



# SEBASTOPOL COMMONS COMMITTEE MEETING & OPEN HOUSE

Thursday, August 13, 2026 - 3pm



## **1005 Gravenstein Highway North** **(O'Reilly property, potential site for Sebastopol Commons)**

We looked at the community needs and spaces throughout the city and built a financial model to bring the Commons to reality

- Join your neighbors and learn about the Building the Commons project
- Meet committee members and City staff
  - Take a guided tour of the property
  - Ask questions and provide input

## **PUBLIC WELCOME**

City of Sebastopol · Build the Commons Committee  
[www.cityofsebastopol.gov/commons](http://www.cityofsebastopol.gov/commons)



## Sebastopol Commons Committee Meeting and Open House



You're invited!

The Building the Commons Committee has conducted extensive research assessing community needs and spaces throughout the city. Through this process, the committee conducted interviews and prepared a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis and a financial model to evaluate how the Commons could become a reality.

Building the Commons is a community development project to be located within Sebastopol city limits and inclusive of Sonoma's West County residents. The Commons will be a centralized hub that blends civic, economic, cultural, and social resources to foster engagement, inclusion, and economic vitality.

The Building the Commons Committee has been working on this vision since September 2025, and has identified a potential site location. Come learn more about the project, the sites that were evaluated, and tour a site that could bring the Commons to life-- the O'Reilly property.

### WHAT

Join your neighbors and learn more about the Building the Commons project.  
Meet committee members and city staff.  
Take a guided tour of the property.  
Ask questions and provide input.

### WHEN

Thursday, August 13, 2026  
3pm

### WHERE

O'Reilly property at 1005 Gravenstein Highway North, Sebastopol

More: [www.cityofsebastopol.gov/commons](http://www.cityofsebastopol.gov/commons)



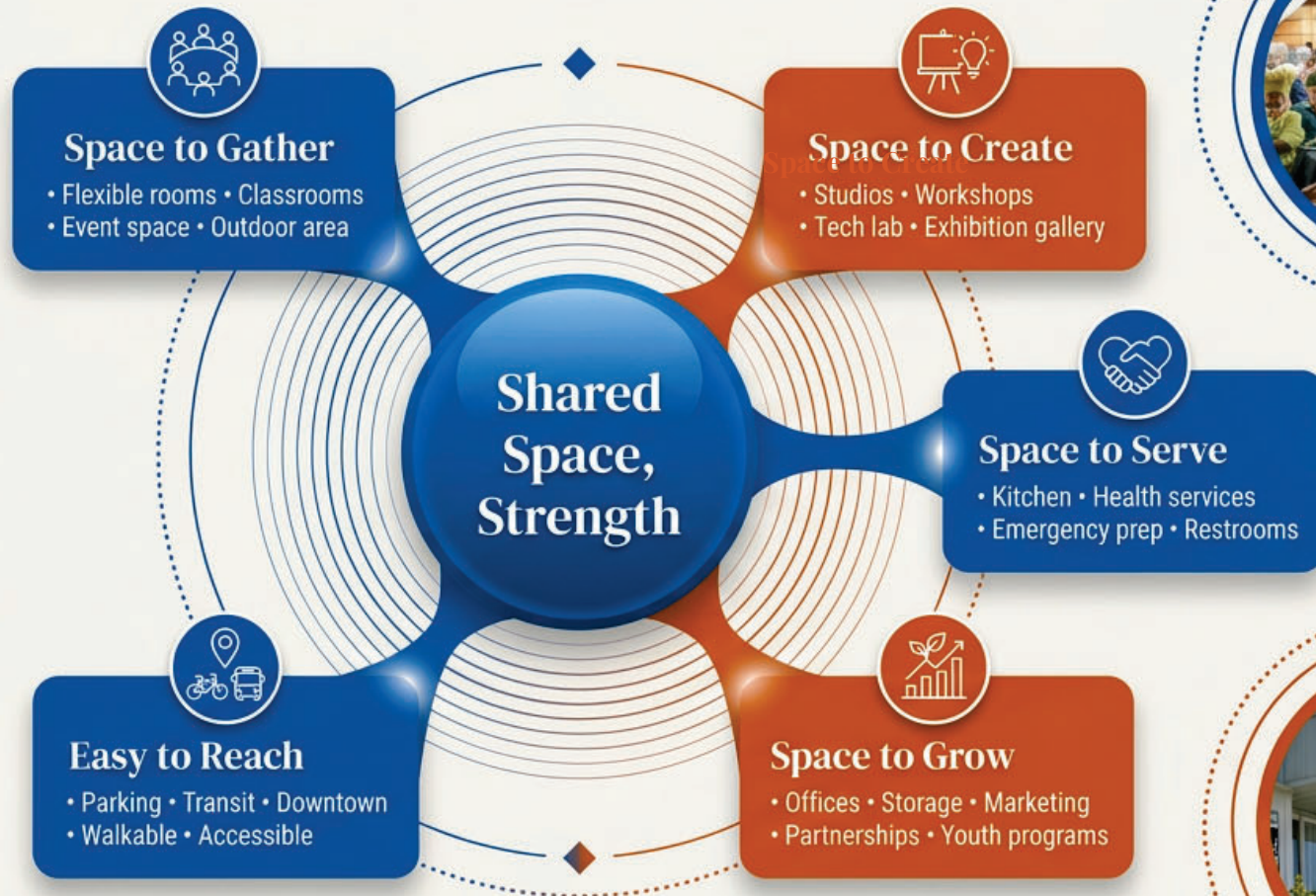
7120 Bodega Avenue, Sebastopol, CA 95472

