

THE SPRINGS Specific Plan



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Sonoma County is currently working with the community to develop a Specific Plan for the Springs. The Springs Specific Plan will be used to guide future development and gradually shape the area into a more vibrant and sustainable, pedestrian-oriented community with a focus on active transportation and enhanced transit opportunities.

Progress Overview

We are about halfway through the Specific Plan process. So far there have been three Community Workshops, three Community Advisory Team meetings, a community survey and various consultations with local agencies.

Four background reports have been produced for the Specific Plan to date. These reports are available on the project website: <https://thesprings.specificplan.org/>.

- Existing Conditions Report
- Issues and Opportunities Summary
- Land Use and Circulation Alternatives Report
- Market and Feasibility Analysis

See the chart on the inside pages for an overview of the Specific Plan process.

Community Meeting/Open House

Thursday, March 9, 2017
6:00 pm – 8 pm
Sonoma Charter School
17202 Sonoma Hwy, Sonoma

Get Involved!

Visit our Website:

<https://thesprings.specificplan.org/>

Visit the Springs Specific Plan website to access reports, newsletters, and other project information. You can also find out about future meetings.

Attend Community Workshops

Workshops provide an opportunity for community participation, developing and refining a vision for The Springs, and identifying key opportunities and issues to address in the Specific Plan.

Another Community Workshop will be held in the summer – details will be posted on the website.

Other ways for you to participate:

- Contact a Community Advisory Team (CAT) member
- Visit the website and submit comments in writing
- Email County staff directly (see adjacent contact information)

Specific Plan Documents

Development of the Specific Plan will take approximately two years, wrapping up in the Spring of 2018. A number of documents will be created during this process and made available for public review and comment.

Existing Conditions Report

This document provides a snapshot of the conditions, trends, and regulations that are influencing The Springs community. The report will focus on development patterns, natural resources, economic conditions, environmental constraints, housing resources, demographics, circulation patterns, and parking conditions.

Land Use and Circulation Alternatives

This report presents three potential zoning alternatives to address future development in the Specific Plan and will also provide circulation and mobility options for each alternative. This document will be used by the County and the Community Advisory Team to provide direction on the preferred zoning map and circulation approach for the Specific Plan.

Draft Specific Plan

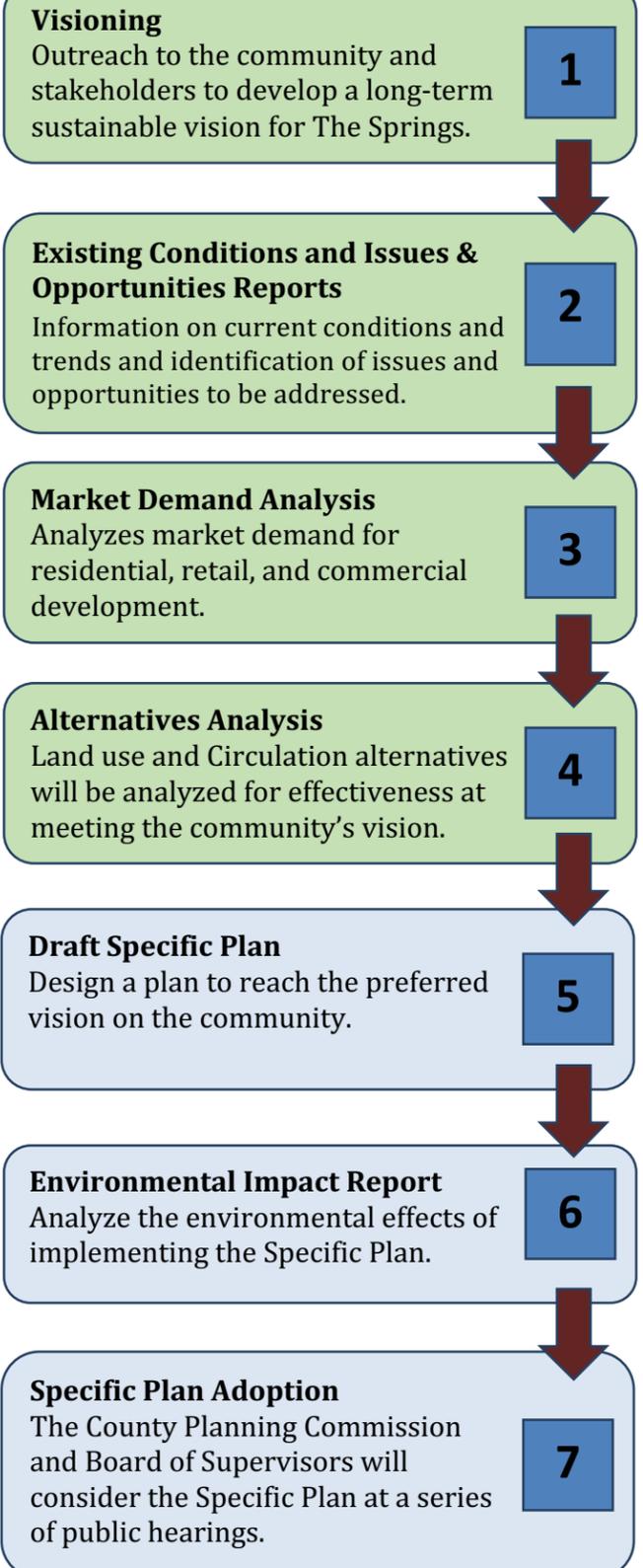
The Springs Specific Plan will contain goals, policies, design standards, and implementation strategies that will gradually shape the area into a more vibrant and sustainable pedestrian-oriented community with a focus on active transportation and enhanced transit opportunities.

