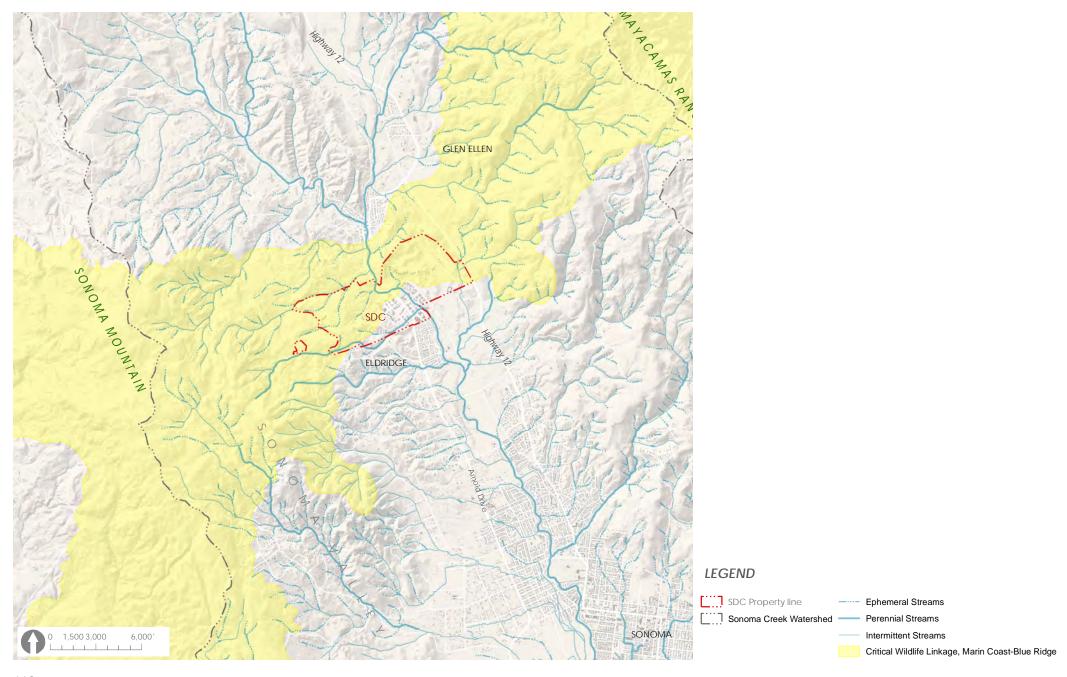




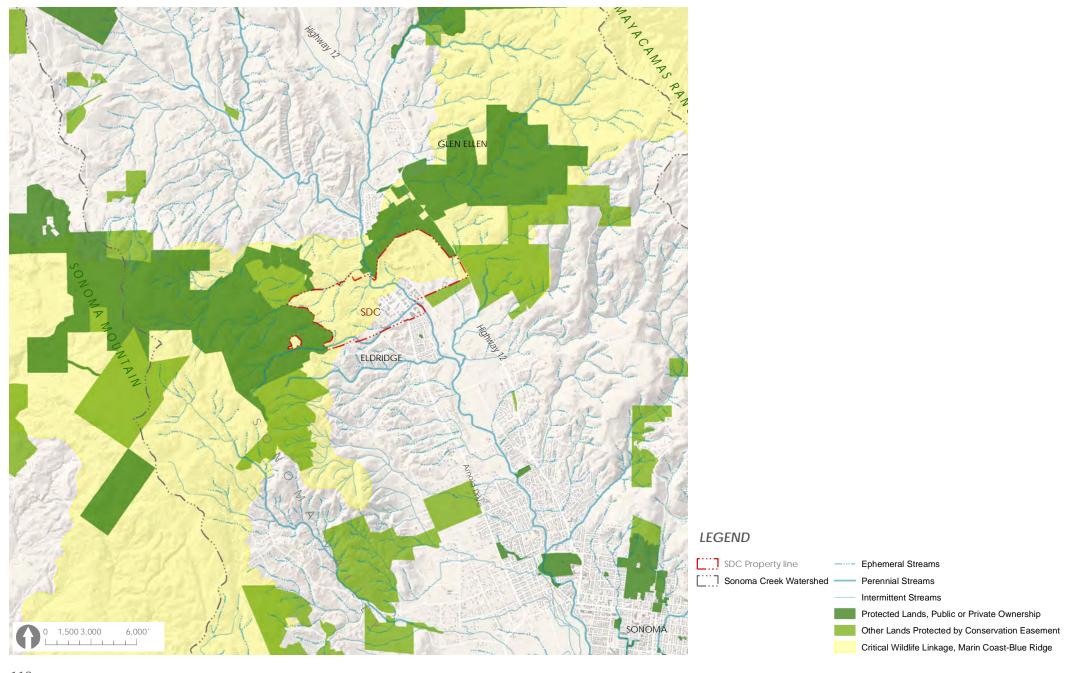
## **SDC SITE CONTEXT: STREAMS**



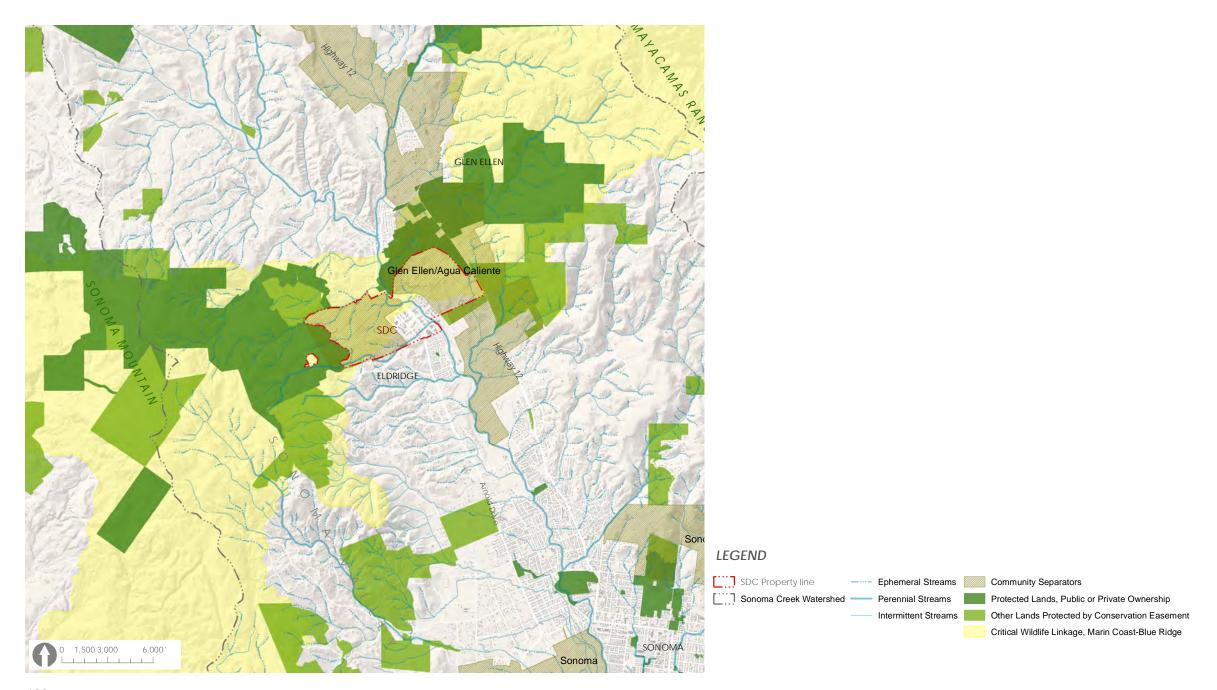
