

07-21-2026

Fellow Committee Members,

I thought that the attached **Sebastopol Civic Commons & Community Resilience Center Campus: What is could look** with **Attachments 1-3** be a good "running start" for planning the Community Forum, City Council Report, and applications for funding.

The document is a work in progress.

Your comments and suggestions would be of value and much appreciated.

I hope you find the material provided today helpful.

Yours sincerely

Fred Engbarth

- |                     |                                                                                              |
|---------------------|----------------------------------------------------------------------------------------------|
| <b>ATTACHMENT 1</b> | <b>Sebastopol Civic Commons &amp; Community Resilience Center Campus: What is could look</b> |
| <b>ATTACHMENT 2</b> | <b>What is a Civic/Commons/Community Resilience Center ( California)</b>                     |
| <b>ATTACHMENT 3</b> | <b>Examples</b>                                                                              |

## ATTACHMENT 1

## SEBASTOPOOL CIVIC COMMONS & COMMUNITY RESILIENCE CAMPUS: What it could look like

### SEBASTOPOL CIVIC COMMONS & COMMUNITY RESILIENCE CAMPUS

TENTATIVE FLOOR PLAN – TWO BUILDINGS | TOTAL SIZE: ±83,562 SF



## DISCUSSION DRAFTS AND PROJECT SCENERIOS (A WORK IN PROGRESS)

Submitted by Fred Engbarth  
Committee Member

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### **EXECUTIVE SUMMARY**

**Discussion Draft**

**Sebastopol Civic Commons & Community Resilience Campus**

**July 2026**

## **VISION STATEMENT**

The Sebastopol Civic Commons & Community Resilience Campus seeks to create a community-owned gathering place that strengthens literacy, lifelong learning, wellness, culture, civic engagement, and emergency preparedness while serving as a welcoming destination for residents of all generations.

### **A. PURPOSE OF THIS DISCUSSION DRAFT**

This document is intended as a preliminary discussion draft to explore the potential adaptive reuse of two existing office buildings totaling approximately 83,562 square feet into a community-serving Civic Commons and Community Resilience Campus. The concept is offered for community review and stakeholder input and is not intended to represent a final proposal. The vision is to transform an existing private facility into a vibrant, multi-use public asset operated through a public-private partnership that combines educational, cultural, social, and resilience functions under one campus-wide framework.

It is the goal of this collection of draft (scenarios) is to help the Committee to provide the opportunity to talk about the Commons **might look like**.

### **B. THE OPPORTUNITY**

Sebastopol and the surrounding West County region face growing needs for community gathering space, expanded library services, senior programming, lifelong learning opportunities, disaster preparedness, and civic engagement. At the same time, the availability of an existing 83,562-square-foot campus presents a unique opportunity to adapt an underutilized facility into a regional destination that serves residents of all ages.

Rather than constructing a new civic complex, the adaptive reuse approach leverages existing infrastructure, accelerates implementation, reduces development costs, and supports sustainable land-use practices.

### **C. PROPOSED CAMPUS CONCEPT**

The proposed campus would consist of two interconnected buildings organized around a central civic plaza and outdoor gathering spaces.

#### **Building 1003 – Library & Learning Commons (41,781 SF)**

The primary educational and learning center would include:

- 20,000-square-foot public library
- Children's library
- Teen innovation center
- Technology and digital media labs
- Makerspace
- Local history archives
- Community classrooms
- Business incubator and coworking space
- Public gathering and study areas

#### **Building 1005 – Community Wellness & Resilience Center (41,781 SF)**

The primary community services building would include:

- 14,000-square-foot senior center
- 10,000-square-foot community center

- 6,000-square-foot event and performance hall
- Independent bookstore
- Coffee shop and café
- Community resilience hub
- Administrative offices
- Meeting and conference facilities

### **Rooftop Commons**

Both buildings offer opportunities for rooftop activation, including:

- Library reading gardens
- Community terraces
- Urban agriculture and teaching gardens
- Event spaces
- Solar energy systems
- Rainwater harvesting
- Emergency preparedness infrastructure

These rooftop amenities would create additional public space while supporting sustainability and climate-resilience goals

### **Parking Lot**

The parking lot shall primarily support the operations of the Community Civic Commons/Community Resilience Center and may be used for community events, emergency response activities, resource distribution, and other public-serving purposes. During declared emergencies, the facility and associated parking areas may be prioritized for resilience and disaster-response functions.

This type of dual-use parking lot can be a key component of a broader Civic Commons strategy, serving residents during normal operations while transforming into a critical emergency support hub when needed.

### **Landscape Design**

The landscape design shall contribute to a safe, welcoming, and resilient community space. Site improvements should foster social interaction, ecological health, climate adaptation, and public use while incorporating sustainable practices such as water conservation, stormwater management, habitat enhancement, shade creation, and urban heat-island reduction. Landscaping shall complement the Civic Commons and support the operational needs of the Community Resilience Center during both routine community activities and emergency response operations.

### **Examples of Appropriate Landscaping Elements**

- Native and drought-resistant plantings.
- Shade trees and cooling green spaces.
- Bioswales and rain gardens for stormwater capture.
- Pollinator and habitat gardens.
- Community food gardens and orchards.
- Outdoor classrooms and gathering spaces.
- Walking paths and seating areas.
- Solar-shaded plazas and picnic areas.
- Demonstration gardens for resilience and sustainability practices.

### **Transportation Plans**

Transportation facilities, improvements, and programs shall be designed and managed to support the public-serving purposes of the Civic Commons and Community Resilience Center.

The site shall promote safe, convenient, and equitable access by pedestrians, bicyclists, transit users, and motorists. Transportation planning may include sidewalks, bicycle parking, transit connections, accessible pathways, passenger loading areas, shared parking strategies, and traffic-calming measures that enhance community access and safety.

Transportation infrastructure shall also support emergency preparedness and response functions, including access for emergency vehicles, supply distribution, evacuation assistance, temporary transit services, and the movement of volunteers, staff, and community members during emergencies. Transportation improvements should advance sustainability, reduce greenhouse gas emissions, and strengthen community resilience.

### **D. COMMUNITY RESILIENCE MISSION**

A defining element of the campus is its role as a year-round Community Resilience Center.

The facility would provide:

- Emergency communications capability
- Cooling and warming centers
- Clean-air refuge during smoke events
- Device charging stations
- Volunteer coordination
- Emergency information services
- Disaster preparedness education

With appropriate investments in solar power, battery storage, communications systems, and backup utilities, the campus could serve as a critical community resource during emergencies.

### **E. GOVERNANCE AND OPERATIONS**

The campus would be operated through a nonprofit public-private partnership designed to balance public benefit, financial sustainability, and community accountability.

Potential partners may include:

- Sonoma County Library
- Senior-serving organizations
- Arts and cultural organizations
- Educational institutions
- Local businesses
- Community nonprofits
- Philanthropic partners

A governing board representing community stakeholders would oversee strategic direction, financial management, and public benefit objectives.

Two "management plans" are provide: (1) City Managed and (2) Public-Private Partner Ship

### **F. FINANCIAL SUSTAINABILITY**

The proposed model combines multiple revenue streams to reduce reliance on any single funding source.

