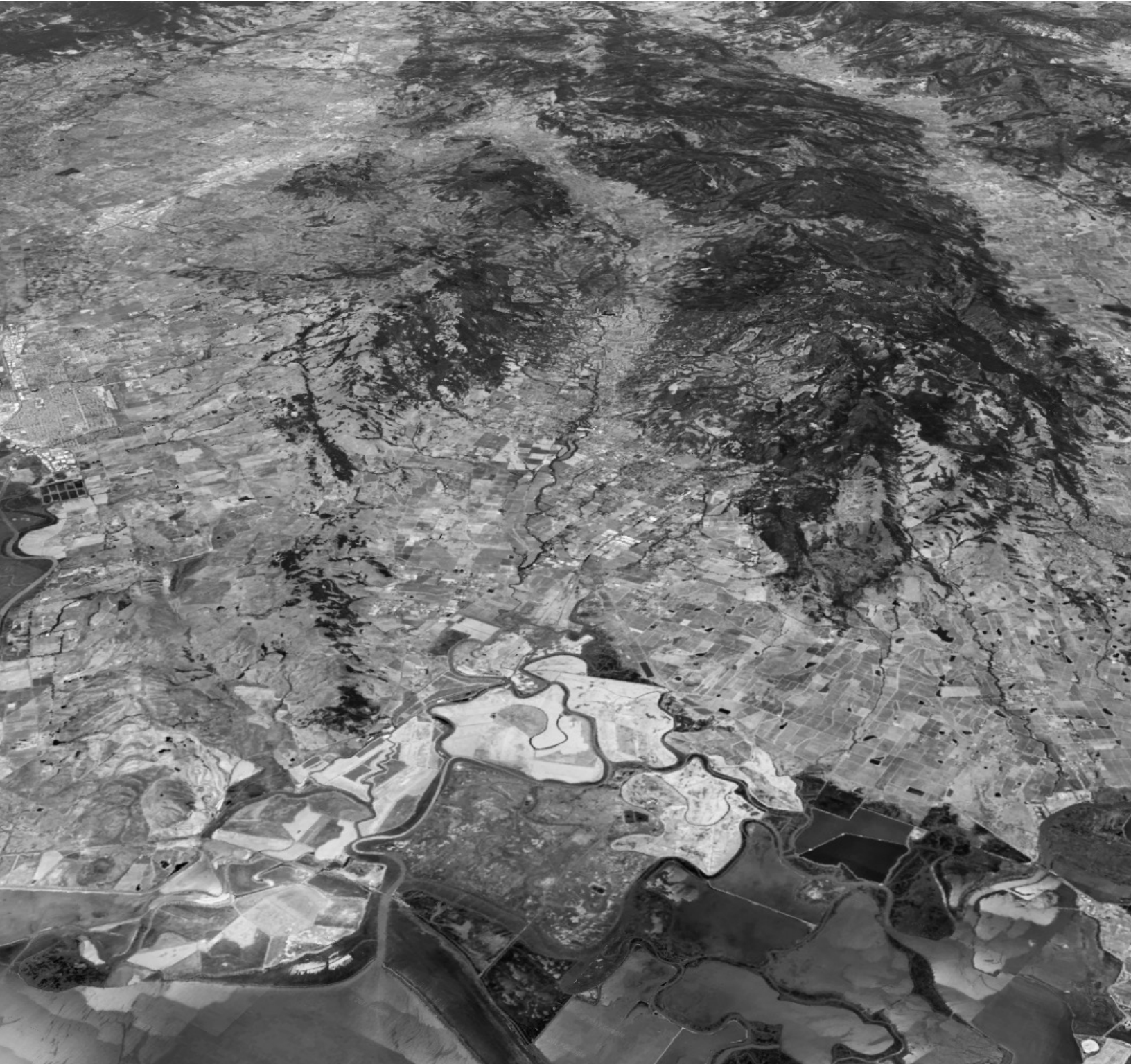


## 9. CONSIDERATIONS FOR REUSE AND CONSERVATION

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*Sonoma House, Residence 140*

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## 9.1 Key Considerations at the Site Scale

### DEFINING FEATURES

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Considerations for future use and conservation of the SDC site begin at a broad-brush scale, evaluating the hydrological, ecological, recreational and scenic corridor systems site-wide. Each of these systems present independent opportunities and constraints, and when intertwined represent an integrated social and ecological environment. In

addition to conservation and building reuse opportunity, site-wide agricultural suitability is also identified in this section at a broad brush scale.

The considerations begin with protected lands and wildlife linkages as a base system. Hydrology and ecological considerations are then added, followed by trail and finally scenic corridor systems to arrive

at a composite set of interconnected opportunities and constraints for the future use of the site. The mapping effort follows this structure, incorporating information from each prior system or layer.

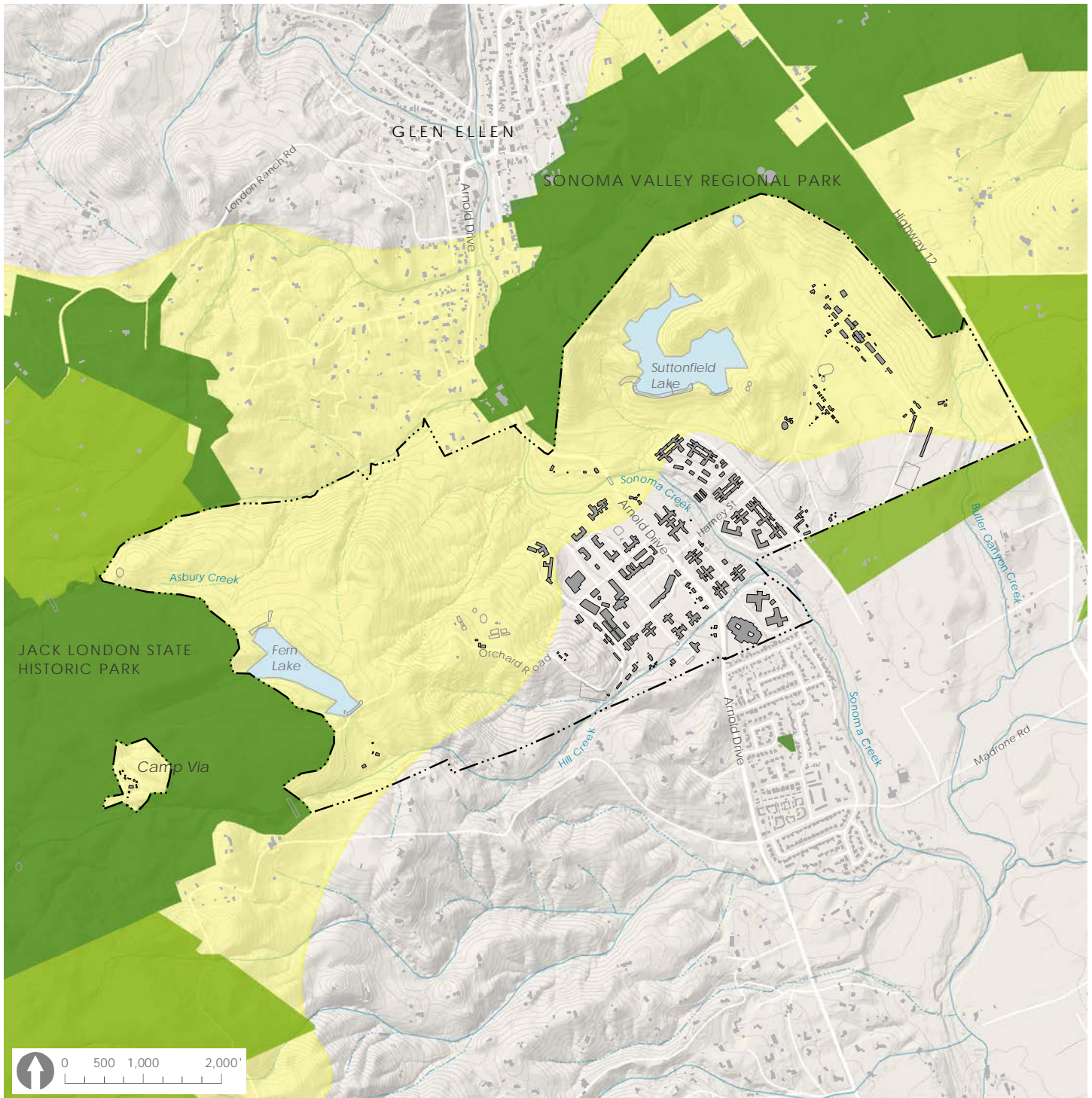


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*Agricultural area east of Arnold Drive*

