

## **Eldridge (SDC) Redevelopment Draft Goals and Potential Uses**

This informational document prepared by the Glen Ellen Forum Eldridge Subcommittee is for review by Glen Ellen Forum participants to develop consensus on goals and potential types of uses for future redevelopment of Eldridge. After review by the Forum, the document is intended to be forwarded to the Eldridge planning team (WRT), which is working under contract with the State. Moving forward, it will be critical for the Glen Ellen community to provide input on future uses of the Eldridge property.

### **GOALS FOR ELDRIDGE REDEVELOPMENT**

The Eldridge Subcommittee has developed the following draft goals, which are fairly consistent with the goals established through the 2015 Community Visioning process:

- Protect existing open space and wildlife corridors
- Foster development and uses that promote and benefit the Glen Ellen community and residents, with an emphasis on community rather than tourism
- Promote development of a viable economic engine
- Preserve the site's historic character
- Preserve the site's healthcare legacy
- Preserve the semirural character of Glen Ellen
- Minimize the overburdening of limited resources, including roads, water, sewer, and energy infrastructures
- Maintain existing circulation arteries and levels of service
- Encourage reuse of existing structures and stay within the existing building footprints, to the extent possible.

### **POTENTIAL FUTURE USES**

#### **Themes (consistent with the May 2015 Transform SDC document)**

- Health Services and Wellness
- Open Space, Recreation, and Scenic Values
- Education, Training and Research
- Housing
- Food and Farming

Given the stated goals, this section outlines broad categories of potential appropriate uses, drawing from information in the May 2015 Transform SDC document, subcommittee discussion, and input from the Forum.

**Ecology** – Institutions that support and promote ecological conservation and education, such as:

- Ecology center
- Eco-Tourism center

- Nature reserve

**Social Services** – Reuse of existing facilities for community services such as:

- Homeless services
- Veterans services
- Senior day care; senior center
- Reopen Camp Via for low-impact community recreational uses

**Health Care** – Maintain facilities for special needs such as:

- State/regional hub for manufacture of specialized custom therapy devices
- Satellite Sonoma Valley Hospital clinic
- Service site for developmentally disabled equipment
- Center focused of therapeutic use of nature

**Housing** – Housing focused on middle incomes that is compatible with existing residential development in Glen Ellen, avoids housing types that could fragment the property (e.g., gated development), and is compatible with existing limited infrastructure (e.g., public transit, water, sewer), such as:

- Reuse of existing homes for single or multifamily housing
- Group homes for disabled, elderly, or veterans

**Education** – Single-entity (campus) facility that uses the existing institutional infrastructure, such as:

- Satellite campus for the SRJC or State college
- Research Institute (e.g., agriculture, technology, environment, climate change)
- Adult Ed school
- Outdoor Ed school
- Trade school, using existing shops
- Music or art school

**Employment** – Utilization of existing facilities could create opportunities for Sonoma Valley residents and businesses, at a scale compatible with the rural community, such as:

- Union apprenticeship programs
- Use of existing buildings to teach earthquake retrofitting
- Organic farming, teaching, training
- Animal services, animal husbandry
- Commercial kitchen

**Community Gardens** – Low density uses within the current “campus” footprint would facilitate community use, such as:

- Plots leased to families
- Botanical garden
- Farmers market

**Community Development** – Community-oriented uses would provide public use of the site by Sonoma Valley residents. Examples include:

- Community center and meeting rooms
- Small indoor or outdoor theater venue
- Ball field renovation

**Historic preservation** – Given the historic nature of Eldridge, museums associated with local history may be suitable such as:

- Museum of the History of SDC, Glen Ellen, Eldridge
- History of Mental Health Museum

**Events** – The property could be used for local smaller-scale events such as the Glen Ellen Village Fair.

**Miscellany** – There are a variety of other uses that may be appropriate if developed at a scale compatible with the community character. Examples include:

- Storage units
- Solar collective (possible revenue generator)