## **SDC SITE CONTEXT: WILDLIFE**



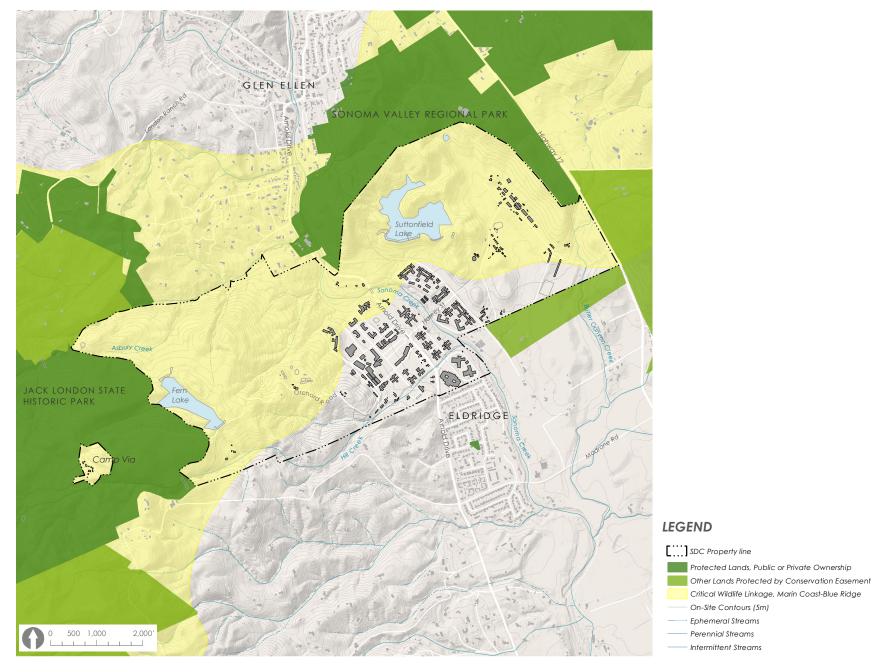
## **SDC SITE CONTEXT: PROTECTED LANDS**