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Figure 9-1  
**PROTECTED LANDS AND WILDLIFE**



- SDC Property line
- Protected Lands, Public or Private Ownership
- Other Lands Protected by Conservation Easement
- Critical Wildlife Linkage, Marin Coast-Blue Ridge
- On-Site Contours (5m)
- Ephemeral Streams
- Perennial Streams
- Intermittent Streams

Source  
 USGS, GreenInfo Network,  
 Sonoma Ecology Center

## PROTECTED LANDS AND WILDLIFE

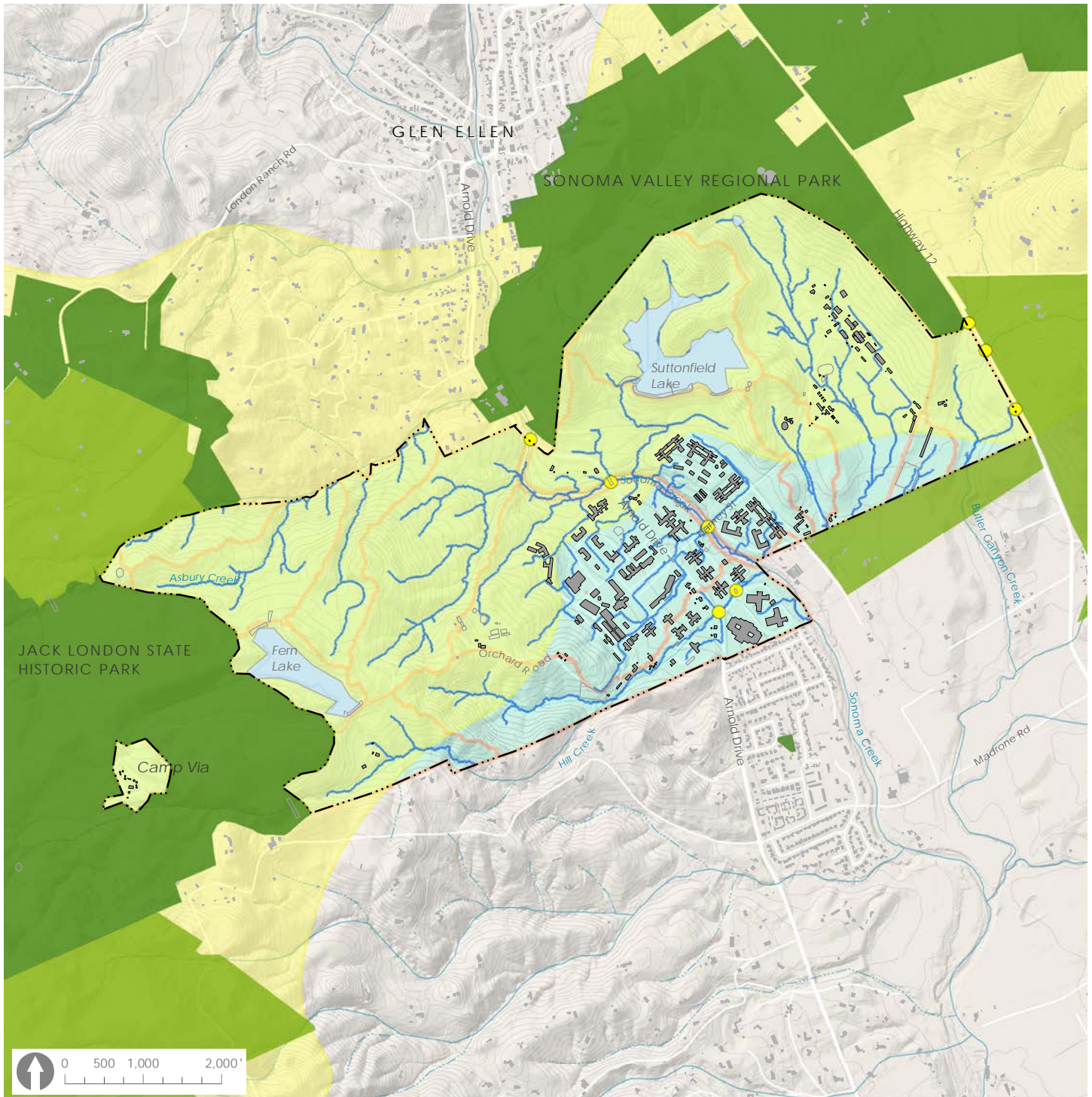
The Sonoma Valley Wildlife Corridor is considered by local and regional conservation agencies to be a crucial part of a network of linkages connecting large undeveloped landscape blocks in Marin County to those in the Blue Ridge Mountains/Lake Berryessa area in eastern Napa County (Figure 9-1). SDC is a central link in a swath of 8,500 acres of protected open space and parkland that has been assembled over the past few decades. SDC represents the largest and most ecologically significant unprotected property in the Sonoma Valley.

North-south connectivity occurs along Sonoma Creek. Fish and animals are dependent upon the stream and vegetation corridor as they traverse the site; their passage is enabled but at times challenged by culverts and bridge underpasses. Future use of the SDC site should accommodate wildlife movement along these corridors. Specific strategies for protection and opportunities for enhancement are identified in Chapter 5.



*Wildlife at SDC*

Figure 9-2  
**PROTECTED LANDS AND WILDLIFE, HYDROLOGY**



- SDC Property line
- Undercrossings
- Protected Lands, Public or Private Ownership
- Other Lands Protected by Conservation Easement
- Critical Wildlife Linkage, Marin Coast-Blue Ridge
- On-Site Contours (5m)
- Sub-Watersheds
- Ephemeral Streams
- Perennial Streams
- Intermittent Streams

