

August 7, 2017

Glen Ellen Forum Eldridge/SDC Subcommittee Report

1. The subcommittee met on July 6 for our stakeholder interview with 2 representatives of Wallace Roberts and Todd (WRT), the urban planning design firm hired by the State of California to address SDC redevelopment. The meeting was mediated by Tania Carlone of the Center for Collaborative Policy. Alice and Sandy Horowitz, Tracy Salcedo, Mary Guerrazzi, and Vicki Hill represented the subcommittee; James Sticklely and Poonam Narkar represented WRT.
2. Ms. Carlone provided a Qualitative Interview Guide with a list of question such as, “What do you value about SDC and its surrounding lands?” This interview guide is available on the GE Forum website.
3. A lengthy discussion ensued, during which members of the subcommittee stressed the need to 1) protect open space, 2) preserve the rural character of the surrounding community, and 3) avoid growth-inducing impacts.
4. WRT stressed:
 - need to protect open space and to strengthen the wildlife corridor
 - focus on redevelopment of the existing campus of approximately 150 – 180 acres
 - need to look at governance models
 - need for economic drivers
 - interest in pursuing housing, within the existing campus footprint and in existing buildings that can be rehabilitated
 - intent to convene a stakeholder advisory committee that would meet once or twice between now and December
5. The big question that will ultimately determine the outcome of redevelopment is: **How much revenue generation is needed/expected by the state?** Thus far, we have no answers.
6. In sum, the subcommittee generally believed the meeting to be productive. Subsequently, we finalized our list of draft goals and potential future uses, which has been uploaded to the GE Forum website. Our draft goals are as follows:
 - 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 re-use of existing structures and stay within the existing building footprints, to the extent possible.
7. We would like to share these draft goals and thoughts on potential future uses with WRT, but before doing so, we need your feedback. We have asked the GE Forum steering committee to set aside an entire monthly meeting for discussion of the Eldridge/SDC issue. Active community engagement is essential to an optimal outcome.