Potential revenues include:

- Tenant and partnership agreements
- Event and meeting room rentals
- Bookstore and café leases
- Grants and philanthropy
- Educational programming
- Sponsorships and naming opportunities
- Resilience and public infrastructure funding

The goal is to establish a financially sustainable civic asset that delivers significant public value while maintaining long-term operational viability.

## **G. IMPLEMENTATION STRATEGY**

The project could be implemented in phases over approximately 24 to 36 months:

1. Establish governance and partnership structure
2. Secure site control and complete due diligence
3. Conduct feasibility and business planning studies
4. Obtain commitments from anchor partners
5. Complete architectural and engineering assessments
6. Secure capital and operating funding
7. Renovate and adapt buildings for community use
8. Open facilities in phased stages

## **DISCUSSION QUESTIONS**

This discussion draft is intended to stimulate community conversation around several key questions:

- Does the proposed mix of uses reflect community priorities?
- Is a 20,000-square-foot library the appropriate size and programmatic focus?
- What services should be prioritized within the senior and community centers?
- How should resilience and emergency preparedness functions be integrated?
- What governance model best balances public accountability and operational flexibility?
- What partnerships are essential for long-term success?
- How can the campus best support Sebastopol's cultural, educational, economic, and civic goals?
- More....

### **Vision Statement**

The Sebastopol Civic Commons & Community Resilience Campus seeks to create a community-owned gathering place that strengthens literacy, lifelong learning, wellness, culture, civic engagement, and emergency preparedness while serving as a welcoming destination for residents of all generations.

## **A. DRAFT MANAGEMENT PLAN (CITY OF SEBASTOPOL) SEBASTOPOL CIVIC COMMONS & COMMUNITY RESILIENCE CENTER**

"ONE BUILDING, MANY PARTNERS, SHARED COMMUNITY BENEFIT. The City retains ownership and oversight while utilizing partnerships, leases, and shared programming to create

a financially sustainable, intergenerational Civic Commons that strengthens Sebastopol's social, cultural, educational, and disaster resilience infrastructure.

### Executive Summary

The Sebastopol Civic Commons & Community Resilience Center ("Center") will be a City-owned, multi-use public facility serving as a community gathering place, educational hub, emergency resilience center, and intergenerational resource. The facility will integrate:

- Public Library
- Bookstore program
- Senior Center
- Community Center
- Independent Bookstore
- Meeting and Conference Spaces
- Coffee Shop/Café
- Emergency Resilience and Disaster Response Functions

The Center's mission is to strengthen community connections, support lifelong learning, enhance local economic vitality, provide services to residents of all ages, and serve as a critical hub during emergencies.

## 1. MISSION AND VISION

### Vision

To create the heart of Sebastopol: a vibrant, resilient, inclusive civic commons where residents gather, learn, create, connect, and support one another.

### Mission

To operate a financially sustainable, community-centered facility that:

- Promotes literacy and lifelong learning
- Supports seniors and vulnerable populations
- Encourages civic engagement
- Fosters local arts and culture
- Strengthens community resilience
- Provides flexible gathering space
- Supports local businesses and nonprofits

## 2. GOVERNANCE STRUCTURE

### Ownership

- Facility owned by the City of Sebastopol.
- Capital assets remain under City ownership.

### Oversight

A Civic Commons Advisory Board appointed by the City Council.

### Board Composition

- 2 City representatives
- 1 Library representative
- 1 Senior Center representative
- 1 local business representative
- 1 nonprofit representative
- 2 community members
- 1 youth representative

### Responsibilities

- Strategic planning
- Budget review
- Program evaluation

- Community engagement
- Partnership development
- Annual reporting

### **3. Management Model**

#### **Civic Commons Director**

The City hires or contracts a Civic Commons Director responsible for:

- Facility operations
- Partnerships
- Financial management
- Lease management
- Program coordination
- Emergency preparedness

#### **Facility Operations Team**

##### **Operations Manager**

Responsible for:

- Building maintenance
- Security
- Scheduling
- Vendor management
- Sustainability initiatives

##### **Administrative Coordinator**

Responsible for:

- Reservations
- Customer service
- Marketing support
- Event coordination

### **4. Functional Areas**

#### **A. Public Library**

##### **Management**

Operated by Sonoma County Library under existing agreements or a dedicated operating agreement.

##### **Services**

- Lending collections
- Children's programming
- Technology access
- Study spaces
- Literacy programs
- Civic information services

##### **Shared Resources**

- Meeting rooms
- Wi-Fi infrastructure
- Emergency communications

#### **B. SENIOR CENTER**

##### **Purpose**

Provide opportunities for healthy aging, social engagement, and support services.

##### **Programs**

- Wellness classes
- Meals and nutrition programs
- Digital literacy
- Intergenerational activities
- Health screenings
- Volunteer opportunities

#### **Coordination**

Partner with local healthcare providers and nonprofit agencies.

### **C. COMMUNITY CENTER**

#### **Uses**

- Public meetings
- Classes
- Cultural events
- Arts programming
- Workshops
- Civic engagement

#### **Scheduling Priorities**

1. City functions
2. Community nonprofits
3. Educational uses
4. Local businesses
5. Private rentals

### **D. INDEPENDENT BOOKSTORE**

#### **Operating Model**

Long-term lease to an independent bookseller.

#### **Objectives**

- Support literacy
- Host author events
- Coordinate with library programming
- Promote local authors
- 

#### **Lease Structure**

- Base rent
- Shared marketing obligations
- Community programming commitments
- Library (JPA)

### **E. COFFEE SHOP**

#### **Operating Model**

Concession or lease agreement.

#### **Goals**

- Activate public space
- Generate revenue
- Encourage community gathering
- Support local food systems

#### **Preferred Operator**

- Local independent business
- Social enterprise
- Workforce development partner

## **F. MEETING AND CONFERENCE SPACES FACILITIES**

- Large assembly hall
- Flexible classrooms
- Conference rooms
- Co-working areas
- Outdoor meeting spaces

### **Reservation Policies**

Tiered rates:

- City-sponsored events: No charge
- Nonprofits: Reduced rates
- Residents: Standard rates
- Commercial users: Premium rates

## **5. COMMUNITY RESILIENCE FUNCTIONS EMERGENCY OPERATIONS ROLE**

The Center will function as a resilience hub during disasters.

