

BREAKOUT GROUP INPUT FROM SDC/ELDRIDGE WORKSHOP APRIL 16, 2018

This is a raw transcription of the comments provided during the breakout group sessions at the end of the SDC/Eldridge workshop. Comments have not been edited for clarity.

Q1 – In one or two sentences, why is Eldridge important to you, and what semirural characteristics of Glen Ellen do you want to maintain?

- We are all local citizens who have raised our families and lived in the area. We do not want a huge development to come in and take over the land for profit.
- Eldridge is the heart of the community. Love the houses and the big open space. Open spaces and lots of different organizations use the buildings. I've hiked for 30 years. Great place for kids. Wildlife corridor protected. In scale with Glen Ellen and the Community. A quiet, rural area. Peace and Quiet.
- Eldridge is the heart of Glen Ellen. It's what makes our village special and provides a buffer between us and the rest of the Valley.
- Maintain agricultural character, public accessibility, no fences, public land access.
- The beauty and the plentiful wildlife. Preserve as much of the beauty and natural resources as possible
- Natural Quality of Space. Wildlife Corridor. History. Residence of healing.
- Land, wildlife corridor
- Open land, wildlife corridor, historical value
- The property, and wildlife habitat, and corridor are extremely important to me/us.
- Open space/wildlife corridor. Hiking/Biking/Horses. A community for us, not outsiders. Keep low impact of buildings and any additional to be in keeping with current buildings.
- Preserve open space, preserve valuable historical buildings, protect wildlife, recreational use, protect wildlife corridor, keep hills undeveloped, development should be community serving.
- Hiking access, legacy open space, wildlife corridor importance, remediation is needed - let's do it properly. concern over roadway/infrastructure.
- Placeholder in valley as original vision of what valley used to be. Historical importance. Hiking access. Public Access. Biodiversity/natural landscape. Not a vineyard. Appropriate revenue generating businesses
- Personal history. Community History. Protection from density in Bay Area. Biodiversity. Wildlife corridor. Preserve quality of life.
- Open Space. Wildlife corridor. Maintain State ownership, educational, etc.. Access to nearby wildlife/nature is nourishing. Maintaining care of people with developmental disabilities. Innovate, self-sufficient history is a beacon.
- Longterm relationship as a baker and previous intern. Wildlife corridor. Hiking. Scenic Value. Historic Buildings. Education. Parks enhancement. Helicopter pad for CDF (Norcal Emergency Center) . Native vegetation. Water Resources
- Preserve and maintain historic structures. Open space for birding and hiking.

- Enjoying its open space. Sense of community. Respect for historical value and how development impact. Maintain the parklike setting. Continue as a healing place.

Q2 - GOALS AND GUIDING PRINCIPLES

a. Do you support the goals/guiding principles presented tonight?

- Yes, mostly
- Yes
- Yes, strong support. Maximize reuse of existing as much as possible
- Yes, the Trust, Private/Public good - Best we have right now
- Overall people liked regarding footprint/urban structures and a little wary regarding wildlands but realize may be needed
- There should be more defined financial liability. Don't feel compelled to preserve historical character. The legacy of healthcare is not important - but if it becomes part of a viable future use it should be considered.
- Only way to go is the Trust.

b. Is anything missing?

- We need more Glen Ellen residents in trust representation with our goals in mind. Involve local businesses and people like Coppolas in Presidio - we could make it Pixar to raise money.
- Tourism and Community, Healthcare is a spiritual legacy
- Consider being able to restore infrastructure to prior level of use. 4,000 patients and employees
- Only details. I recognize the time difficulty.
- Ecotourism maybe?
- Yes, lots of info from the state is missing.
- What is the economic engine? Why not some tourism to help with economic engine?
- Community representation
- So far, so good
- No major addition of new traffic corridors. No chain/big box commercial enterprises. Careful consideration of attracting uses that don't create heavy people/traffic burden. Tourism is important to consider for the future viability.
- Sonoma Valley/GE community must be a part of the land use. For example: community center, pool, recreation center
- Insurance that the voice of the local Glen Ellen community will be actively represented on a board of trustees going forward
- More State involvement, Residential Care for developmental disabilities, minimal state involvement

- Funding mechanism, no business plan, need sustainability, years trust be in place
- Yes, infrastructure, what does it look like? too vague

Q3 - Governance Models

a. Do you feel you could support a trust model?