Source  
 USGS, GreenInfo Network,  
 Sonoma Ecology Center

## HYDROLOGY

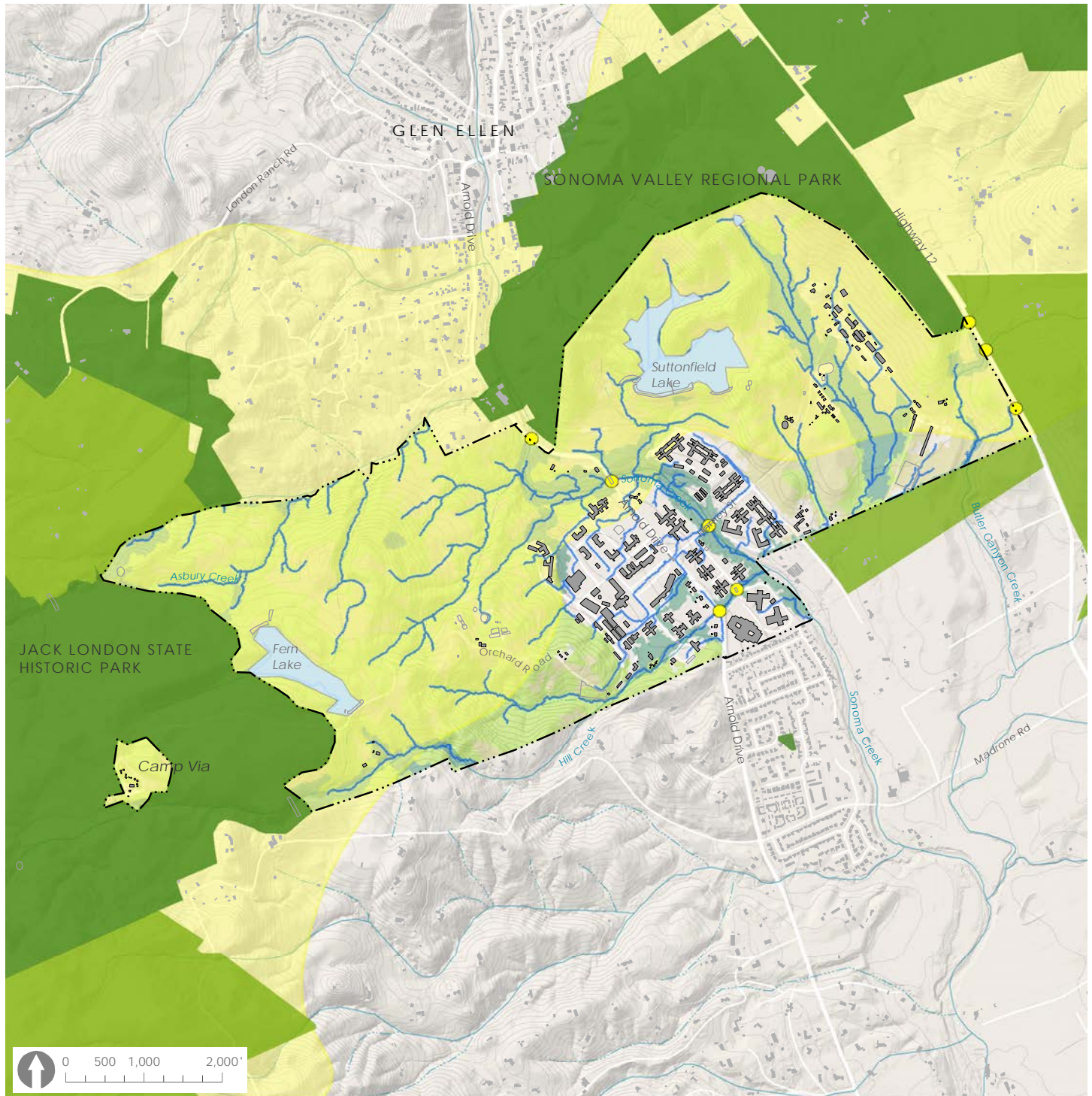
The hydrological system at the SDC site is composed of two lakes, three creeks, a series of ephemeral, perennial and intermittent streams and watersheds, as illustrated in Figure 9-2. Flood risks are relatively low per FEMA modeling. However, stream banks are subject to erosion and widening. This water system sustains the SDC site's plant communities, forms the spine for critical wildlife movement, and supports many species. Future uses at the SDC site should evaluate carefully any effects on hydrology in order to minimize disruption not only to site hydrology but also to other systems. Constraints and opportunities for groundwater management and best management practices are fully described in Chapter 5.



*Suttonfield Lake*

Figure 9-3

# PROTECTED LANDS AND WILDLIFE, HYDROLOGY AND VEGETATION



- SDC Property line
- Undercrossings
- Drainage Accumulation (high)
- Protected Lands, Public or Private Ownership
- Other Lands Protected by Conservation Easement
- Critical Wildlife Linkage, Marin Coast-Blue Ridge
- Wetland, riparian and other high sensitivity vegetation
- Wooded natural vegetation
- Open natural vegetation
- On-Site Contours (5m)
- Ephemeral Streams
- Perennial Streams
- Intermittent Streams

Source  
USGS, GreenInfo Network,  
Sonoma Ecology Center



## VEGETATION

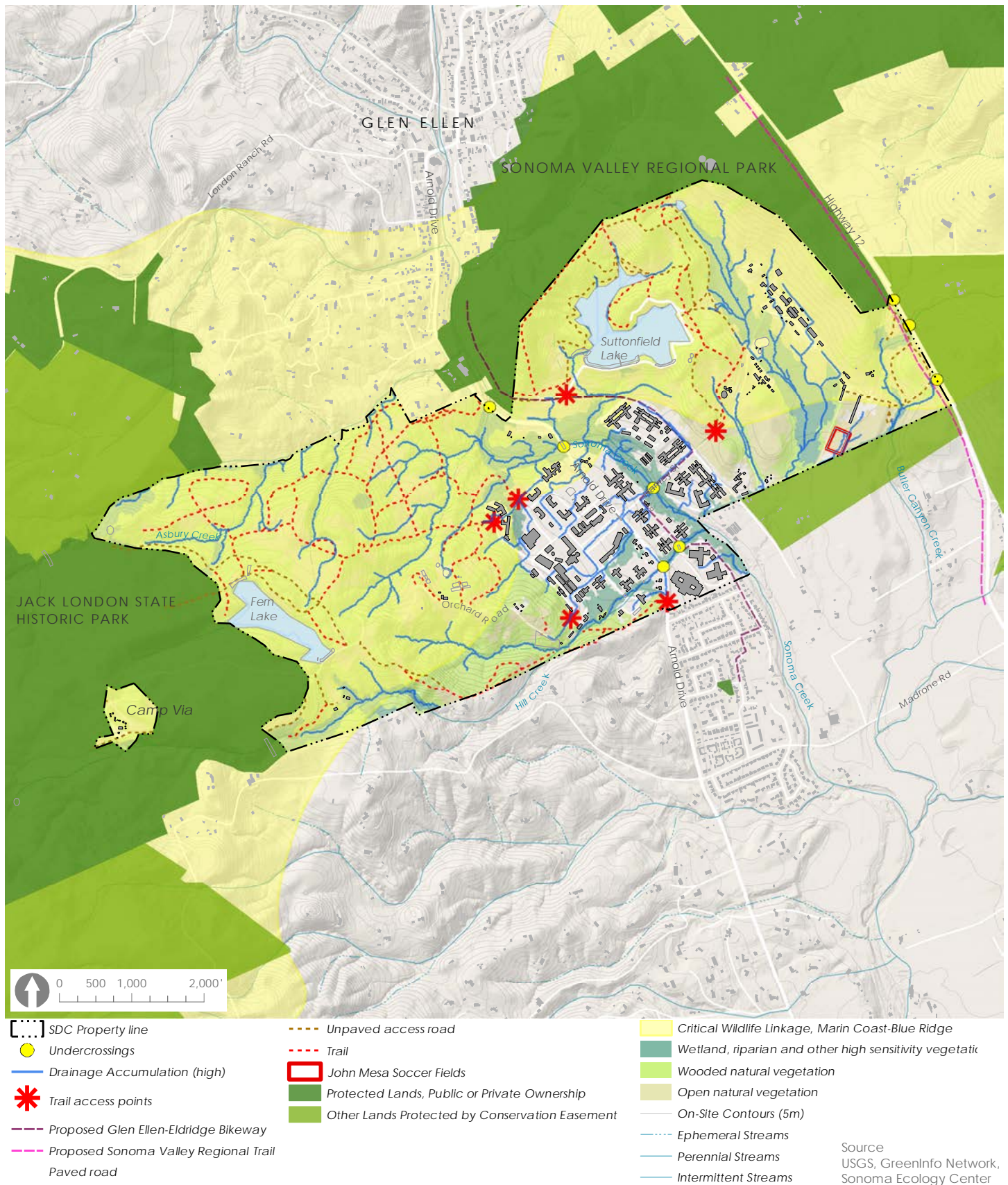
The SDC site consists of a diversity of wooded and open natural vegetation, including wetland, riparian and other sensitive vegetation. Sensitive wetland and riparian vegetation is found along the creek corridors, interacting with parts of the campus core as identified on Figure 9-3. Sonoma, Asbury and Hill creeks are identified as Critical Habitat for the Central California coast steelhead, and the riparian corridors along these creeks also support other special-status species. Future uses at the SDC site should carefully evaluate potential effects on sensitive natural resources. Strategies for protection and opportunities for enhancement are described in Chapter 5.