707-823-1153

[www.CityofSebastopol.gov](http://www.CityofSebastopol.gov)



# Community Commons: What We Heard



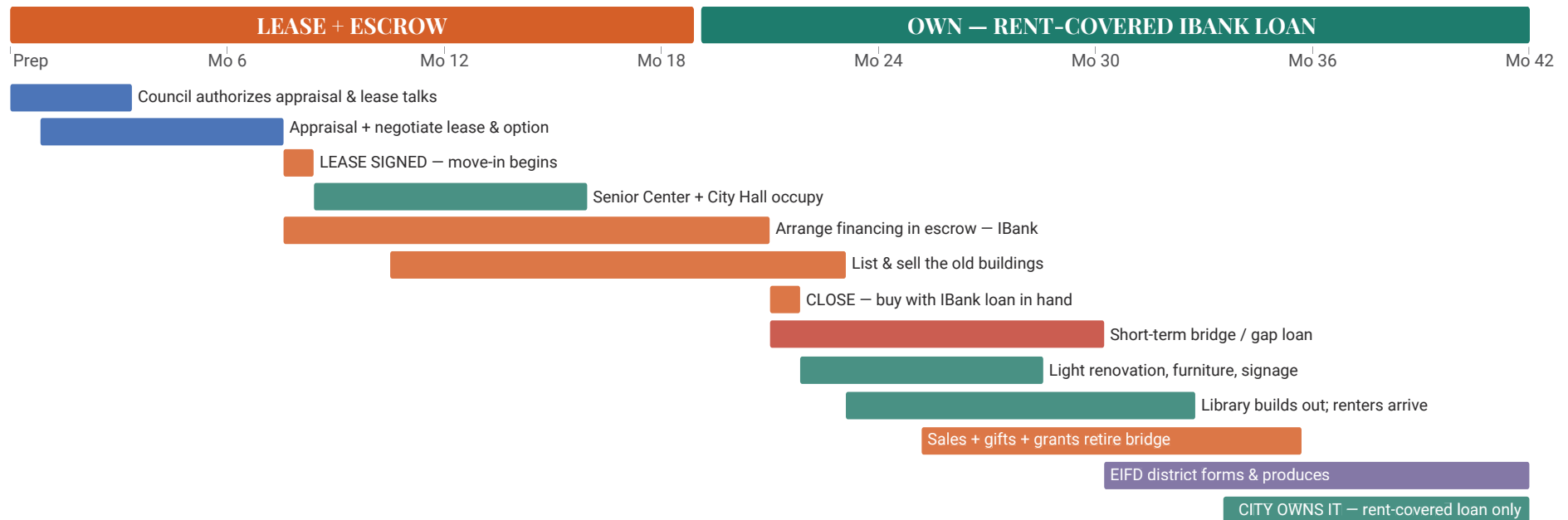
A well-designed Commons helps local groups collaborate, cut costs, and serve more people.