Environmental Impact Report (EIR)

The EIR for the Specific Plan will be prepared according to the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Board of Supervisors will use the EIR during their consideration of the Specific Plan to understand potential environmental implications associated with the Specific Plan.

Specific Plan Process

Note: Items shaded green are complete.



Contact the Springs Specific Plan Team

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Summary of Specific Plan Land Use and Circulation Alternatives

The three land use and circulation alternatives developed for community, Community Advisory Team, and County decision-maker consideration are summarized below. To see the full details of each alternative, including zoning maps and circulation maps, please review the Land Use and Circulation Alternatives Report at <https://thesprings.specificplan.org/> or view a copy at the Sonoma County Permit and Resource Management Department, 2550 Ventura Ave, Santa Rosa, CA.

Characteristics	Community Housing and Mixed Use Alternative	Moderate Growth Alternative	Existing Zoning Alternative
Zoning and Land Uses	<p>The Community Housing and Mixed Use Alternative focuses on creating a new mixed use corridor along Highway 12 from Thomson Ave to Mountain Ave, with new residential uses, such as apartments and condominiums, on upper floors and neighborhood-oriented restaurants, retail, and services on the ground floor. Key features:</p> <ul style="list-style-type: none"> • New Mixed Use zone with three-story maximum along Highway 12 corridor. Two-story minimum required from Calle del Monte to Balsam Ave, with residential required on upper floor(s). • New residential opportunities in project area including multifamily, mixed use, duplex through fourplex, and single family residential. • Continue commercial and office land use along Highway 12 corridor from Thomson to the Agua Caliente Bridge. • Change designation of Sonoma Splash site to allow both aquatic recreation and multifamily uses. • Locations designated for a community plaza include the Boyes Blvd right-of-way near the post office and the existing parking lot across the street to the east. • Remove Traffic Sensitive designation along Hwy 12 corridor to encourage more community-serving retail, restaurants, and services. 	<p>The Moderate Growth Alternative would allow a variety of new residential, commercial, and office uses and provide for moderate growth. Key features:</p> <ul style="list-style-type: none"> • New Mixed Use zone from Thomson Ave to Balsam Ave would allow up to two stories with residential uses on upper floor. • New residential opportunities in project area are primarily medium density residential, mixed use, and in-fill single family housing. • Sonoma Splash site redesignated to allow aquatic recreation and multifamily uses. • Continue to designate sites for commercial and office uses to the north and the south of the new mixed use area. • Community plaza designated in the area located around the Post Office at Boyes Blvd. • Parcels west of Larson Park zoned to allow private and non-profit recreational uses and provide connectivity from Highway 12 to the park. • The Donald/Verano neighborhood would remain mostly single family, while allowing medium density residential in select locations. • Traffic sensitive zoning and General Plan designations would be removed to encourage more community-serving retail, restaurants, and services. 	<p>The Existing Zoning Alternative would continue current zoning designations and provide for business-as-usual conditions. Key features:</p> <ul style="list-style-type: none"> • Limited residential opportunities, primarily in-fill single family residential sites and residential units provided in conjunction with retail or office uses. • Commercial and office uses allowed along Highway 12 corridor, with limitations on number of peak hour trips generated by new uses. This limitation was removed from the other alternatives as the Specific Plan is more affected by regional through traffic than by traffic generated solely within the Specific Plan and surrounding area. • Community plaza designated in the area located around the Post Office at Boyes Blvd.
New Growth	652 residential units 256,000 commercial square feet	277 residential units 183,540 commercial square feet	44 residential units 141,093 commercial square feet
Mobility	<ul style="list-style-type: none"> • Complete sidewalks throughout Plan area. • New crosswalks and safety features along Highway 12 including warning lights, median refuges, and bulbouts • Bus stop amenities: shelters, route information, bike racks • Bike lanes/routes consistent with Bicycle and Pedestrian Plan • Green bike lane paving at major intersections and driveways • New bike route connections to improve access to regional routes. 	<ul style="list-style-type: none"> • Complete sidewalks throughout Plan area. • New crosswalks and safety features along Highway 12 including warning lights, median refuges, and bulbouts • Bus stop amenities: shelters, route information, bike racks • Bike lanes/routes consistent with Bicycle and Pedestrian Plan • Green bike lane paving at major intersections and driveways • New bike route connections to improve access to regional routes. 	<ul style="list-style-type: none"> • Complete sidewalks throughout Plan area. • New crosswalks (fewer than other alternatives) • Crosswalk warning lights • Bike lanes/routes consistent with Bicycle and Pedestrian Plan
New Parking	200 to 420 new parking spaces (parking garage, surface lots, on-street parking)	100 to 215 new parking spaces (surface lots, on-street parking)	105 new parking spaces (surface lot, on-street parking)