*Existing Vegetation along Orchard Road*

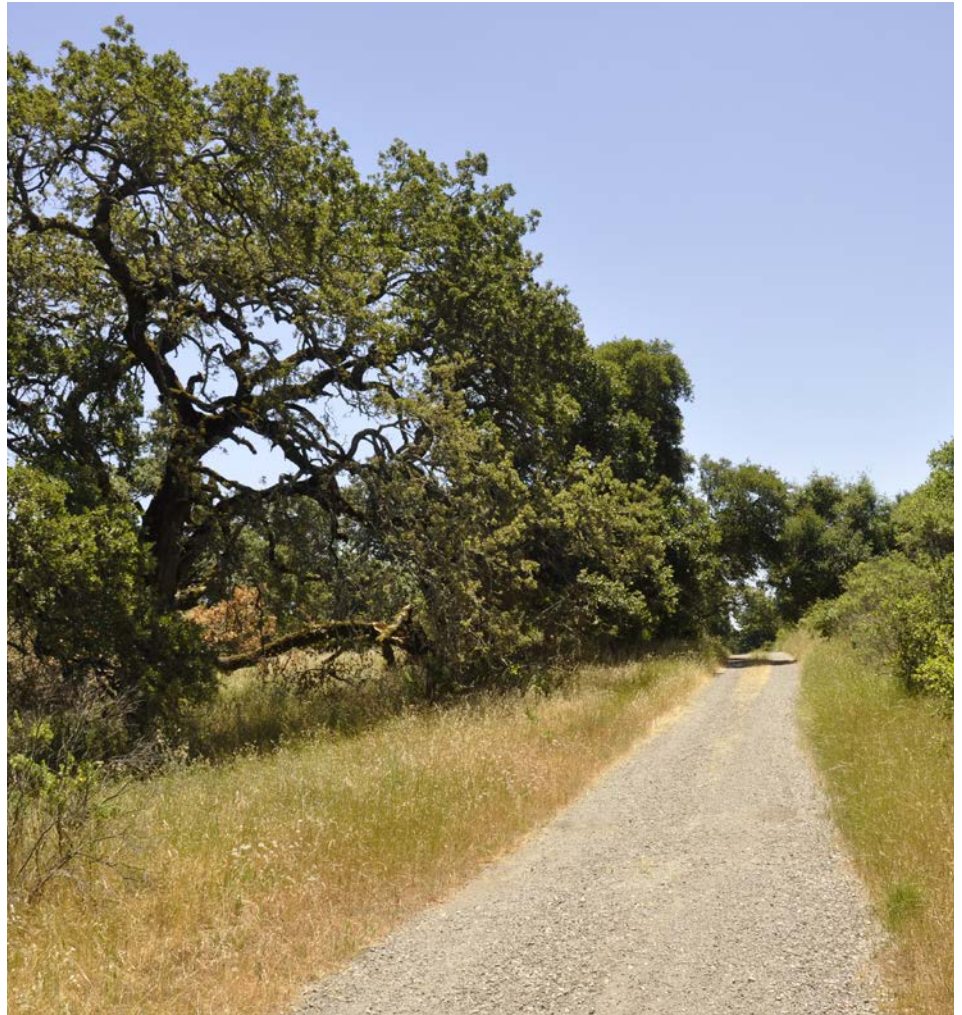
Figure 9-4

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



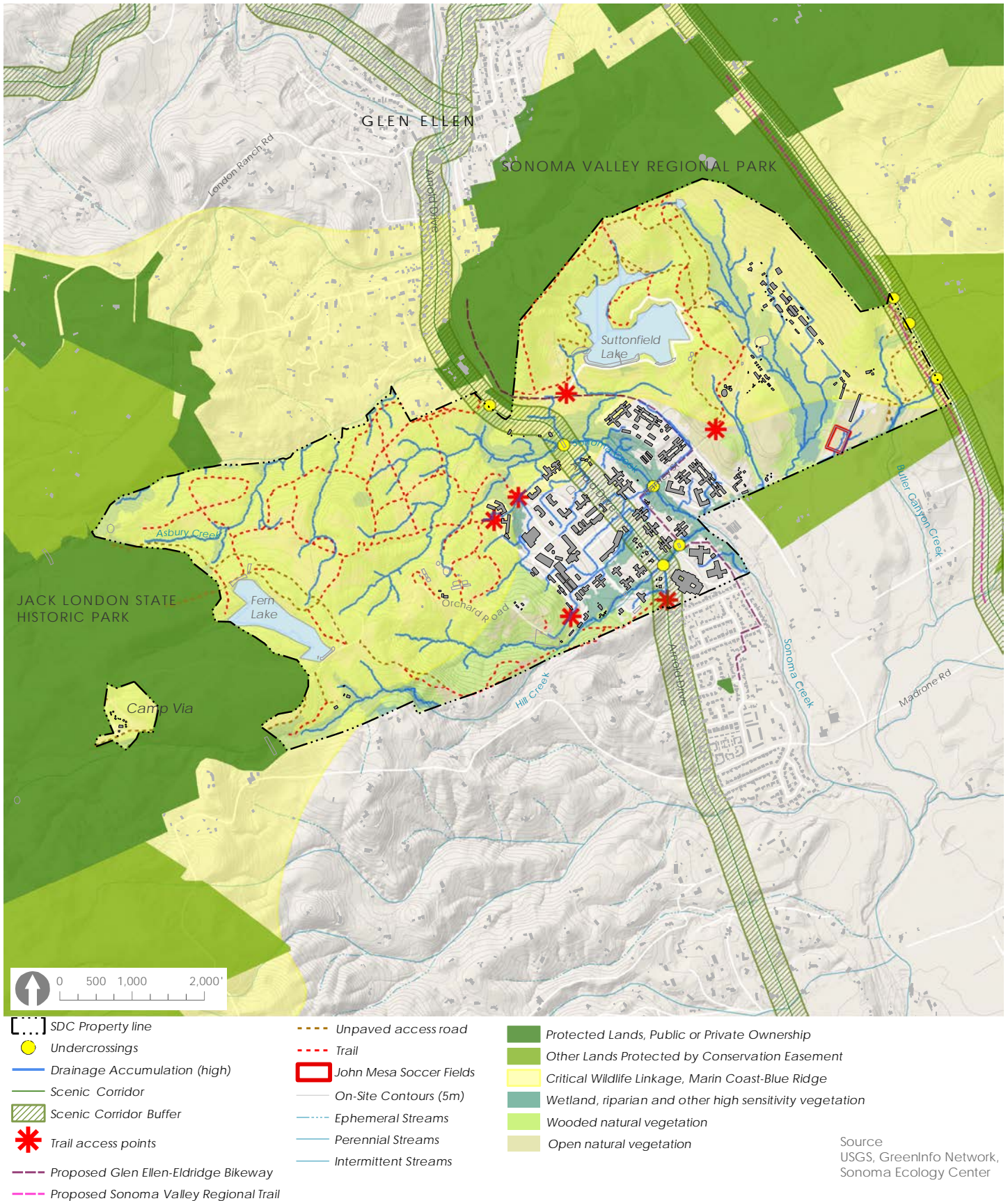
## TRAILS AND RECREATION

Woven throughout the site are miles of informal recreational trails and quiet roads, many of which meander through undeveloped areas and traverse steep hillsides with trailhead access points located at the perimeter of the core campus. Sweeping views of the valley to the east as well as Fern and Suttonfield Lake reward pedestrians, hikers, bicyclists, and dog walkers who use the system. These offer a wide range of recreational opportunities and should be considered a framing influence for the development of the core and for their connection to regional trail networks off-site, to Jack London State Historic Park, Sonoma Valley Regional Park, and other proposed trail and bikeway systems. The core campus features a well-used ballfield and a John Mesa Park (soccer field) which is located on the southeastern side of the site. See Figure 9-4. Strategies for protection and opportunities to enhance recreation are identified in Chapter 5.