### **Capabilities**

- Emergency communications
- Charging stations
- Community information center
- Cooling center
- Heating center
- Air-quality refuge
- Resource distribution center

### **Infrastructure Requirements**

- Solar power
- Battery storage
- Backup generator
- Satellite internet capability
- Water storage
- Emergency supplies

### **Partnerships**

- Sonoma County Emergency Services
- Fire District
- Police Department
- Red Cross
- Community-based organizations

## **6. FINANCIAL SUSTAINABILITY**

### **Revenue Sources**

#### **Public Funding**

- City General Fund support
- Grants
- State and federal resilience funding
- Library support funding

#### **Earned Revenue**

- Meeting room rentals
- Event rentals
- Bookstore lease

- Coffee shop lease
- Sponsorships
- Membership programs
- Naming opportunities

#### **Philanthropy**

- Community fundraising
- Foundation grants
- Major gifts
- Capital campaigns

### **7. PROGRAMMING STRATEGY CORE PROGRAMMING AREAS**

#### **Learning**

- Lectures
- Technology training
- Workshops
- Language classes

#### **Arts and Culture**

- Exhibitions
- Performances
- Author talks
- Local history events

#### **Community Well-Being**

- Fitness classes
- Mental health workshops
- Senior services
- Family events

#### **Civic Life**

- Public forums
- Town halls
- Volunteer fairs
- Community planning sessions

### **8. EQUITY AND INCLUSION**

The Center shall:

- Ensure ADA accessibility
- Provide multilingual resources
- Offer free and low-cost programs
- Prioritize equitable access
- Support underserved populations
- Include diverse community voices in decision making

### **9. SUSTAINABILITY**

#### **Environmental Goals**

- Net-zero energy operations where feasible
- Solar generation and battery storage
- Water conservation
- Sustainable landscaping
- Waste reduction and composting

#### **Community Education**

Use the building as a demonstration site for:

- Climate resilience
- Renewable energy
- Sustainable living practices

## **10. PERFORMANCE MEASURES**

Annual evaluation shall include:

### **Community Impact**

- Total visitors
- Program attendance
- Library usage
- Volunteer hours
- Senior participation

### **Financial Performance**

- Revenue recovery ratio
- Rental income
- Grant funding secured
- Operating costs

### **Resilience Metrics**

- Emergency readiness drills
- Backup power capacity
- Community preparedness training attendance

## **11. FIVE-YEAR GOALS**

### **Year 1**

- Establish governance structure
- Launch operations
- Secure anchor tenants
- Develop resilience infrastructure plan

### **Years 2-3**

- Reach sustainable operating occupancy
- Expand community programming
- Increase earned revenue streams

### **Years 4-5**

- Become regional model Civic Commons facility
- Achieve operational resilience targets
- Establish endowment and reserve funds
- Demonstrate measurable community well-being outcomes

## **B. CITY OWNERSHIP AND MANAGEMENT WITH A PUBLIC-PRIVATE PARTNERSHIP (P3) MODEL WHILE PRESERVING PUBLIC BENEFIT AND LONG-TERM COMMUNITY CONTROL.**

**COMMUNITY OWNED, PARTNER OPERATED, PUBLICLY BENEFICIAL.** This Public-Private Partnership model leverages nonprofit, philanthropic, community, and business participation to create a financially sustainable civic commons while ensuring that the property remains dedicated to public benefit in perpetuity

## **EXECUTIVE SUMMARY**

The Sebastopol Civic Commons & Community Resilience Center ("Center") will operate as a **Public-Private Partnership (P3)** that combines public stewardship, nonprofit leadership, private-sector expertise, and community participation.

The Center will include:

- Public Library
- Bookstore/Booksote program
- Senior Center
- Community Center
- Independent Bookstore
- Meeting and Event Spaces
- Coffee Shop/Café
- Community Resilience Hub

The partnership model is intended to create a financially sustainable, community-owned civic asset that serves educational, cultural, social, economic, and emergency preparedness purposes.

## **1. OWNERSHIP AND GOVERNANCE**

### **Ownership Structure**

The facility shall be owned by a dedicated nonprofit public-benefit corporation, community land trust, or special-purpose entity established specifically for the Civic Commons.

Ownership interests may include:

- Community nonprofit organizations
- Educational institutions
- Philanthropic partners
- Community investors
- Public agencies
- Local businesses

The property shall be permanently protected through covenants requiring civic, educational, cultural, and public-serving uses.

### **Governing Board**

The Civic Commons Partnership Board will oversee the facility and organization.

### **Board Composition**

- 2 representatives of community nonprofit partners
- 1 Library representative
- 1 Senior Center representative
- 1 local business representative
- 1 arts and cultural representative
- 1 resilience/emergency preparedness representative
- 2 community members-at-large
- 1 youth member
- 1 philanthropic or institutional partner

### **Responsibilities**

- Strategic planning
- Financial oversight
- Capital planning
- Lease approvals
- Community accountability
- Evaluation of public benefits

## **2. MANAGEMENT STRUCTURE**

### **Civic Commons Executive Director**

The Board will hire an Executive Director responsible for:

- Facility operations
- Partnership development
- Financial management
- Community engagement
- Fundraising
- Grant development
- Program integration
- Emergency preparedness coordination

### **Operations Team**

#### **Facilities Manager**

Responsible for:

- Building maintenance
- Security
- Energy systems
- Custodial services
- Facility scheduling

#### **Community Programs Manager**

Responsible for:

- Event coordination
- Public programming
- Volunteer engagement
- Tenant coordination

#### **Administrative and Finance Manager**

Responsible for:

- Bookkeeping
- Contracts
- Rentals
- Memberships
- Reporting

### **3. ANCHOR PARTNERS**

The Center operates as a collection of partner organizations sharing infrastructure and operating costs.

#### **Library**

Operated by Sonoma County Library or another qualified library organization through a long-term operating agreement.

Responsibilities include:

- Collection management
- Literacy programs
- Technology services
- Youth programming

#### **Senior Center**

Operated by a nonprofit partner.

Programs may include:

- Congregate meals
- Health and wellness
- Lifelong learning

- Social activities
- Volunteer services

### **Community Center**

Managed by the Civic Commons partnership.

Uses include:

- Public meetings
- Educational programs
- Cultural events
- Training workshops
- Arts activities

### **Independent Bookstore**

Operated through a long-term lease.

Requirements include:

- Community programming
- Author events
- Local book promotion
- Educational partnerships
- 

### **Coffee Shop-Food Service**

Operated by:

- Independent local business
- Social enterprise
- Workforce-development nonprofit

Objectives:

- Provide food and beverages
- Create an active gathering place
- Generate rental revenue
- Support community interaction

## **4. FINANCIAL MODEL**

### **Revenue Sources**

#### **Earned Revenue**

- Commercial leases
- Bookstore lease
- Coffee shop lease
- Office leases
- Event rentals
- Meeting room rentals
- Co-working memberships

#### **Philanthropic Revenue**

- Foundation grants
- Individual donations
- Corporate sponsorships
- Naming opportunities
- Capital campaigns

#### **Program Revenue**

- Educational classes
- Conferences

- Cultural events
- Membership programs

#### **Public Support**

- Grants for literacy
- Senior services funding
- Community resilience funding
- Emergency preparedness funding
- Historic preservation funding

### **5. COMMUNITY RESILIENCE HUB**

A defining feature of the Center is its role as a year-round resilience facility.