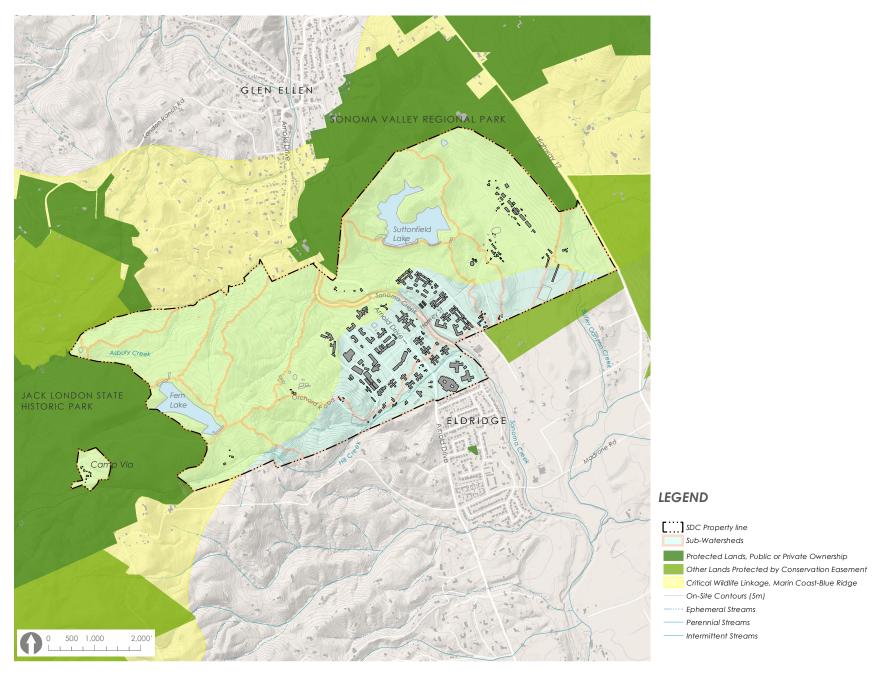
## SDC SITE CONTEXT: COMMUNITY SEPARATORS



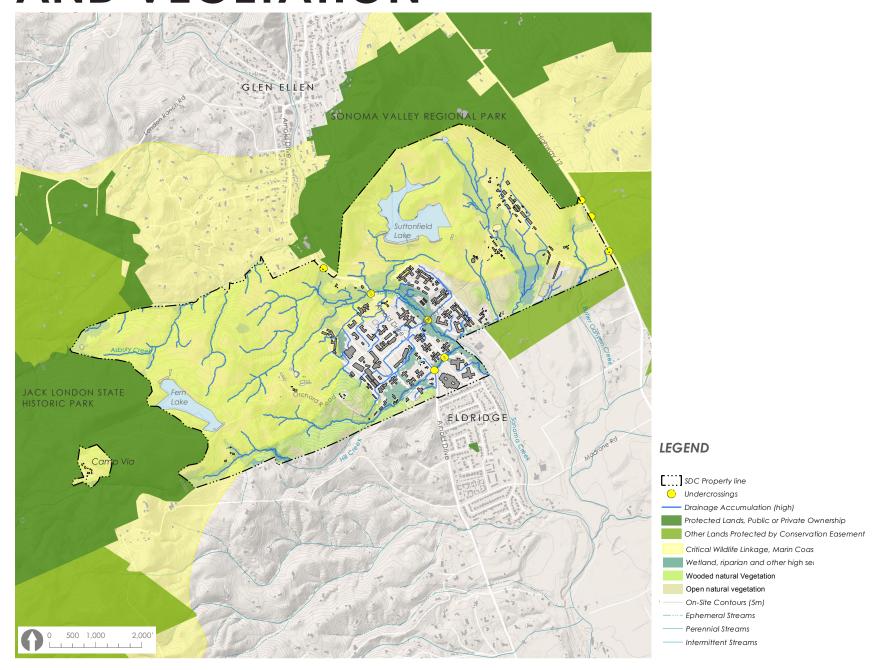
## PROTECTED LAND AND WILDLIFE



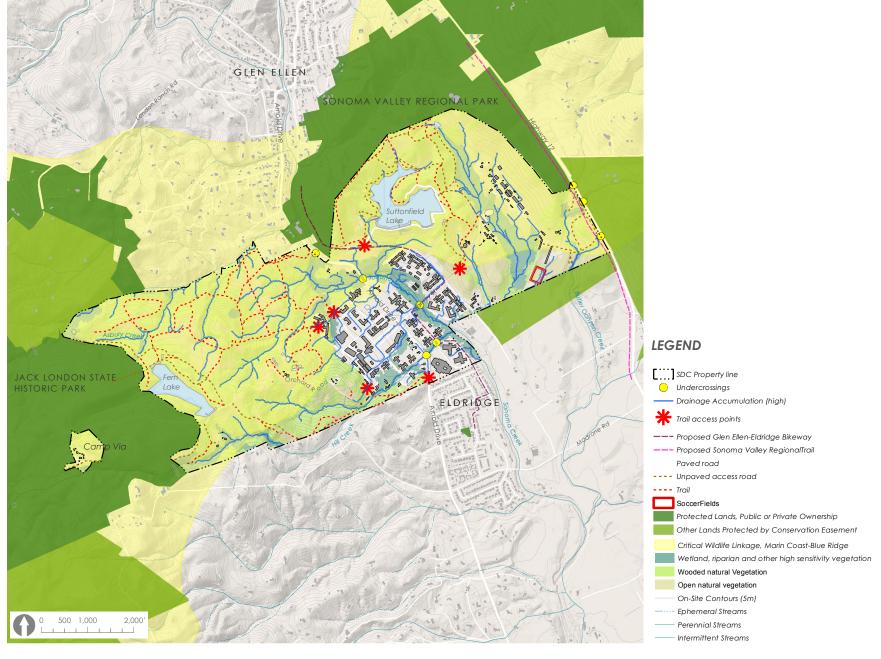
## PROTECTED LAND AND WILDLIFE, HYDROLOGY



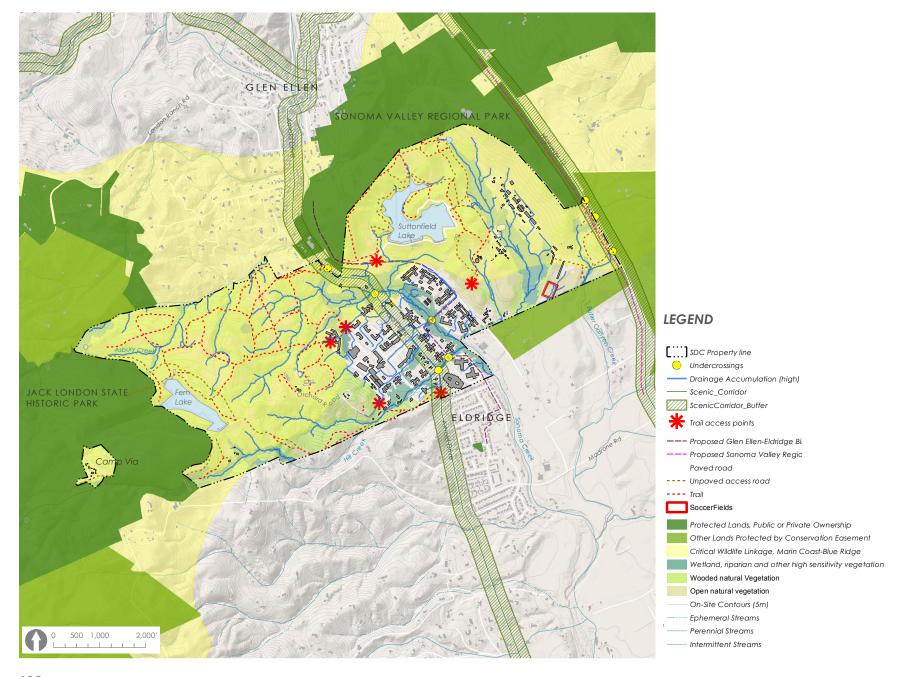
# PROTECTED LAND AND WILDLIFE, HYDROLOGY AND VEGETATION



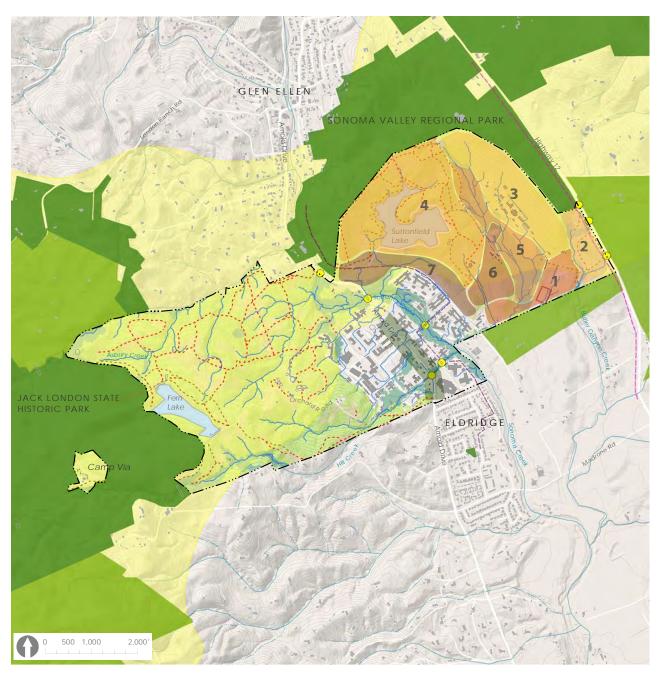
# PROTECTED LAND AND WILDLIFE, HYDROLOGY, VEGETATION, TRAILS AND RECREATION



## SCENIC