*Recreational Trail near Fern Lake*

Figure 9-5  
**SCENIC CORRIDORS**



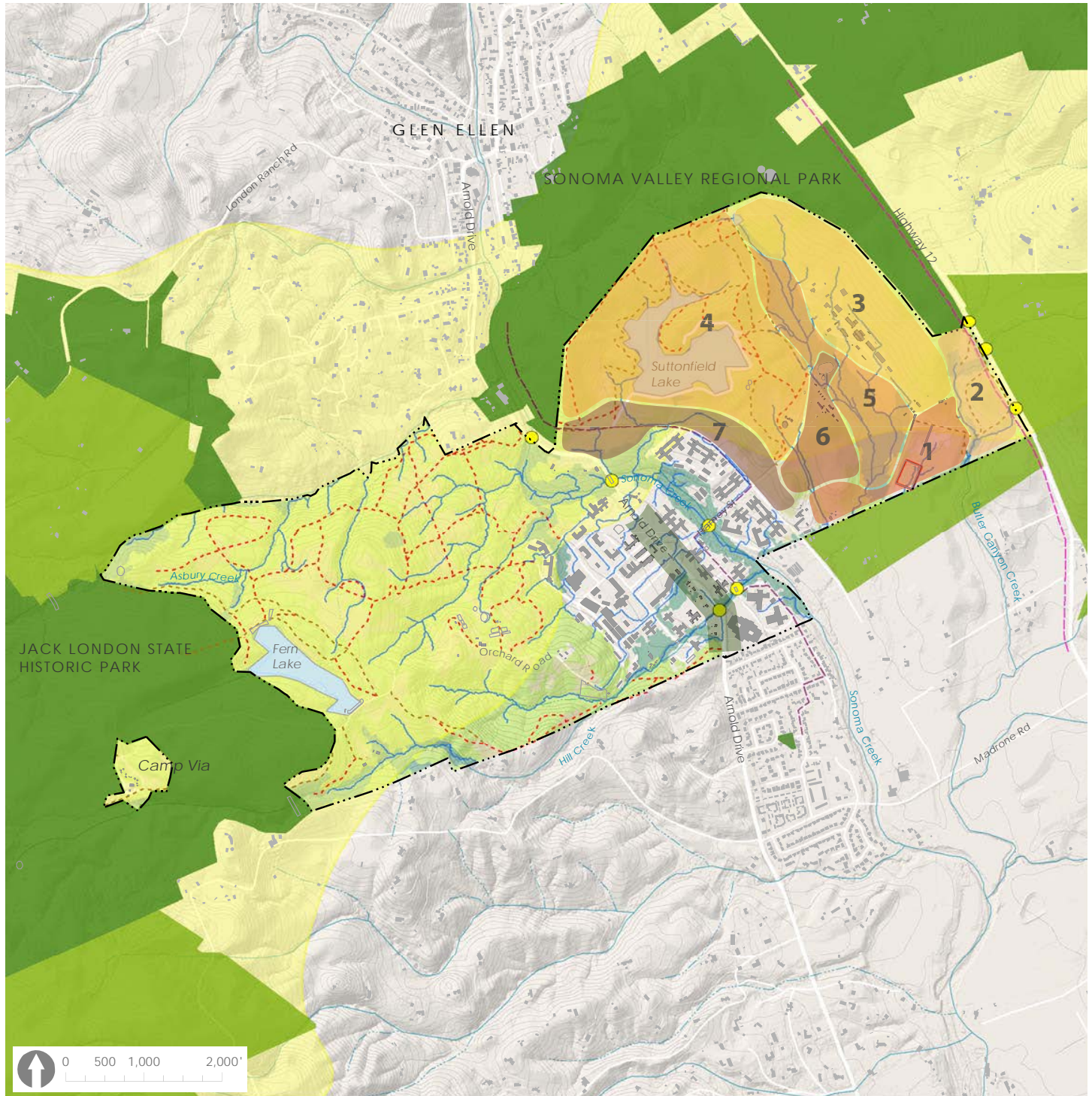
## SCENIC CORRIDORS

The scenic qualities of the site are easily apparent from Arnold Drive and Highway 12. Any future development along these two scenic corridors, when the land is under the County's jurisdiction is subject to a maximum 200-foot setback from the centerline of the road to protect the scenic character. The scenic overlay and other aspects of Sonoma County's regulations protecting open space are described in Chapter 8. See Figure 9-5.



*Looking north along Arnold Drive*

Figure 9-6  
**AGRICULTURE**



Source  
USGS, GreenInfo Network,  
Sonoma Ecology Center

## AGRICULTURE

Agriculture has been a fundamental land use at the SDC site and should be evaluated as a potential for future use of some of the property. Agricultural uses may be appropriate for the eastern portion of the SDC campus, in balance with recreation, open space conservation, protection of sensitive biological resources and water recharge potential. Seven subareas have been defined, based on soil characteristics, slope, vegetation, and current use. They are depicted on Figure 9-6 and described in greater detail in

Chapter 5. Potential agricultural suitability at each sub-area is summarized as follows:

- **Sub-area 1: Southern Edge**  
Row crows, orchard, vineyard, mixed crop and livestock
- **Sub-area 2: Hwy 12 Adjacency Area**  
Compatible with oak woodland and riparian corridor
- **Sub-area 3: Eastern Ridgeline and Sunrise Complex**  
Managed grazing, reuse of some buildings, as compatible with wildlife movement
- **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.

### Legend for Fig 9-6

- [.....] SDC Property line
  - Undercrossings
  - Drainage Accumulation (high)
  - - - Proposed Glen Ellen-Eldridge Bikeway
  - - - Proposed Sonoma Valley Regional Trail
  - Paved road
  - - - Unpaved access road
  - - - Trail
  - John Mesa Soccer Fields
  - Protected Lands, Public or Private Ownership
  - Other Lands Protected by Conservation Easement
  - Critical Wildlife Linkage, Marin Coast-Blue Ridge
  - Wetland, riparian and other high sensitivity vegetation
  - Wooded natural vegetation
  - Open natural vegetation
  - On-Site Contours (5m)
  - Ephemeral Streams
  - Perennial/ Intermittent Streams
- Overlays**
- Scenic Corridors
- Agriculture Zones**
1. Southern Edge
  2. Hwy 12 Adjacency Area
  3. Eastern Ridgeline and Sunrise Complex
  4. Northern Edge around Suttonfield Lake
  5. Seasonal Wetlands
  6. Eldridge Farm Area
  7. Western Edge



*Vineyards in Sonoma Valley*

Source: County of Sonoma Citizen's Report, June 2017

## FRAMEWORK FOR FUTURE USE AND CONSERVATION

### SITE REUSE ZONES

For the purpose of consideration for future reuse and conservation, the SDC site is divided into three distinct sub-areas or “zones.” Each zone has a unique set of influences comprised by overlaying the range of considerations described earlier in this chapter which influence its future use within the greater surroundings.

#### Zone A: Wildlife Corridors

The Wildlife Corridor Zone covers the largest geographical area of the SDC site, bounded by Jack London State Historic Park on the west, Sonoma Valley Regional Park on the north, and Highway 12 on the east. The southern boundary of Zone A follows the edge of the recognized wildlife corridor that traverses the site from west to east. The Sonoma Creek corridor is also an important part of Zone A. Fern Lake and Suttonfield Lake are both located within this zone, as are the majority of existing farm and agricultural structures. Camp Via is also considered part of Zone A.

Zone A is primarily composed of wooded and open natural vegetation with a network of trails, streams, creeks and drainages. Topography in this area is generally hilly, rising to the west and east.

Future use of the SDC site should preserve this zone to allow for continued wildlife use. Land resources should be managed in a way that enhances the natural vegetation, ecology and wildlife corridors.

Special opportunities or exceptions apply in four overlay areas in Zone A:

**Overlay 1: Groundwater Recharge.** A groundwater recharge area is identified in the northeastern part of Zone A, where topography dips to form a slight valley or “wet meadow.”

**Overlay 2: Agricultural Support.** A second overlay area applies to agricultural buildings at the Sunrise complex which were largely destroyed in the October 2017 Nuns fire. This area is intended as an opportunity for agricultural support use.

**Overlay 3: Water Treatment Area.** A third overlay contains the area currently occupied by the water treatment facilities at the SDC site. It is anticipated that this area will maintain its current function for future use.