- Need more local members on board of trust and establish sub-committees for community input
- Yes! Gives us more time as long as local GE people can have more say
- Love the Presidio model. Watch out - need to make sure we don't overtax the through part and number of people passing through
- Yes
- Can fully support as a viable option given tight time frame. Get users/leases in as soon as possible: convalescent, memory care, regional acute psychiatric care, workforce housing.
- Yes, however local, permanent governance input is essential
- Yes
- Mixed feelings about the trust concept
- As long as the trust is bound by the goals/guiding principles, we could trust the trust. We would emphasize that at least one board member live in GE/Eldridge. A non-voting members at large also
- Unanimously yes, need more than one GE person on the trust board
- Yes, don't sell to a developer; clear understanding that revenue is important
- Consensus - we could live with it
- All of us feel a trust model is the best
- Land trust

b. If a Trust model is used, what concepts do you want included in the trust document to ensure it will satisfy GE needs?

- Limited industrial sites
- Museum
- More local people involved in trust on committee
- Need another board to approve local businesses going in
- Why can't we build into it that someone from GE be on the board?
- At least one Board member of Trust be a resident of Glen Ellen
- Strong, local participation in the governance model. As few non-Sonoma County residents as possible
- At least two members of GE on Trust or more
- Need Ad hoc people to be majority of Sonoma Valley - over 50% local control
- How would members of the Board be selected? The Trust is a good idea but there is a big difference between the Presidio & Eldridge. There are fewer houses to

- rent. We have to bring in business or tourism. We need to recruit businesses - who are they? We are in the dark.
- Minimal traffic increase, energy efficient (solar, etc..)
 - The guiding principles as promulgated PLUS a voting member from our Community. All proceedings should be open to the community - transparency. They must be required to solicit community input. Youth engagement plan.
 - We need to know who is working on this? Who will be in the trust committee? We should independently understand financial viability of groundwater resources and future banking opportunities
 - Some portion of community element - health, residential, educational. Some sort of health resource. Self-sufficient. Allow time for the complexity of the project
 - As listed but also assure a voted representative from GE continues to be included.
 - Save the open spaces. Open election of trustees - include Sonoma Valley, not just GE. Strong representation of local interests on the Board.
 - Natural resources protected, No low-income housing, housing limited to support staff
 - 50%-70% GE residents Ad hoc seats
 - Does the trust allow housing?

Q4 - Vision for the Future of Eldridge

a. What are your ideas for the amount and types of land uses for the site? How much residential? Temporary Housing? Commercial? Educational? Other? Ideas for an “anchor” land use?

- Maintain current open space
- Education.
- Support system for non-profit organizations
- Public use of pool
- Music center
- Senior center
- Community center
- Park-like environment
- Tear down expensive buildings that will cost too much to upgrade
- Keep useful practical ones
- Keep beautiful brick building
- Make parking spaces
- Think of Howarth Park/Spring Lake where wildlife and people merge
- Use what's there: laundromat, pool
- County offices can take over but NOT develop into industrial park
- Museum \$\$\$
- So much local history
- Cafes
- Educational uses