CORRIDORS



## **AGRICULTURE**



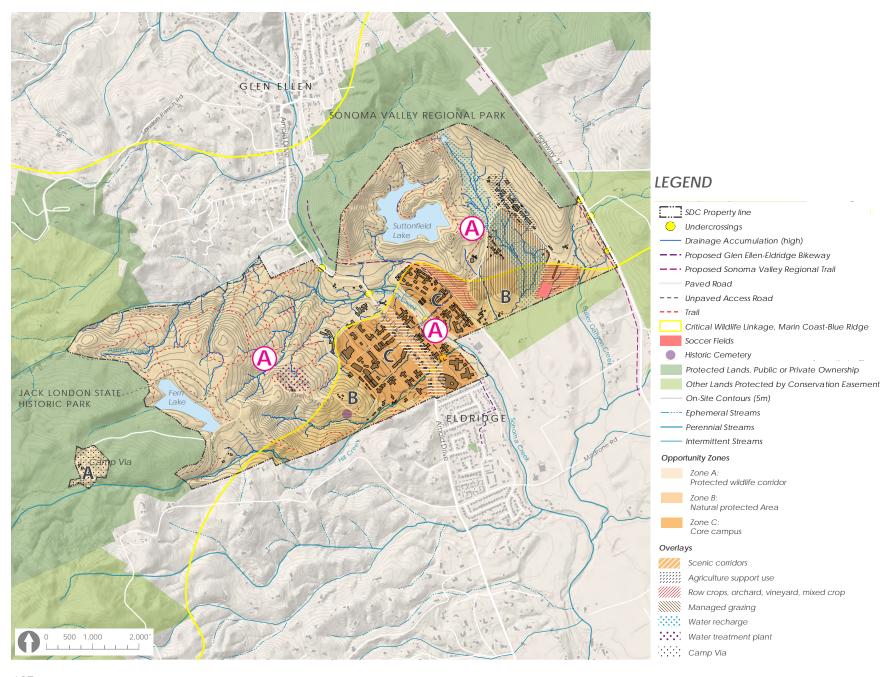
- o **Sub-area 1: Southern Edge**Row crows, orchard, vineyard, mixed crop and livestock
- o **Sub-area 2: Hwy 12 Adjacency Area**Compatible with oak woodland and riparian corridor
- o **Sub-area 3: Eastern Ridgeline and Sunrise Complex**Managed grazing, reuse of some buildings, as
  compatible with wildlife movement
- o **Sub-area 4: Northern Edge around Suttonfield Lake**Compatible with wildlife passage, invasive species
  control
- Sub-area 5: Seasonal Wetlands

  Managed seasonal grazing, pasture, compatible with water recharge, wetland function, wildlife passage.
- Sub-area 6: Eldridge Farm Area

  Equestrian livestock, compatible with water quality and oak woodland protection
  - Sub-area 7: Western Edge
    Row crows, orchard, vineyard, mixed crop and
    managed seasonal grazing, with protection of natural
    communities and wildlife movement.