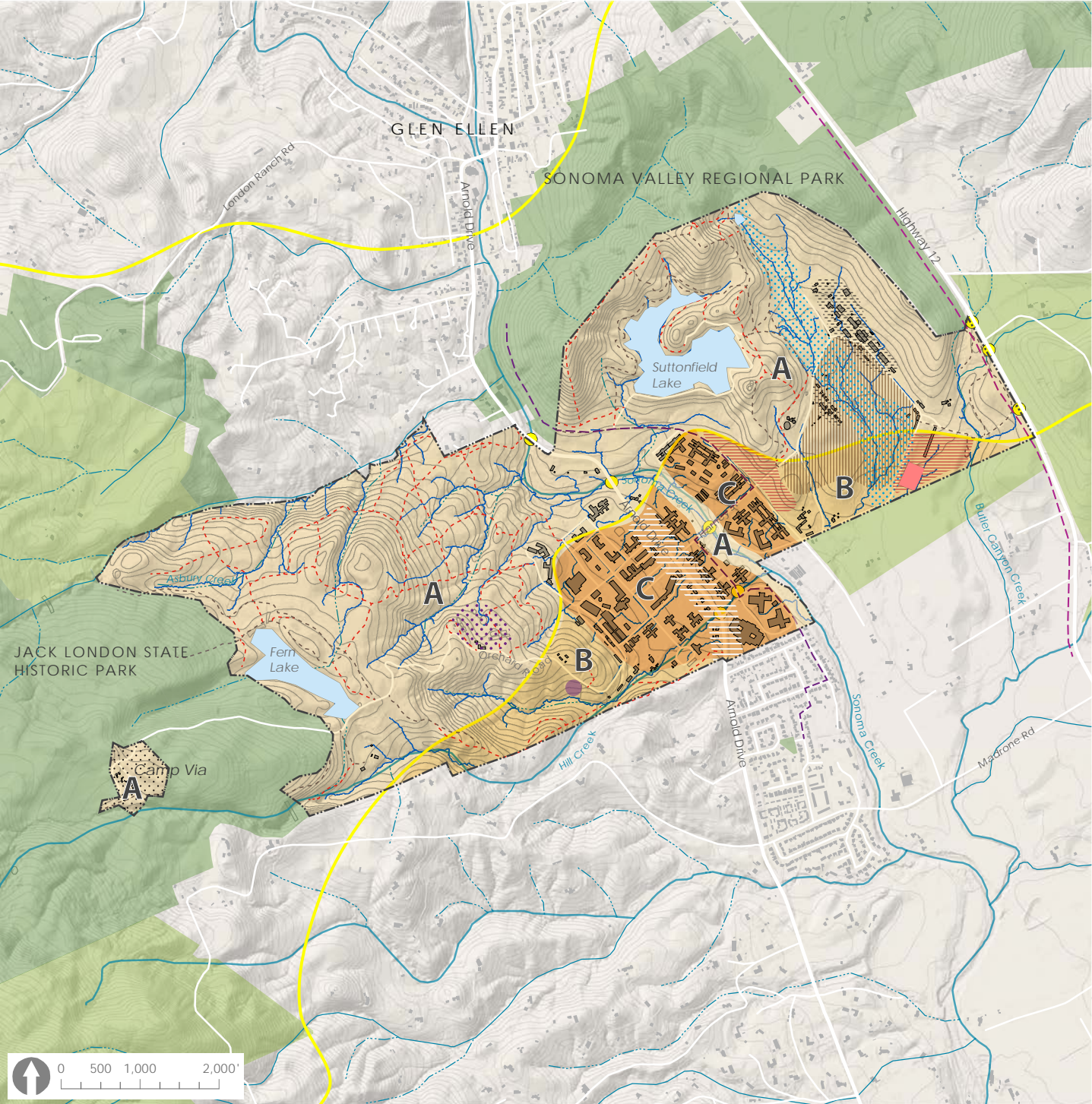
**Overlay 4: Managed Grazing Area.** A fourth area is identified for managed grazing, which may potentially be compatible with wildlife and natural resource protection. A portion of this overlay is also in Zone B.

#### Legend for Fig 9-7





Figure 9-7  
**SITE REUSE ZONES**



Source  
USGS, GreenInfo Network,  
Sonoma Ecology Center

Zone A development constraints include:

- Topography: most areas of Zone A contain steeper terrain.
- Access: Orchard Road provides only limited access to upland westside portions of Zone A.
- Sensitive ecologies: numerous streams, wildlife linkage, and wetland occur in Zone A.

Zone A presents opportunities for:

- Ecological conservation
- Protection of wildlife corridor
- Protection of water resources
- Limited recreational use
- Ground water recharge in the Overlay area, with limited recreational use
- Tree planting and habitat restoration

## Zone B: Southern Tier

The Southern Tier Zone comprises the undeveloped parts of the SDC site outside the Wildlife Corridors on both sides of the core campus area.

Zone B is composed of both wooded and open natural vegetation. The western portion of this zone contains hilly topography and hiking trails, while the eastern portion of Zone B has a gently rolling topography. Drainage ways connected to the wet meadow in Zone A also occur in this area, as does the soccer field located along John Mesa Dairy Road. The area includes remnant agricultural areas including former walnut orchards and chicken coops.

Future use of the SDC site should seek to preserve and enhance the ecological and recreational use of the site in Zone B.

Special opportunities or exceptions apply in four overlay areas in Zone B:

**Overlay 1: Cemetery Use.** The first overlay area encompasses the cemetery on the western side of the SDC site, to ensure its preservation.

**Overlay 2: Agricultural Use.** In response to the agricultural suitability analysis, the third overlay area is intended as an opportunity for row crops, orchard, vineyard, and mixed crop land uses adjacent to Railroad Street and at the eastern edge of the SDC site.

**Overlay 3: Managed Grazing.** A fourth area is overlay area is identified for managed grazing, which may potentially be compatible with wildlife and natural resource protection.

The groundwater recharge overlay described in Zone A at the wet meadow also flows into Zone B.

Constraints to development in Zone B include:

- Topography: the western portion of zone B contains steep terrain.
- Access: Orchard Road provides only limited vehicular access to the western part of Zone B.
- Vegetation: Sensitive vegetation types occur in portions of this zone, including Coast Redwood forest,

Valley Oak woodland, and wetland.

Zone B represents opportunities for:

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

## Zone C: Developed Campus

The developed campus at SDC is composed of the developed area on both sides of Arnold Drive and Sonoma Creek. It is bounded on the north and west by the wildlife corridor, and extends east to Railroad Street. A small number of buildings at the northern edge of the developed campus fall outside of Zone C, within the wildlife corridor.

The Developed Campus zone is generally composed of a series of rectilinear streets and buildings organized in early 20th Century campus fashion with manicured vegetation. The topography is generally flat, surrounded by hilly topography to the north, west, and east. Two lush creek corridors run through Zone C, Hill Creek on the southern edge and Sonoma Creek to the east of Arnold Drive (note that Sonoma Creek corridor is part of Zone A).

The developed campus portion of the site presents opportunities for new development, infill and adaptive reuse opportunities on the SDC site. Here, future uses may take advantage of existing




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*Core Campus*

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roadways and infrastructure and adaptive reuse potential of existing buildings.

**Overlay 1: Scenic Corridor.** The County's Scenic Resources Combining District overlay along Arnold Drive identifies a scenic corridor with a setback of up to 200 feet from the centerline of the street, as identified by the Sonoma County Zoning Code. The purpose of this overlay is to maintain the aesthetic character of Arnold Drive.

**Constrained Conditions:**

- Regulatory control: historic properties may restrict some level of development.
- 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:**

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

## 9.2 Considerations for Future Use of the Core Campus

### DEFINING FEATURES

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#### HISTORIC CAMPUS CHARACTER

The core campus as well as the outer reaches of the SDC site have a storied history that can partially be told through its collection of buildings and landscape features, constructed through many building eras over the course of nearly 100 years. Many of the buildings may contribute to a defined historic district (the limits of the historic district boundary is yet-to-be-determined as of June 2018); their unique building character frames collective community memory as they serve as touchstones to the history of community caring at SDC.

This historic character of the campus is defined not only by its varied collection of buildings, but also by the setting in which these buildings provided a unique history for those that inhabited them.

#### Idyllic Landscape

SDC was originally modelled after the “Kirkbride plan,” which recommended that institutions locate on rural sites that offer privacy while supporting farms and gardens. This design aspiration has persisted; the site continues to offer a sense of serenity and calm. Tree-lined pathways connect individual areas of

the campus, while rolling hills provide a scenic backdrop. Preserving elements of this idyllic, serene landscape is intrinsic to preserving the character of the site.

#### Human History

This historic character of the campus is defined not only by its buildings and landscape, but also by the many lives lived here. Telling the story of the people that have lived, worked and created a community on this site is an opportunity for preservation of the collective memory.