#### **Emergency Functions**

During disasters the Center becomes:

- Community information center
- Cooling and warming center
- Clean-air refuge
- Emergency communications center
- Device charging center
- Resource distribution site
- Volunteer coordination center

#### **Resilience Infrastructure**

Investments should include:

- Solar photovoltaic system
- Battery storage
- Backup generation
- Emergency communications network
- Satellite internet capability
- Water storage
- Community emergency supplies

### **6. COMMUNITY BENEFIT COMMITMENTS**

The Partnership shall commit to:

#### **Public Access**

- Open access to shared spaces
- Free community programming
- Affordable meeting facilities

#### **Equity**

- ADA accessibility
- Multilingual access
- Scholarships and fee waivers
- Inclusive programming

#### **Local Economic Development**

- Support local entrepreneurs
- Prioritize local vendors
- Promote local authors, artists, and makers

### **7. SUSTAINABILITY GOALS**

The facility will pursue:

- Net-zero energy operations
- Solar and battery systems

- Green building certification
- Water conservation
- Native landscaping
- Waste reduction

The building itself will serve as a community demonstration project for climate resilience and sustainable living.

## 8. PERFORMANCE METRICS

Annual reporting shall measure:

### Community Impact

- Visitor counts
- Program participation
- Senior engagement
- Volunteer hours
- Library usage

### Financial Health

- Earned revenue
- Occupancy rates
- Fundraising success
- Operating reserves

### Resilience Readiness

- Emergency exercises conducted
- Backup energy capacity
- Community preparedness training participation

## 9. LONG-TERM VISION

The Civic Commons will become Northern California's leading example of a community-owned, multi-use public-private partnership that integrates:

- Literacy
- Lifelong learning
- Aging services
- Arts and culture
- Local business development
- Civic engagement
- Climate resilience
- Emergency preparedness

### C. DRAFT : BUILDING 1003 (20,000 SQ. FT.) AND BUILDING 1005 (41, 781, SQ.FT.)SPACE ALLOCATION (EXCLUDING ROOFTOP) SEBASTOPOL CIVIC COMMONS & COMMUNITY RESILIENCE CENTER

#### BUILDING 1003 (41,781 SF)

#### LIBRARY & LEARNING COMMONS BUILDING

| Function                       | SF     |
|--------------------------------|--------|
| Public Library                 | 20,000 |
| Learning/Classroom Center      | 5,000  |
| Makerspace & Digital Media Lab | 4,000  |
| Local History & Archives       | 2,500  |
| Business Incubator/Co-working  | 3,000  |

|                                |               |
|--------------------------------|---------------|
| Public Lobby & Gathering Space | 4,000         |
| Building Support/Storage       | 3,281         |
| <b>Total</b>                   | <b>41,781</b> |
|                                |               |

#### **Library Components (20,000 SF)**

- Adult Collections – 6,000 SF
- Children's Library – 3,500 SF
- Teen Center – 2,000 SF
- Technology Commons – 1,500 SF
- Study Rooms & Tutoring – 1,000 SF
- Community Reading Room – 2,000 SF
- Makerspace Connection – 2,000 SF
- Staff & Administration – 2,000 SF

#### **BUILDING 1005 (41,781 SF)**

#### **COMMUNITY WELLNESS & RESILIENCE BUILDING**

| <b>Function</b>          | <b>SF</b>     |
|--------------------------|---------------|
| Senior Center            | 14,000        |
| Community Center         | 10,000        |
| Event & Performance Hall | 6,000         |
| Bookstore                | 3,000         |
| Coffee Shop              | 2,500         |
| Resilience Center        | 3,500         |
| Administration           | 1,500         |
| Building Support         | 1,281         |
| <b>Total</b>             | <b>41,781</b> |

#### **New Campus Program Summary**

| <b>Use</b>              | <b>SF</b> |
|-------------------------|-----------|
| Library                 | 20,000    |
| Senior Center           | 14,000    |
| Community Center        | 10,000    |
| Event Hall              | 6,000     |
| Learning/Classrooms     | 5,000     |
| Makerspace/Digital Labs | 4,000     |
| Public Lobby Commons    | 4,000     |
| Resilience Center       | 3,500     |
| Bookstore               | 3,000     |
| Business Incubator      | 3,000     |
| Archives                | 2,500     |
| Coffee Shop             | 2,500     |

|                |                  |
|----------------|------------------|
| Administration | 1,500            |
| Support Areas  | 4,562            |
| <b>TOTAL</b>   | <b>83,562 SF</b> |

**TENATIVE ROOFTOP ALLOCATION**  
**Building 1003 Roof (Library Building)**  
**Library Sky Garden**  
**8,000 SF**

- Outdoor reading rooms
- Children's discovery garden
- Quiet study terraces
- Native landscaping

**Solar Canopy**  
**7,000 SF**

**BUILDING 1005 ROOF (COMMUNITY BUILDING)**  
**COMMUNITY TERRACE**  
**8,000 SF**

- Outdoor dining
- Event space
- Senior walking loop
- Performance area

**Community Garden**  
**5,000 SF**

- Raised beds
- Teaching garden
- Urban agriculture

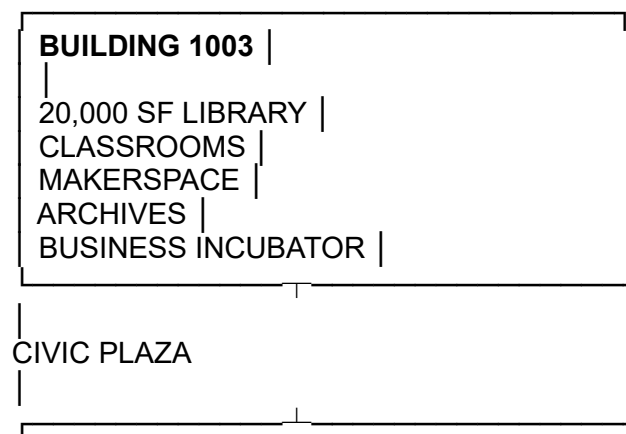
**Resilience Infrastructure**  
**2,000 SF**

- Water storage
- Solar support systems
- Emergency communications

**Conceptual Campus Layout**

Plain Text

MAIN ENTRY PLAZA



**BUILDING 1005 |**  
**|**  
 SENIOR CENTER |  
 COMMUNITY CENTER |  
 EVENT HALL |  
 BOOKSTORE |  
 CAFE |  
 RESILIENCE HUB |

Show more lines

**Advantages of This Proposal:**

- Maintains a strong **20,000 SF regional library.**
- Creates one of Sonoma County's **largest Senior Centers (14,000 SF).**
- Expands Community Center functions to **10,000 SF.**
- Provides a dedicated **6,000 SF Event and Performance Hall.**
- Increases revenue opportunities through bookstore, café, rentals, and business incubator space.
- Creates a true multi-building **Civic Commons and Community Resilience Campus** with more than 83,000 SF of community-serving space.

**D. ROOFTOP TERRACE & GARDEN ADDITION**

**Sebastopol Civic Commons & Community Resilience Center**

A rooftop terrace would significantly enhance the Civic Commons by providing outdoor community space without increasing the building footprint. Given Sebastopol's climate and sustainability goals, the roof can become both a community amenity and a resilience asset.

**ROOFTOP LEVEL (APPROXIMATELY 12,000–15,000 SF)**

**Public Rooftop Terrace**

**5,000 SF**

Features:

- Outdoor seating
- Reading areas
- Wi-Fi access
- Small performance space
- Community gathering area
- Views of downtown Sebastopol and surrounding hills

Programming:

- Author talks
- Poetry readings
- Small concerts
- Community receptions
- Outdoor classes

**LIBRARY READING GARDEN**

**2,000 SF**

Connected directly to the library.