## SITE REUSE ZONES

**ZONE:** A



### **Zone A: Wildlife corridors**

- o Groundwater RechargeOverlay
- o Agricultural Support Overlay
- o Water Treatment Area Overlay
- o Managed Grazing Area Overlay

### Constraints:

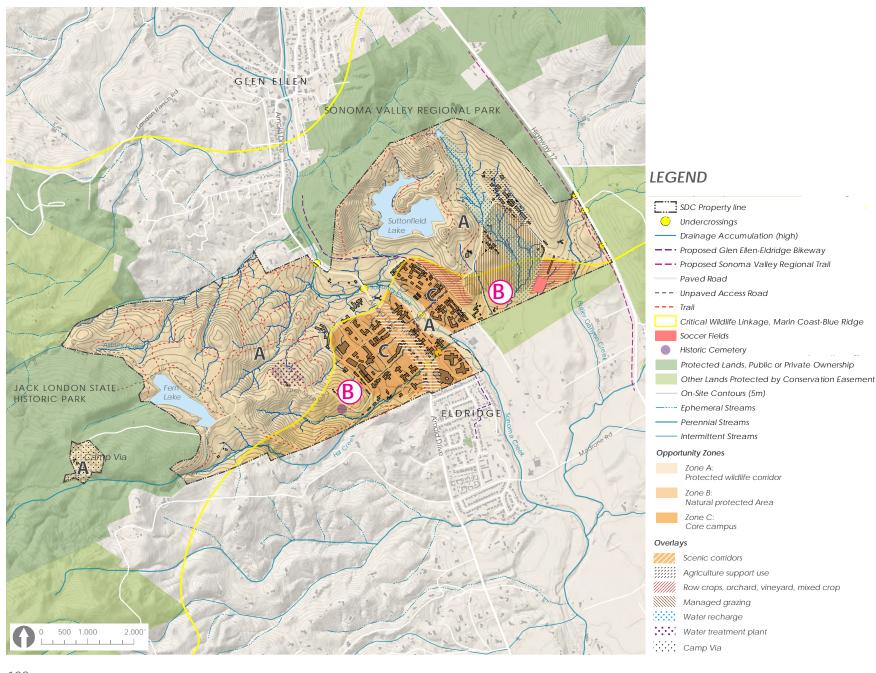
- o Topography: most areas of Zone A contain steep terrain.
- Access: vehicular access to Zone A occurs from Arnold Drive and from Harney Road.
- Sensitive ecologies: numerous streams, wildlife linkage, and wetland occur in Zone A.

### Opportunities for:

- o Ecological conservation
- o Protection of wildlife corridor
- o Protection of water resources
- o Limited recreational use
- o Groundwater recharge at overlay area, with limited recreational use

## SITE REUSE ZONES

**ZONE: B** 



### **Zone B: Natural Area**

- o Cemetery Use Overlay
- Water Treatment AreaOverlay
- o Agricultural Use Overlay
- o Managed Grazing Overlay