#### BUILDINGS AND INFRASTRUCTURE

The buildings significantly contribute to the character of the SDC site, representing past eras that span over 100 years with many if not most of the historic buildings still standing. The following is a summary of the condition of the site infrastructure, building infrastructure, individual building material condition, and the cost implications related to reuse.

#### Condition

Site infrastructure at the SDC site including water, sewer, storm drainage, electrical, technology and fire/life safety is in moderate to poor condition. Most systems

are obsolete, while many are at or nearing the end of their useful life. It is expected that any future use of the core campus will require site infrastructure updates.

Individual building mechanical and electrical systems present a significant constraint. Most of the buildings assessed do not meet current California Mechanical Code or California Energy Code for ventilation, energy efficiency, and/or controls and thus will require an upgrade/replacement to meet current systems for future use, however buildings identified as individually historic or historic contributors to a district may fall under current Historical Building Code which may potentially affect the requirements of the systems.

The material conditions of the buildings stand in contrast to the site and building infrastructure. For the most part, the buildings at the Sonoma Developmental Center have been well-maintained and are in good or fair, serviceable condition per the structural and architectural assessment, while the oldest buildings such as P.E.C., Activity Center and Walnut are generally in the worst condition. In general, buildings are clean and well cared for, both inside and out. Chapter 7 describes current building condition in more detail.

## Accessibility Upgrades

Some buildings may require extensive accessibility and ADA upgrades, depending on the determined use. The majority of existing buildings on the SDC campus are either one story structures or already have elevator or lift access. Many of the buildings that are currently or recently operational have received recent accessibility updates, including bathroom fixtures, ramps and railings, and therefore will not require as extensive adaptive updates as buildings that have been dormant for longer periods of time.

## Structural Upgrades

Most buildings will require some level of structural updates to stabilize or strengthen their resistance to earthquakes which will impact the cost of rehabilitation. If a building does not change use, the impact may be lessened.

## Hazardous Material Remediation

Generally, existing buildings need hazardous material remediation based on level of change required. Cost of remediation may add significant additional expense to project budgets or be cost-prohibitive.

## Infrastructure Upgrades

Existing mechanical, electrical, and grey infrastructure (water, storm water, sewer) is past its prime and will require substantial upgrade – a significant first cost to any new development.

## COST IMPLICATIONS FOR REUSE

A preliminary rough order of magnitude cost evaluation shows that some adaptive reuse at SDC may be more cost effective than new construction, while other adaptive reuse considerations will be more costly than new construction, depending upon reuse category and building type. This preliminary evaluation indicates that there is no “one size fits all” solution as many variables can greatly influence reuse strategies.

Cost implications at SDC are consistent with many reuse feasibility studies, relevant to structures that will need infrastructure, structural and accessibility upgrades. Nearly all building and site infrastructure including mechanical, electrical, plumbing, storm water and sewer systems at the SDC campus have reached the end of their useful life and will need to be replaced in most cases of reuse presenting additional cost challenges.

However, mechanisms are in place to offer financial advantage to identified historic structures. Adaptive reuse of contributing buildings to a historic district are often eligible for financial incentives that can help offset the cost implications of renovation. These incentives may encourage redevelopment of buildings that preserve some of the history and character of SDC.

## Tax Credit Potential and Future Tax Relief

Rehabilitated buildings that are contributors to a historic district qualify for the Historic Rehabilitation Tax Credit, a federal program that (as of this time) allows a 20% income tax credit for the rehabilitation of certified historic buildings. The tax credit is offered to rehabilitation projects that conform to the Secretary of Interior’s Standards; in these cases, the Standards must be met for the exterior and the interior of the project.

There are other financial incentives for the preservation of historic buildings besides federal tax credits. One California state-wide program, the Mills Act, allows for a reduction of the tax burden for properties and puts funds toward regular maintenance and repair of historic structures.

## FRAMEWORK FOR PLACEMAKING

### SITE PLANNING ELEMENTS

Centers or “nodes,” connections, landmarks and gateways create an organizational network that makes up the core campus area.

#### Connections, Quads and Edges

The SDC site contains strong linear elements in the form of streets, roads and pathways, or axis: Grove/Harney Streets at the main east-west axis, terminated by the PEC building on the west; the secondary north-south axis along Sonoma Street, which is book-ended on the north by Wagner and on the south by Hatch; at Railroad Street, a roadway that strings together residential ward buildings, and of course, Arnold Drive which runs north-south and connects the interior of the SDC site to Glen Ellen to the north and to Eldridge and Boyes Springs to the South, forming a strong, formal central spine for the campus.

Several distinctive quad spaces strongly influence the character and scale of the core campus while also serving as centers or nodes. Notably, the main quad of the west side of Arnold Drive terminating on the PEC building and the ballfield “quad” on the norther portion of the west side. These should be given high priority for protection and strengthening in any future use of the SDC site. Other small quads throughout the core campus can also be important for defining future campus form.

Edges are defined by building frontages that face primary and secondary axes or quads. These edges create a “street wall” and a sense of enclosure to the street, pathway or open space.

Opportunity: Each of these connections can be enhanced to strengthen their ability to link existing places and centers together as well as to new centers. Improved street and sidewalk conditions, lighting, wayfinding and streetscape tools can be implemented within historic preservation parameters along with infill opportunities (see below) to better define the framing connections of the existing campus while maintaining the character or sense of place.

#### Centers, Gateways and Landmarks

Major and minor centers or nodes occur throughout the existing campus, acting as significant organizing elements. The main quad is well-defined by its perimeter roadway, tree plantings and surrounding buildings, and is anchored by the PEC building to the west and stone gateway structures at Arnold Drive on the east. Minor centers such as the green space at the south end of Sonoma Street and in front of the Main Kitchen function as secondary nodes.

Existing Centers:

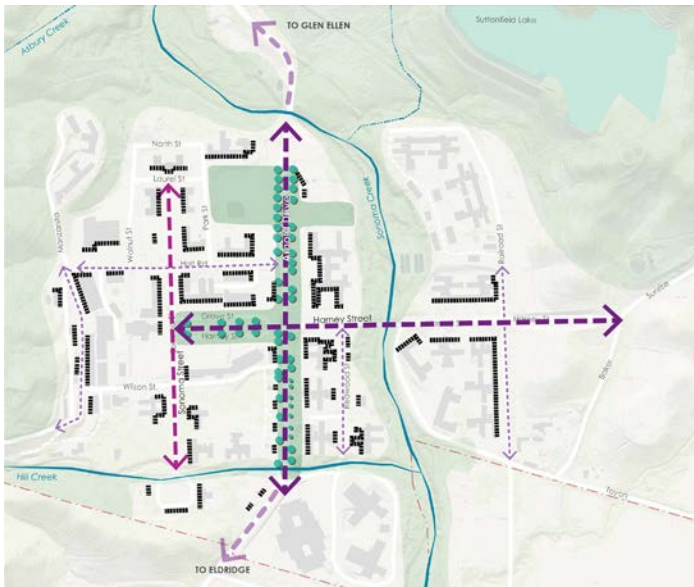
- A. Main Quad
- B. Baseball field
- C. Green at Core Campus South
- D. Sonoma House
- E. Activity Center/Main Kitchen Green
- F. Dining Hall at Camp Via

Landmarks are the prominent physical features that define specific places within the SDC campus. They provide orientation while also serving as a point of reference. The most obvious landmark at SDC is the historic Victorian gothic PEC building which sits centered at the western end of the quad, visible from nearly every location on site. Nelson Treatment Center also serves as a landmark, signaling entrance into the campus from the south. The truss bridge at the northern end of Arnold Drive serves as gateway, as do the stone columns that announce entry into the quad from Arnold Drive.

Opportunity: Preservation of key centers and landmarks at the SDC site is fundamental to preserving the character of the core campus area. A center should have defined boundaries; therefore gaps surrounding these centers may become opportunity sites. A center should be surrounded by active uses; new programming or development surrounding centers or nodes should provide a public component.