Features:

- Quiet reading nooks
- Shade structures
- Native landscaping

- Outdoor study tables
- Children's story-circle area

This creates an outdoor extension of the 20,000 SF library.

## **COMMUNITY GARDEN & URBAN AGRICULTURE AREA 2,500 SF**

Features:

- Raised planting beds
- Demonstration gardens
- Pollinator habitat
- Culinary herbs for café use
- Senior gardening programs
- Youth education programs

Potential partners:

- Master Gardeners
- Local schools
- Senior Center
- Sonoma County agricultural organizations

## **RESILIENCE GARDEN 1,000 SF**

Demonstrates:

- Drought-tolerant landscaping
- Rainwater harvesting
- Climate-adaptive planting
- Urban food production

Educational signage highlights sustainable practices.

## **ROOFTOP EVENT PAVILION 2,000 SF**

Covered structure for:

- Community meetings
- Private rentals
- Workshops
- Small conferences
- Yoga and wellness classes

Capacity:

- 100–150 people

## **Sustainability Infrastructure**

The rooftop can integrate:

### **Solar Array**

**20,000–30,000 SF Available Area**

Potentially generating much of the building's electricity demand.

### **Battery Storage**

Located in secured mechanical area.

### **Rainwater Harvesting**

Used for:

- Landscape irrigation
- Community garden

- Emergency reserve water

### **Green Roof Elements**

Benefits:

- Reduced heat gain
- Stormwater management
- Habitat creation
- Extended roof life

### **Emergency Resilience Functions**

During emergencies the rooftop can serve as:

- Outdoor gathering area
- Emergency communications location
- Solar-powered charging zone
- Relief distribution area
- Clean-air refuge overflow space

## **E. REVISED BUILDING CONCEPT (WITH ROOF TOP GARDEN)**

### **GROUND FLOOR (35,000 SF)**

- Library
- Bookstore
- Coffee shop
- Community hall
- Resilience Center
- Public lobby

### **SECOND FLOOR (25,000 SF)**

- Senior Center
- Arts and Community Center
- Conference Center
- Library archives and makerspace
- Administration

### **ROOFTOP COMMONS (12,000–15,000 SF)**

- Reading garden
- Public terrace
- Event pavilion
- Community gardens
- Solar infrastructure
- Resilience demonstration projects

### **Signature Feature**

The rooftop terrace could become the Civic Commons' defining element—a "**Community Sky Garden**" serving as an outdoor library, educational garden, event venue, and resilience demonstration site. Combined with the 20,000 SF library, it would position the facility as one of the most innovative civic commons and resilience centers in Northern California

## SEBASTOPOL CIVIC COMMONS & COMMUNITY RESILIENCE CAMPUS

TENTATIVE FLOOR PLAN – TWO BUILDINGS | TOTAL SIZE: ±83,562 SF



### F. IMPLEMENTATION PLAN: CONVERTING AN EXISTING 83,562 SF FACILITY INTO THE SEBASTOPOL CIVIC COMMONS & COMMUNITY RESILIENCE CAMPUS

Assuming Buildings 1003 and 1005 already exist and will be adaptively reused, the project can be completed significantly faster and at lower cost than new construction.

#### PHASE 1: PROJECT ORGANIZATION (0–6 MONTHS)

##### 1. Establish the Sponsoring Entity

Create a Public-Private Partnership organization, such as:

- Nonprofit public benefit corporation
- Community facilities corporation
- Joint powers/community partnership entity

Responsibilities:

- Property acquisition
- Fundraising
- Development management
- Operations planning

##### Deliverables

- Board formation
- Bylaws
- Governance structure
- Operating principles

##### 2. Secure Site Control

Options include:

- Purchase agreement
- Option agreement
- Long-term lease
- Lease-to-own structure

Key due diligence:

- Building inspections
- Environmental review
- ADA assessment
- Structural assessment
- Mechanical/electrical/plumbing review

### **3. Conduct Feasibility Study**

Analyze:

- Market demand
- Community needs
- Partner commitments
- Operating costs
- Capital requirements

Result:

A business plan demonstrating long-term sustainability.

## **PHASE 2: PARTNER COMMITMENTS (3–9 MONTHS)**

### **Anchor Tenant Negotiations**

Obtain Letters of Intent from:

#### **Library**

20,000 SF

Potential partner:

- Sonoma County Library

#### **Senior Center**

14,000 SF

Potential partner:

- Existing senior service organizations

#### **Community Center Operators**

10,000 SF

Potential partners:

- Arts organizations
- Nonprofits
- Educational providers

#### **Bookstore**

3,000 SF

Local independent operator.

#### **Coffee Shop**

2,500 SF

Local café or social enterprise.

### **Create Shared Operating Agreements**

Address:

- Rent
- Shared costs
- Utilities

- Maintenance
- Programming coordination

### **PHASE 3: DESIGN & ENTITLEMENTS (6–12 MONTHS)**

#### **EXISTING BUILDING ASSESSMENT**

Architects and engineers evaluate:

- Floor layouts
- Accessibility
- Structural modifications
- Energy efficiency
- Rooftop load capacity

#### **Space Planning**

Develop detailed floor plans including:

##### **Building 1003**

- Library
- Classroom Center
- Makerspace
- Archives
- Business incubator

##### **Building 1005**

- Senior Center
- Community Center
- Event Hall
- Café
- Bookstore
- Resilience Hub

#### **Rooftop Analysis**

Determine feasibility for:

- Reading garden
- Solar arrays
- Community garden
- Event terrace

#### **Permitting**

Obtain:

- Building permits
- Occupancy approvals
- Fire code compliance
- Accessibility compliance

### **PHASE 4: CAPITAL CAMPAIGN & FUNDING (6–18 MONTHS)**

#### **ESTIMATED RENOVATION BUDGET**

Adaptive reuse projects typically range from:

##### **Light Renovation**

\$75–\$125/SF

Approximate cost: \$6–10 million

### **Major Renovation**

\$150–\$250/SF

Approximate cost: \$12–21 million

### **Resilience Upgrades**

Additional:

\$2–5 million

Including:

- Solar
- Batteries
- Emergency systems

## **Funding Sources**

### **Public Sources**

- State Library grants
- FEMA resilience grants
- California resilience funding
- Community Development Block Grants
- Energy Commission funding

### **Private Sources**

- Philanthropic foundations
- Community fundraising
- Major donors
- Naming opportunities

### **Revenue Financing**

- New Markets Tax Credits
- Tax-exempt financing
- Community investment funds

## **PHASE 5: CONSTRUCTION & RENOVATION (12–24 MONTHS)**

### **Priority 1**

Building systems:

- HVAC
- Electrical
- Data infrastructure
- Fire protection

### **Priority 2**

Major public spaces:

- Library
- Community Center
- Senior Center

### **Priority 3**

Revenue-producing spaces:

- Café
- Bookstore
- Event hall
- Conference rooms

### **Priority 4**

Resilience infrastructure:

- Solar
- Battery storage
- Emergency operations center
- Communications systems

## **PHASE 6: SOFT OPENING (24–30 MONTHS)**

Open in stages.