### Constraints:

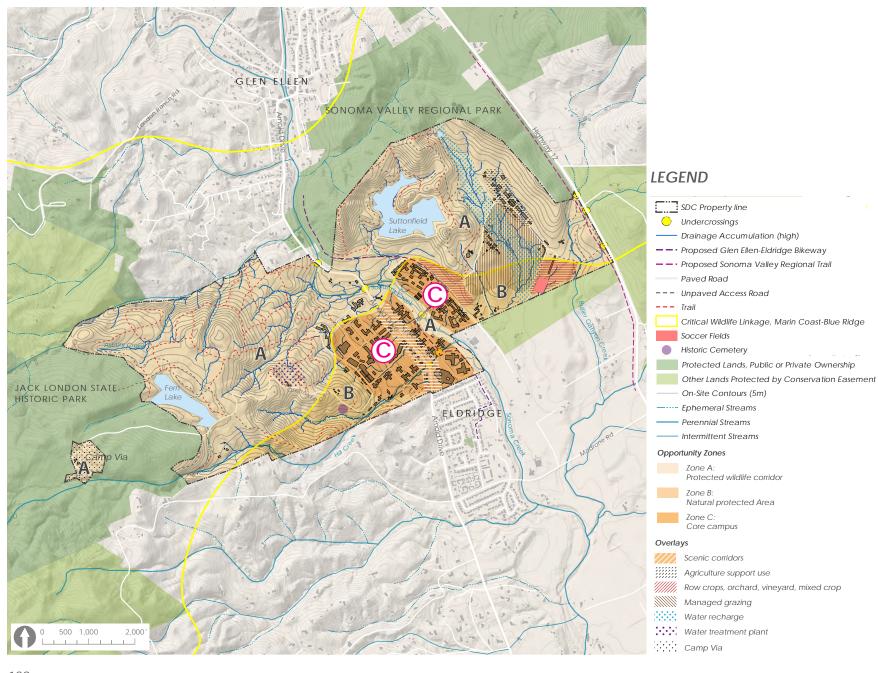
- o Topography: the western portion of zone B contains steep terrain.
- Access: vehicular access to Zone B is limited to single points of access through the Core Campus.
- o Sensitive ecologies: important ecological habitats occur in this zone even though it does not fall specifically within the wildlife corridor.
- Riparian corridor

### Opportunities for:

- o Ecological conservation
- o Protection of water resources
- Active recreational use
- o Agricultural uses related to growing crops, animal husbandry, food and beverage processing, agricultural education at overlay areas

## SITE REUSE ZONES

**ZONE:** C



### **Zone C: Developed Campus**

o Scenic Corridor Overlay

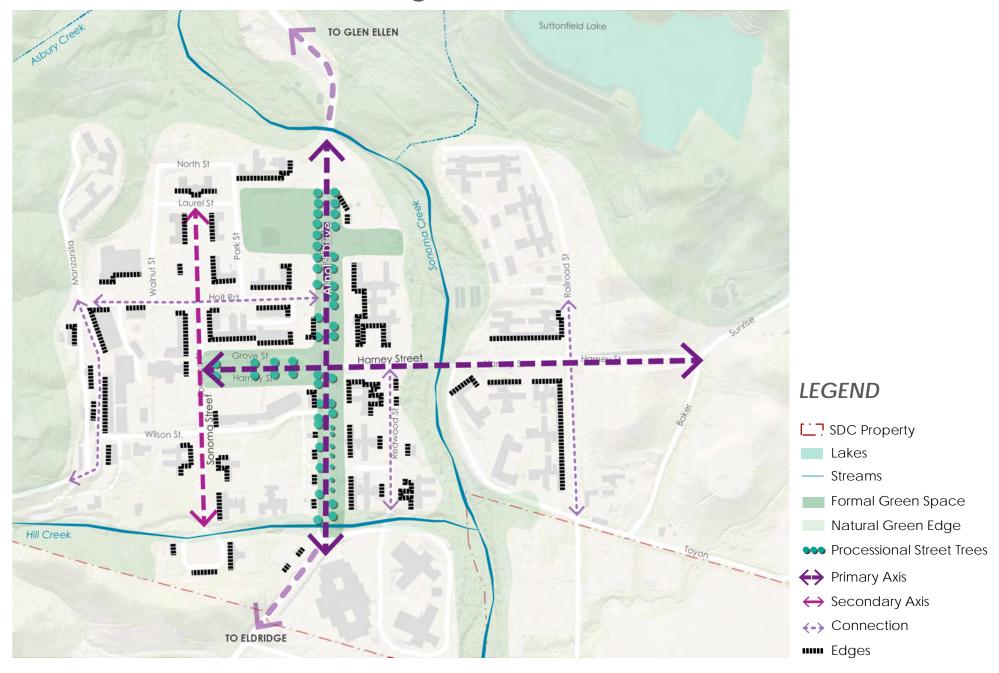
### Constraints:

- o Regulatory control: historic properties may restrict some level of development.
- o Building condition & infrastructure: code compliance and infrastructure replacement will have cost implications on adaptive reuse.
- Scenic corridors: scale, character and open space elements may be restricted.
- Wildlife corridor adjacency adds special conditions related to setbacks, lighting access, etc.

