Dear Planning Commission, PDA Consulting Team, Council and City Staff,

In reviewing the Workforce Housing Overlay proposal, I have several comments. My comments on based on the desire to have 1) more density, 2) more walkability, 3) preserve permeable ground space, 4) increase connectivity, 5) mitigate traffic, 6) increase family housing for working people, and 7) improve quality of life for new and existing residents.

Here are my recommendations:

1) Promote taller buildings 4-6 stories that use a central stairwell to increase density. There are many examples of this in older buildings in urban areas. For instance, in a 5 story building with a central stairwell, you could build two 1800 square foot units on the upper 4 stories and three 600 square foot units and a laundry/mail room on the first story.
2) Examples of buildings with central entrances and large street setbacks with in building common areas can be found in cities across American:
   https://www.redfin.com/MO/Saint-Louis/7532-Cromwell-Dr-63105/unit-2N/home/93477260
   https://www.redfin.com/city/3780/MO/Clayton/filter/sort=lo-price
   https://www.redfin.com/NY/New-York/96-Perry-St-10014/unit-B5C/home/45211692
   https://www.redfin.com/NY/New-York/175-E-93rd-St-10128/unit-3A/home/148540138
   https://www.redfin.com/MO/Saint-Louis/4317-Lindell-Blvd-63108/unit-D/home/93725520
   https://www.redfin.com/MO/St-Louis/19-N-Taylor-Ave-63108/unit-2N/home/182650086

3) Set a standard for street facing setbacks along the 116 corridor and workforce overlay zone to create a pedestrian promenade, connectivity and create green space. This will also reduce street noise for residents in the buildings. The setback should include a wide sidewalk – 8 feet minimum with a building set back from the sidewalk that is at least 10 feet with permeable ground and trees, shrubs and grasses. The distance for all new development from the street would be 18 feet to ensure that taller buildings fit into the landscape in a spacious rather than towering way. This will make walking along 116 more attractive and ensure permeable ground to help absorb rain runoff. This should be uniform and required so that a promenade effect is created.

4) Concentrate on family housing and senior/single housing. The mix of housing should be 60% family with 3-4 bedrooms, garages with storage, and 40% senior/ single housing with large studio apartments and storage. The family units should be 1600-2100 square feet. The senior/single housing should be 600 – 900 square feet. Use Area Median Income to determine pricing. Housing with more bedrooms is flexible as it can be multi-generational and also convert into roommate situations.

5) Sebastopol needs parking; it does not have a train system and it is a semi-rural community. All new buildings need to include at minimum one parking spot per unit and

two parking spots if the unit is over 1200 square feet. Sebastopol is a semi-rural community. People drive to work, drive to the store, drive to doctor's appointments and drive to take their kids to school. If you do not include parking within the development, cars will be parked in the adjacent neighborhoods and in areas where businesses need parking for their customers.

6) Build garages instead of ADUs. ADUs are inefficient and do not pay impact fees. It is a much better use of space to include studio and one bedroom apartments into a building envelope than to build separate ADU with its own setbacks. In addition, impact fees should be paid for any new resident that is using roads, parks, sewer, water and other city services. Garages can also include storage, which is especially important for families that have strollers, sport equipment, camping gear and other storage needs associated with having a family with young children.

7) Design storage and parking underground within building envelope. An alternative to exterior garages is to build parking within the building envelope so that it does not take up any additional space.

8) Commit to a traffic study to see how new cars will impact traffic. Sebastopol already has an incredible amount of traffic on 116. How will these new units impact traffic?

9) Coordinate car entrances and exits from new developments to minimize impacts on traffic. Ideally you would want parking entrances and exits in new developments centralized and coordinated with other developments. Coordinate pedestrian crossings and new traffic signals with entrances and exits to parking areas. This should be in conjunction with traffic studies.

10) Create green and communal spaces. These new residents will want green space and community spaces. Community spaces like laundry and mail rooms can be within the building envelops. Outside community spaces could be dog runs, play areas, patios, or game areas.

11) Setbacks from neighboring fence lines should be at least 20 feet. As buildings get taller, they need larger setbacks to ensure that neighbors have privacy and natural light.

12) Allow for the conversion of existing commercial property like the O'Reilly building into housing and/or live/work spaces. Are there other commercial properties like the Livery building on Main Street that could be converted to housing? Identify and approach owners.

13) Remove requirements for commercial usage. Sebastopol struggles with storefront and commercial vacancy. At this point, the building focus should be on housing.

14) Allow for hotel development to generate TOT and other much needed revenue.

15) Build in more parks into the existing City Plan. Sebastopol will need more park space to accommodate new residents. Instead of a Public Art fee, ask developers to contribute to a public spaces fund. Use this money to invest in more park space. Railroad Forest could be developed if there was money.

16) Commit to green space for new residents. Tree planting, recreational lawns, shrubs, community gardens, gaming areas and other green spaces should be part of the workforce housing plan. Where in this plan are their green and community spaces for new residents? Build in pocket parks, dog runs and children's play areas.

17) Use Co-Housing paradigms to develop workforce housing. Co-housing ideals promote shared spaces, social interactions, multi-generational living and sustainability.

Thank you,
Kate Haug