### **Stage 1**

- Library
- Café
- Bookstore

### **Stage 2**

- Senior Center
- Community Center

### **Stage 3**

- Event Hall
- Conference Center
- Rooftop facilities

### **Stage 4**

- Resilience Center
- Emergency readiness programs

## **PHASE 7: FULL OPERATIONS**

### **Staffing Structure**

#### **Executive Director**

Overall leadership.

#### **Facilities Manager**

Building management.

#### **Community Programs Director**

Programming and partnerships.

#### **Development Director**

Fundraising and grants.

#### **Resilience Coordinator**

Emergency preparedness and training.

## **PHASE 8: LONG-TERM GROWTH**

### **Years 1–3**

Focus on:

- Occupancy
- Partnerships
- Financial stabilization

### **Years 3–5**

Develop:

- Endowment fund
- Regional programming
- Innovation partnerships

- Educational programs

---

### **Recommended First Actions for Sebastopol**

1. Form a Civic Commons Steering Committee.
2. Obtain complete building plans and condition reports for Buildings 1003 and 1005.
3. Complete a feasibility and adaptive reuse study.
4. Secure letters of support from:
  - Sonoma County Library
  - Sebastopol Area Senior Center
  - Arts organizations
  - Emergency preparedness organizations
5. Develop a 10-year operating pro forma.
6. Launch a community visioning process.
7. Negotiate site acquisition or long-term control.

This approach could realistically deliver a fully operational **83,562 SF Civic Commons and Community Resilience Campus within 24–36 months**, while leveraging existing buildings and reducing development risk compared to new construction.

### **G. POTENTIAL FUNDING SOURCES SEBASTOPOL CIVIC COMMONS & COMMUNITY RESILIENCE CAMPUS**

Creating an 83,562 SF Civic Commons campus will require a **blended capital stack**, combining public funding, philanthropy, private investment, grants, and earned revenue. Similar community projects often assemble funding from 10–20 sources rather than relying on a single grant or agency.

#### **1. PROPERTY ACQUISITION FUNDING**

Assuming acquisition costs of approximately **\$16.6 million** for Buildings 1003 and 1005.

##### **Potential Sources**

##### **Community Facilities Financing**

- Tax-exempt bond financing
- Community Facilities District financing
- Lease-revenue financing

##### **Community Investment Fund**

- Local impact investors
- Program-related investments (PRI)
- Community Development Financial Institutions (CDFIs)

##### **Philanthropic Capital Campaign**

Potential naming opportunities:

- Library Commons
- Community Center
- Senior Center
- Event Hall
- Rooftop Gardens
- Resilience Center

#### **2. LIBRARY FUNDING**

##### **California State Library Grants**

Potential funding areas:

- Library modernization

- Technology improvements
- Digital equity initiatives
- Workforce development

### **Federal Library Funding**

Through:

- Institute of Museum and Library Services (IMLS)
- Library Services and Technology Act (LSTA)

### **Foundations**

- James Irvine Foundation
- Packard Foundation
- Hewlett Foundation
- California Wellness Foundation

Potential Library Capital Goal: **\$3–8 million**

## **3. COMMUNITY RESILIENCE FUNDING**

This is likely one of the strongest funding opportunities.

### **FEMA**

Potential support for:

- Emergency operations facilities
- Resilience infrastructure
- Hazard mitigation

### **California Governor's Office of Emergency Services**

Potential funding for:

- Community preparedness
- Disaster response facilities
- Resilience planning

### **California Strategic Growth Council**

Programs that support:

- Climate adaptation
- Community resilience
- Green infrastructure

### **Infrastructure Elements Eligible**

- Solar systems
- Battery storage
- Emergency communications
- Clean-air refuge systems
- Backup power

Potential Funding: **\$2–10 million**

## **4. Clean Energy Funding**

### **Federal Clean Energy Incentives**

Potentially available for:

- Solar installations
- Battery storage
- EV charging infrastructure
- Energy-efficiency upgrades

### **California Energy Commission**

Programs supporting:

- Building decarbonization
- Resilience centers
- Energy efficiency

## **PG&E Programs**

Potential incentives for:

- Energy efficiency
- Demand reduction
- Electrification

Potential Funding: **\$1–5 million**

## **5. Senior Center Funding**

### **Area Agency on Aging**

Potential support for:

- Senior nutrition
- Wellness programs
- Aging services

### **Healthcare Partnerships**

Potential partners:

- Kaiser Permanente
- Sutter Health
- Providence
- Local healthcare systems

### **Foundations**

- Archstone Foundation
- Retirement Research Foundation
- SCAN Foundation

Potential Funding: **\$1–4 million**

## **6. COMMUNITY CENTER & ARTS FUNDING**

### **CALIFORNIA ARTS COUNCIL**

Potential support for:

- Community arts spaces
- Cultural programming
- Creative placemaking

### **National Endowment for the Arts**

Potential support for:

- Arts facilities
- Public art
- Community engagement

### **Local Arts Philanthropy**

Potential Funding: **\$500,000–\$3 million**

## **7. ECONOMIC DEVELOPMENT FUNDING**

### **Business Incubator Components**

Potential support from:

- Small Business Administration
- Economic Development Administration
- Workforce development programs

### **Workforce Development Funding**

For:

- Digital literacy
- Technology training
- Entrepreneurship

Potential Funding: **\$500,000–\$2 million**

## 8. COMMUNITY DEVELOPMENT FUNDING

### Community Development Block Grants (CDBG)

Potential uses:

- Building improvements
- Accessibility upgrades
- Community facilities

### USDA Rural Development Programs

Depending on eligibility.

### State Community Infrastructure Programs

Potential Funding: **\$1–5 million**

## 9. PHILANTHROPIC CAPITAL CAMPAIGN

A major campaign could become a cornerstone of project financing.

### Major Gifts

Potential categories:

- Founding donors
- Legacy gifts
- Community champions

### Naming Opportunities

| Opportunity       | Potential Value |
|-------------------|-----------------|
| Library Commons   | \$2M–5M         |
| Senior Center     | \$1M–3M         |
| Event Hall        | \$500K–2M       |
| Resilience Center | \$500K–2M       |
| Rooftop Gardens   | \$250K–1M       |
| Community Plaza   | \$500K–2M       |

Campaign Target: **\$5–15 million**

## 10. EARNED REVENUE FINANCING

The campus can support debt through earned income.