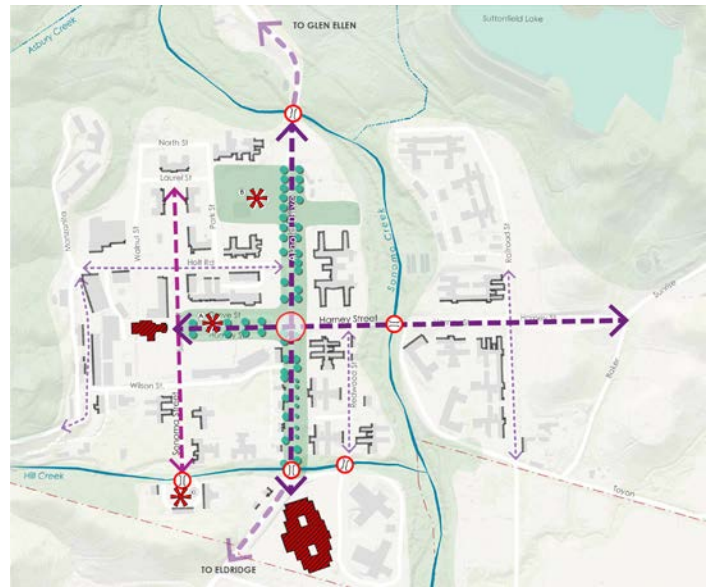
Figure 9-8  
**SITE PLANNING ELEMENTS**

Connections, Quads and Edges



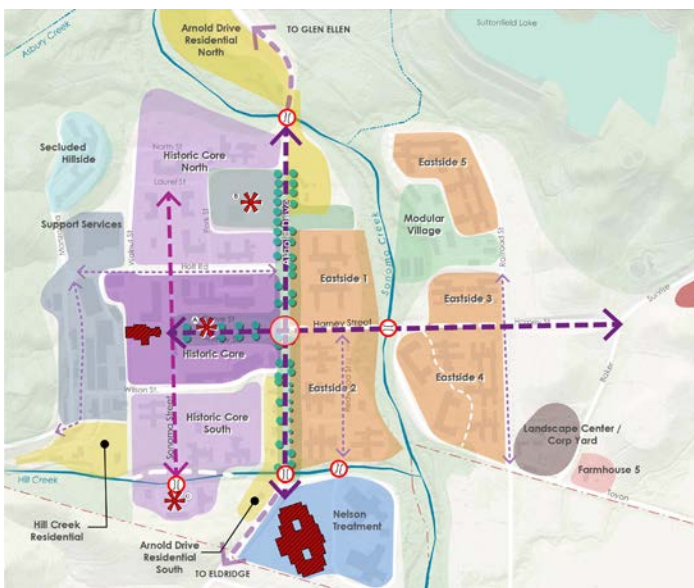
- Legend**
- SDC Property
  - Lakes
  - Streams
  - Formal Green Space
  - Natural Green Edge
  - Processional Street Trees
  - Primary Axis
  - Secondary Axis
  - Connection
  - Edges

Centers, Gateways and Landmarks



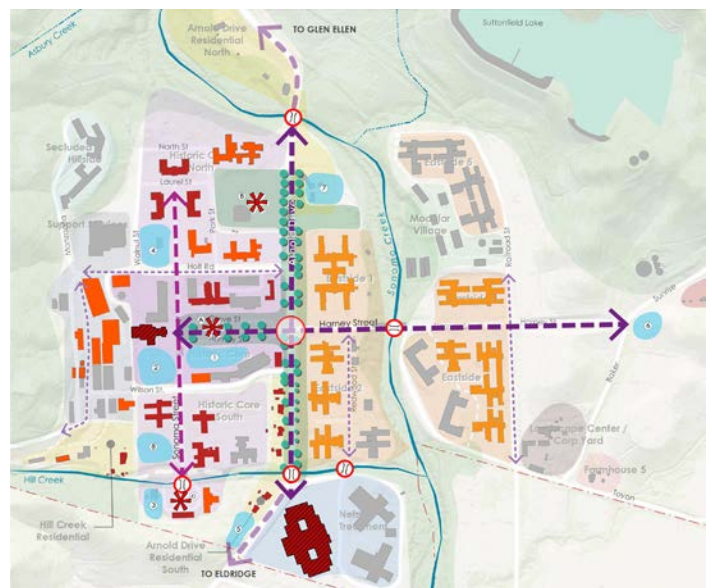
- Legend**
- Visual Landmark
  - Gateway/ Bridge
  - Gateway
  - Centers

Character Areas



- Legend**
- Character Areas

Infill or Opportunity Sites



- Legend**
- Primary Architectural Quality and Relationship to Site (along main roads or axis or subdistrict)
  - Secondary Architectural Quality
  - Tertiary Architectural Quality and Relationship to Site
  - Other Buildings/ Structures
  - Infill or Opportunity Sites

## Character Areas

There are certain physical characteristics of the overall site that should be considered in the event of future planning and development. Character Area sub-districts are defined by a particular landscape character and architectural cohesion that breaks down the overall campus into more intimate “neighborhoods.” Architectural style does not solely define a particular character area, as the architectural styles in the core campus vary significantly, ranging from Victorian Gothic to Mid-Century Modern. For instance, the central Core Campus character area contains buildings that surround the central quad open space on the main east-west axis, anchored by the PEC building on the west. The Nelson Treatment character area is comprised of the medical treatment centers southeast of the Core Campus.

There is an opportunity for strategic infill development and adaptive reuse of existing

buildings that enhances intimate subsets of buildings or neighborhoods

## INFILL OR OPPORTUNITY SITES

Within the Core Campus character area, sites that were previously occupied by buildings during the Center’s period of significance should be among the first to be evaluated for potential infill opportunities. Many of these sites helped to define major and minor centers and connections, and therefore infill at these locations represent opportunities to preserve the character of the site. Currently many of these infill opportunity sites are empty or have been occupied by temporary modular structures. Careful design at these locations can reinforce or reintroduce the original intentions that created the idyllic landscape, preserving the character of SDC.

Infill or opportunity sites may include:

1. Southeast side of the Main Quad
2. South of PEC
3. Site currently occupied by Slater
4. Site currently occupied by Credit Union
5. Site south of MacDougal
6. Southern end of Arnold Drive Residential South character area
7. Terminus of Harney Street to the east (outlook park, not infill development)
8. Site adjacent to ballfield quad, east side of Arnold Drive

Adaptive reuse of existing buildings in conjunction with new construction at appropriate infill sites is a key opportunity for preserving the character of SDC. Careful design and planning of new construction alongside appropriate reuse opportunities has the potential for creating a unique sense of place.



## 9.3 Economic Considerations

Current economic conditions indicate that the key uses or markets that may provide the highest economic value and therefore greatly influence the future use of the SDC site are Residential, Hospitality, and Agricultural Open Space. Educational and institutional facilities are also key potential drivers in the regional economy. Note that much of the SDC site is not suitable for intensive development, and therefore should be preserved in its natural state. The economic drivers identified below provide unique opportunities at the SDC site and are discussed in more depth in Chapter 8.

### Housing Demand, Single / Multi-family Residential

Residential uses currently provide the highest demand for reuse of the SDC site. Housing is in short supply throughout

the Bay Area, and Sonoma County is no exception. While luxury residential uses may command the highest land value, the need for small-lot, multi-family, senior, affordable, work-force and residential care living facilities provides perhaps the largest opportunity and the biggest economic driver. Infill opportunities throughout the site and adaptive reuse of existing buildings provide unique options to respond to this demand.

### Hospitality

Conference centers, hotels, and lodging uses continue to be strong economic drivers in Sonoma county. The SDC site is ideally located and provides ample opportunity for new or adaptive reuse options to meet this need.

### Open Space for Agriculture

A driver within the region, agricultural uses continue to provide market potential for Sonoma County. These uses have historically been present on the site, and many areas are ideally situated for continued agricultural use. With careful consideration and planning, agricultural uses could complement other uses as well.

### Educational / Institutional

Educational uses are increasingly becoming economic drivers as our economy shifts away from an industrial base. Given the previous use of the campus, many of the existing building typologies at SDC may lend themselves easily to adaptive reuse as educational or institutional facilities. Further discussion on education and institutional uses as a catalyst is included in Chapter 8.

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