- Adult Classes
- Satellite campus for colleges
- Conference Center
- Youth Hostel
- Concerts
- Want an inventory of what the buildings are/do - don't know enough
- Artists
- Low impact Tourism - bike rental, shuttle service, equine program
- Health Club
- Entertainment (Transcendence Theater)
- Educational (College Campus)
- Educational
- Sustainable
- Organic Farming
- Solar
- Maintain architectural character of campus
- Design guidelines/CCR's for Campus approved
- Other health care uses, memory center, convalescent care, acute psychiatric care
- Vocational/technical education for construction
- Mountain bike touring company and trek
- Rent out farm to equestrian facility
- Try to maintain historic uses
- Support work force or temporary housing
- Residential use consists of current footprint
- Limiting auto use on campus; EV community/control; use golf cart on campus
- All potential development ideas run the risk of damaging the rural nature of Glen Ellen
- Who will determine the extent of development and the impacts on Glen Ellen, as well as the Valley at large?
- Keep the medical
- Museum in PEC; keep housing to a minimum
- Re-purpose everything
- Environmental Ed/SSU/Wildlife Corridor
- Adjust use - not an entire university
- State Park control west side for history/museum control
- Open space stay open
- Developed over should stay developed
- History/Surrounding
- Anti-Equestrian Center; large
- No stadium
- Maintain key trails; allow dogs
- Community Activities for families - camp - amphitheater - pool - gym
- Some/Limited Residential

- Transfer Wild land west side to Jack London and let them manage to create income (Camp Via/as they have been doing)
- Anchor tenant - biotech campus
- Angel investor
- Culinary school
- Resort
- Educational
- Rehab buildings for commercial use
- No residential
- Ropes course serving at-risk youth in the community
- No additional building
- Theater
- Extension JC campus as anchor
- Conference center
- As little as possible commercial
- Conservation Corp housing
- Homeless housing
- Environmental research center
- Community center
- Mental Health/Mental Care
- Low income/public servant housing
- Eco-village
- Graduate program (health care related?)
- FFA/4H/CSA Farm Internships in sustainable agriculture
- “Chautauqua” type arts and education programs
- Semi-residential Art Learning
- Model for sustainable building, retrofitting highlighting local experts in green building
- Culture/Arts
- Family friendly activities
- Educational use
- Ag
- Culinary, ecology
- Community recreation - similar as enjoyed today
- Thoughtful housing
- Re-invigorate camp
- Community resource center
- Satellite campus - clearly defined - SSU
- Ag center
- Conference center
- Some housing
- Historic center
- Museum

- Art center
- Transfer open space to Jack London Park
- SRJC Campus
- Mixed uses: tiny home community
- Out-patient addictive recovery center
- IT college; outdoor education center
- Pixar campus
- Artist in residence program
- Retreat center
- Public stables
- Petting zoo
- High school industrial arts - computer stuff
- Residential (self-sufficient!)
- Source for developmentally disabled
- Fetal alcohol/spectrum disorders
- Similar to Presidio
- Satellite college campus
- Conference center
- Tech offices
- Residential - only support staff
- Commercial - only what was there before
- No major commercial operators, eg: strip mall, shopping center
- Education yes
- Clinic extension
- No residence
- Satellite campus - ag
- Honor original people/sacred structures
- Historic park
- Museum
- Library
- Conference center
- Local business
- Recreational
- Affordable housing
- Hostel
- Ag
- Veteran housing
- Model community for sustainability
- Transition sonoma valley/sierra club
- CEPEC

b. Are there any other critical issues that need to be considered?

- Income from tech industry
- VERY concerned that increased visitors will add burden to our infrastructure and decrease community spirit in light of tourism
- Residential low income, given our housing crisis
- Very open to public use and accessibility
- Minimize retail use
- Office space (e.g., Hamilton)
- Development breeds traffic: what is the plan for preserving the rural nature of GE once development has started; where and how will the traffic impacts be mitigated?
- Protection of the watershed/systems: no golf course; responsible management of land; no professional sports; tenants should pay rent
- Any solution that can possibly work other than single user
- How to protect property in the meantime?
- With climate change we need to diversify our local economy beyond just wine and tourism, let's do that here.
- Infrastructure; decision making process; clarity; more detail on financial modeling
- Housing crisis; addiction crisis; afford opportunity for state and county
- Keep self-sufficiency component
- Funding; maintenance
- Is there openness from everyone?