### Revenue Sources

- Meeting room rentals
- Event hall rentals
- Conference facilities
- Bookstore lease
- Coffee shop lease
- Business incubator leases
- Sponsorships
- Memberships

Potential Annual Revenue: **\$500,000–\$1.5 million+**

### Illustrative Capital Stack

| Source                 | Amount |
|------------------------|--------|
| Philanthropic Campaign | \$8M   |
| Library Grants         | \$3M   |
| Resilience Grants      | \$5M   |

|                                   |              |
|-----------------------------------|--------------|
| Clean Energy Grants               | \$2M         |
| Senior Services Grants            | \$2M         |
| Community Development Funds       | \$3M         |
| Financing/Bonds                   | \$10M        |
| Private Investment & Partnerships | \$5M         |
| <b>Total</b>                      | <b>\$38M</b> |

This level of funding could support:

- Property acquisition
- Adaptive reuse renovation
- Solar and battery systems
- Community plaza improvements
- Furniture and equipment
- Technology infrastructure
- Initial operating reserves

### **Most Promising Funding Narrative**

The strongest funding case is not simply a library or community center. Rather, the project should be positioned as:

**A regional Civic Commons and Community Resilience Campus integrating a public library, senior center, community center, workforce development hub, climate-resilience facility, and emergency preparedness center serving West County residents of all ages.**

That combination substantially broadens eligibility for grants, philanthropy, public funding, and private investment while creating a compelling vision for community support.

## **H. DRAFT FUNDING PROGRAM PITCH & VISUALS**

For the Sebastopol Civic Commons & Community Resilience Campus, the ideal funding pitch is not a real estate proposal—it is a community impact investment opportunity.

A strong pitch should be no more than 10–15 slides or a 3–5 page executive summary and answer a simple question:

Why should someone invest in this project instead of the many other worthy projects competing for funding?

### **1. Start with the Vision**

Open with a compelling statement:

The Sebastopol Civic Commons & Community Resilience Campus will transform 83,562 square feet of existing underutilized space into a multi-generational community destination that provides library services, senior programming, arts and culture, community gathering space, workforce development, and emergency resilience for West County residents.

This should be accompanied by a rendering or campus visualization.

### **2. Define the Community Need**

Demonstrate why the project matters.

Examples

- Growing demand for library services and lifelong learning.
- Increasing need for senior programming and wellness services.

- Lack of affordable meeting and event space.
- Growing climate and emergency preparedness challenges.
- Need for community gathering places that strengthen social connections.

The pitch should make clear that the project solves multiple community problems with a single investment.

### **3. Present the Solution**

Describe the proposed campus.

Building 1003 – Library & Learning Commons

- 20,000 SF Library
- Children's Library
- Teen Innovation Center
- Technology Labs
- Makerspace
- Community Classrooms
- Business Incubator

Building 1005 – Community Wellness & Resilience Center

- 14,000 SF Senior Center
- 10,000 SF Community Center
- 6,000 SF Event Hall
- Bookstore
- Coffee Shop
- Resilience Hub

Rooftop Commons

- Reading Garden
- Community Gardens
- Event Terrace
- Solar Energy Systems

Keep it visual and easy to understand.

Parking Lot

Transportation

Landscaping

### **4. Explain the Community Impact**

Funders invest in outcomes.

Annual Impact Projections

Examples:

- 150,000+ annual visits
- 500+ community events
- 1,000+ seniors served
- Expanded literacy programs
- Workforce training opportunities
- Emergency preparedness services
- Climate resilience education

Use measurable outcomes whenever possible.

### **5. Highlight the Resilience Mission**

This is one of the strongest funding angles.

During Emergencies the Campus Could Serve As:

- Cooling center

- Clean-air refuge
- Emergency communications hub
- Charging center
- Volunteer coordination site
- Resource distribution center

Many funders are increasingly interested in resilience, climate adaptation, and community preparedness.

## **6. Explain Why Adaptive Reuse Makes Sense**

Funders appreciate efficiency.

Describe the benefits of reusing an existing facility:

- Lower cost than new construction
- Faster implementation
- Reduced environmental impact
- Preservation of existing building resources
- Immediate availability of large-scale community space

## **7. Describe the Partnership Model**

Show that the project has broad support.

Potential partners:

- Sonoma County Library
- Senior-serving organizations
- Arts organizations
- Educational partners
- Local businesses
- Emergency preparedness organizations

Funders want to know they are not the only supporters.

## **8. Demonstrate Financial Sustainability**

A common concern is whether projects can survive after construction.

Include:

Revenue Sources

- Facility rentals
- Event space rentals
- Bookstore lease
- Café lease
- Business incubator leases
- Grants
- Donations
- Sponsorships

Governance

- Nonprofit public-private partnership
- Community oversight board
- Professional management

The message should be:

This is not a one-time project; it is a long-term sustainable community asset.

## **9. Present the Budget**

Keep it simple.

Example

**Phase 1**

- Acquisition

**Phase 2**

- Renovation and upgrades

**Phase 3**

- Resilience infrastructure
- Solar and batteries

**Phase 4**

- Furniture, technology, and equipment

**Total Project Cost**

- Estimated range

Avoid excessive detail in the initial pitch.

**10. For Potential Founders: The Funding Opportunity**

Clearly state what you are seeking.

Examples:

Planning Grant

Seeking: \$250,000–\$500,000

For:

- Feasibility study
- Architectural plans
- Business planning
- Community engagement

Capital Gift

Seeking: \$1 million+

For:

- Library
- Senior Center
- Resilience Hub
- Rooftop Gardens

Lead Donor Opportunity

Seeking: \$5 million+

For:

- Naming rights
- Founding investment

Always make a clear ask.

**11. Close with the Legacy Opportunity**

The final slide should answer:

Why now?

Suggested closing:

The Sebastopol Civic Commons & Community Resilience Campus represents a once-in-a-generation opportunity to create a permanent community asset that serves residents of all ages while strengthening literacy, wellness, culture, economic vitality, and emergency preparedness. By repurposing existing facilities into a shared community destination, donors and partners can help create a lasting legacy for Sebastopol and the West County region.

**The One-Minute Pitch**

If a donor remembers only one thing, it should be:

The Sebastopol Civic Commons & Community Resilience Campus will transform an existing 83,562-square-foot facility into a library-centered, multi-generational community hub that combines learning, wellness, culture, and emergency resilience in one sustainable public-private partnership.

## **VISUALS**

Visuals often matter more than text. Most funders will remember a compelling image long after they've forgotten the details of the operating budget.

I would recommend that the Committee's presentation use around 8–10 core visuals.

### **1. Vision Rendering (Most Important)**

Start with a "hero image" showing the completed Civic Commons campus.

Include:

- Both buildings
- Central civic plaza
- People using the site
- Outdoor seating
- Library entrance
- Community activity

Purpose: Create an emotional connection and help donors see the future.

### **2. Existing Facility vs. Future Transformation**

Side-by-side comparison.

Left

Current building photographs.

Right

Conceptual transformation.

Example caption:

Transforming 83,562 square feet of existing office space into a public destination serving all generations.

Purpose: Demonstrates stewardship and adaptive reuse.

### **3. Campus Master Plan**

A simple site plan showing:

- Building 1003 (Library & Learning Commons)
- Building 1005 (Community Wellness & Resilience Center)
- Civic Plaza
- Gardens
- Parking
- Pedestrian connections

Color-code each major use.

Purpose: Allows funders to understand the overall concept in 30 seconds.

### **4. Space Allocation Diagram**

The graphic you recently created is ideal.