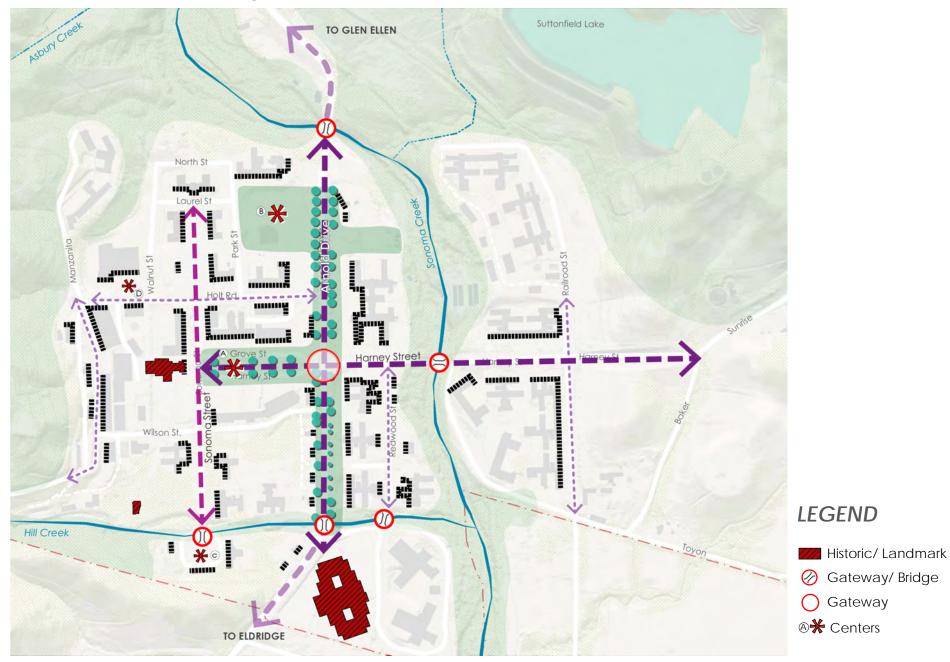
### Opportunities for:

- o New development, infill, and adaptive reuse within the campus
- Improvement and enhancement of riparian corridors
- o Stormwater management
- Access and mobility

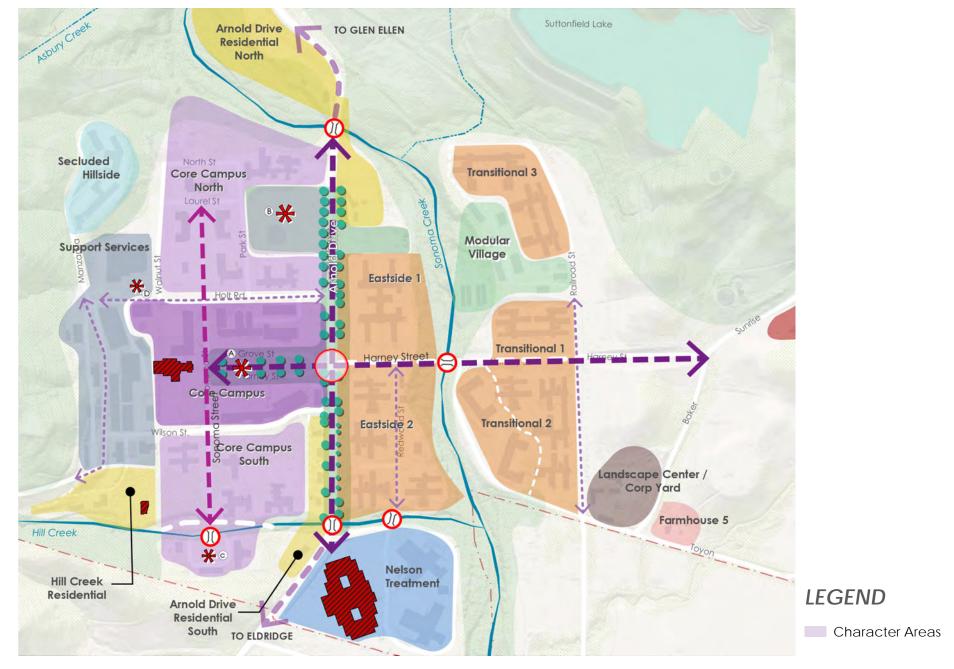
Connections, Quads and Edges



Centers, Gateways and Landmarks



### **Character Areas**



**Infill or Opportunity Sites** 