## Three Financing Pathways

| Pathway                       | What It Solves                          | City \$ In      | Yr 3 Budget      | 10-Yr Cost     | Role               |
|-------------------------------|-----------------------------------------|-----------------|------------------|----------------|--------------------|
| One Building                  | Senior Center + some library relief     | \$9.2M          | +\$467K/yr       | \$4.7M         | Fallback           |
| <b>Full Campus – Keep All</b> | <b>All four facilities consolidated</b> | <b>~\$19.7M</b> | <b>-\$83K/yr</b> | <b>~\$0.8M</b> | <b>Recommended</b> |
| Full Campus – Sell One        | All four facilities consolidated        | ~\$11.5M net    | -\$69K/yr        | ~\$1.0M        | Lower-debt         |

## The Plan, Step by Step – Full Campus



**DO NOTHING**  
**\$3.57M**  
 over 10 years  
 Same four aging buildings, no improvement

**REBUILD ONE FACILITY**  
**~\$32M**  
 one-time project cost  
 Solves only one of four problems

**O'REILLY FULL CAMPUS**  
**~\$0.8M**  
 over 10 years  
 Solves all four — costs less by Year 3

- 90,500 sq ft on 7.3 acres, above the flood zone
- Tenant rent carries the IBank loan — city budget pays less than today
- Lease first, buy only when financing is secured
- Light renovation only: paint, furniture, signage (capped at \$2M)





# SEBASTOPOL COMMONS: SWOT ANALYSIS BY PARCEL

## 1. Railroad Property | New Build

- S** Laguna/forest setting, walkable, ~\$1.5M, 40k sq ft envelope
- W** Not city-owned, floodplain, outside downtown, long timeline
- O** Joe Rodota Trail, nature-integrated civic model, Laguna partnership
- T** Trail safety, Hwy 12 crossing, flooding delays, CEQA, owner may not sell

## 2. Towing Co. / Brownfield | Repurposed / Remodel

- S** Walkable, lowest cost (\$2-4.5M), fastest (12-18 mo), reversible
- W** Not city-owned, undersized (3,700 sf), cinderblock, not central
- O** Revitalizes derelict site, interim solution, pilot for operations
- T** Distracts from larger goals, community may see as giving up

## 3. Calder Creek Corridor | Remediated / Rebuild

- S** Central, near City Hall & Arts Center, remediates environment
- W** Most complex, creek restoration + relocations, limited city land
- O** Creek town identity, climate grants, ecological restoration model
- T** Cost overruns, business displacement, permitting delays, contamination

## 4. Rite Aid Building | Adaptive Reuse

- S** Downtown, fast (18-24 mo), 30'+ ceilings, solves vacancy
- W** Undersized for 36k+ need, major retrofit, Grocery Outlet uncertain
- O** Quick win, demonstrates city commitment to downtown
- T** **Property is Not Currently Available for Sale or Lease**

## 5. Current Library / City Hall | Renovate / Remodel

- S** City-owned, downtown, maintains civic campus, no acquisition cost
- W** Full demolition needed, parking crisis, 2-3 yr disruption
- O** Modernize City Hall, improve pedestrian flow, underground parking
- T** Escalating costs, relocation costs, downtown business impacts

## 6. O'Reilly Building | Repurpose

- S** Ample parking, near Analy HS, single-site consolidation, turnkey
- W** Not city-owned, not downtown, sidewalk improvements needed
- O** Reduces congestion, West County Trail stop, emergency-ready site
- T** Abandoning downtown narrative, owner may decline, bond capacity risk

**S** Strengths

**W** Weaknesses

**O** Opportunities

**T** Threats