Show:

- Library (20,000 SF)
- Senior Center (14,000 SF)
- Community Center (10,000 SF)
- Event Hall
- Café
- Bookstore
- Resilience Hub

Purpose: Demonstrates balance and scale.

## **5. Community Impact Infographic**

Show annual outcomes visually.

Example:

Every Yerr

- 150,000+ visits
- 1,000+ seniors served
- 500+ events
- 2,000+ students in programs
- 50+ nonprofits supported
- Regional resilience hub

Purpose: Funders invest *in outcomes*, not square footage.

## **6. Resilience Center Graphic**

Show how the facility functions during emergencies.

Possible diagram:

Plain Text

Normal Operations

↓

Community Programs

↓

Emergency Event

↓

Resilience Hub Activated

Communications

Charging

Cooling Center

Clean Air Refuge

Volunteer Center

Resource Distribution

Show more lines

Include icons for:

- Solar
- Batteries
- Emergency communications
- Cooling center
- Air filtration

Purpose: Differentiates this project from a typical library or community center.

## **7. Rooftop Commons Visualization**

Show:

- Reading garden
- Community garden
- Event pavilion
- Solar array
- Walking paths

Highlight:

Turning unused roof space into community space.

Purpose: Demonstrates innovation and sustainability.

## **8. Partnership Ecosystem Graphic**

Place the Civic Commons in the center.

Surround it with:

- Sonoma County Library
- Senior Center
- Schools
- Nonprofits
- Arts Organizations
- Businesses
- Emergency Services
- Philanthropic Partners

Purpose: Shows broad community support and collaboration.

## **9. Funding Stack Graphic**

Show how funding comes together.

Example:

Plain Text

Capital Campaign \$8M

Government Grants \$8M

Resilience Funding \$5M

Library Grants \$3M

Private Financing \$10M

Partner Contributions \$4M

Show more lines

Display as a stacked bar or layered building.

Purpose: Demonstrates a realistic financing strategy.

## **10 Legacy Slide**

End with a powerful statement and image.

Possible visual:

- Multigenerational gathering in the plaza
- Library in the background
- Community garden
- Rooftop terrace

Accompanied by:

A place for learning.

A place for connection.

A place for resilience.

A legacy for generations.

### If You Only Have Time for 5 Visuals

Use these:

1. Campus rendering
2. Site plan
3. Space allocation/floor plan
4. Community impact infographic
5. Funding stack and project budget

Those five visuals alone can support a compelling presentation to foundations, civic leaders, philanthropists, and potential operating partners.

## **ATTACHMENT 3      EXAMPLES**

At each of our City Council presentations, to date, people have asked for examples of successful Civic Commons/Community Resilience Centers.

Several communities have developed models that combine **civic commons functions** (community gathering, education, culture, public services) with **resilience hub functions** (emergency preparedness, backup power, communications, food, and recovery support).

### **1. BALTIMORE COMMUNITY RESILIENCY HUB NETWORK (MARYLAND)**

<https://www.baltimoresustainability.org/baltimore-resiliency-hub-program/>

One of the most cited examples in the U.S.

#### **Why it works**

- Network of 17+ trusted community organizations.
- City partnership with Sustainability, Emergency Management, and Public Health departments.
- Solar + battery backup at many sites.
- Provides food, water, charging, cooling/heating, medication storage, and emergency coordination during disasters.
- Serves neighborhoods year-round, not just during emergencies

**Lesson for Sebastopol:** Build a network of community-based sites rather than relying on a single facility.

### **2. RYSE CENTER / LIBERATION HUB (RICHMOND, CALIFORNIA)**

<https://rysecenter.org>

A youth-centered resilience hub in Contra Costa County.

## Features

- Community organizing and youth leadership.
- Emergency preparedness and mutual-aid functions.
- Cultural programming, workforce development, and civic engagement.
- Focus on equity and frontline communities. [\[storymaps.arcgis.com\]](https://storymaps.arcgis.com), [\[usdn.org\]](https://usdn.org)

**Lesson:** Resilience is strongest when tied to ongoing social connection and leadership development.

## 3. NORTHSIDE COMMUNITY CENTER & RESILIENCE HUB (ANN ARBOR, MICHIGAN)

<https://www.canwashtenaw.org/northside>

A neighborhood center upgraded to operate during power outages.

## Features

- Solar power and battery storage.
- Food distribution and community services.
- Community gathering space.
- Ability to maintain operations during emergencies. [\[gisweb.miamidade.gov\]](https://gisweb.miamidade.gov/)

**Lesson:** Existing community facilities can often be retrofitted instead of building new.

## 4. CAMBRIDGE COMMUNITY CENTER RESILIENCE HUB (MASSACHUSETTS)

<https://www.mass.gov/doc/cambridge-community-center-resilience-hub-business-plan/download>

A long-standing community center being enhanced as a resilience hub.

## Features

- Youth programs.
- Food access.
- Community events.
- Emergency preparedness and response functions.
- Strong neighborhood partnerships. [\[cambridgecc.org\]](https://cambridgecc.org/), [\[usdn.org\]](https://usdn.org)

**Lesson:** Community trust is the most important infrastructure.

## 5. DENVER CENTRAL PARK RECREATION CENTER (COLORADO)

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Parks-Recreation/Recreation-Centers-Pools/Recreation-Centers/Central-Park-Recreation-Center>

Highlighted nationally as a resilience hub model.

## Features

- Recreation and wellness programming.
- Emergency shelter and response capabilities.
- Community gathering and public services.
- Designed to support residents before, during, and after disruptions.

**Lesson:** Parks and recreation facilities can become resilience assets.

## 6. The Civic Commons Movement (National)

<https://civiccommons.us>

Not a single building, but a successful framework used in cities such as Akron, Chicago, Detroit, Memphis, and Philadelphia.

## Common elements

- Public spaces as community infrastructure.
- Social cohesion and civic participation.
- Health, culture, learning, and economic opportunity.
- Cross-sector partnerships among government, nonprofits, and community organizations.

The strongest civic commons projects have demonstrated that social connection and trust are critical resilience resources during crises. [\[communitycommons.org\]](https://communitycommons.org), [\[usdn.org\]](https://usdn.org)

## 7. **Also see, Through Community Building and Public Space, These 10 American Cities Are Preparing for the Future**

<https://medium.com/reimagining-the-civic-commons/through-community-building-and-public-space-these-10-american-cities-are-preparing-for-the-future-75e7ca58d8cb>

### **A Particularly Good Model for Sebastopol**

Rather than one large building, many communities are moving toward a **hub-and-spoke network**:

#### **Hub**

- Library
- Community center
- Emergency operations support
- Meeting and training rooms
- Solar/battery microgrid

#### **Spokes**

- Schools
- Faith communities
- Senior centers
- Neighborhood gathering places
- Food distribution sites

This model increases redundancy during wildfire-related power shutoffs and other emergencies while also supporting year-round civic life. Baltimore's network approach and California's Community Resilience Center program are particularly relevant examples.

For Sebastopol specifically, the **best precedent may be a hybrid of a modern library, community center, resilience hub, and local food-security center**, anchored by solar-plus-battery backup and strong partnerships with nonprofits, schools, and county emergency services.