

WELCOME



SEBASTOPOL COMMONS BUILDING THE COMMONS

**PUBLIC ENGAGEMENT WORKSHOP AND OPEN HOUSE
AUGUST 13, 2026**

INTERVIEW SUMMARY

Groups dealing with the same core problems:

- not enough space,
- not enough storage,
- not enough meeting rooms,
- parking issues,
- and serious funding pressure

Many organizations are small, mostly volunteer-run, and they're all struggling with visibility and getting enough people through the door, especially younger folks, families, and Spanish-speaking communities.

GOAL IS CONSISTENT

A well-designed, centrally located Commons would be a game-changer. People see it as the practical solution to help organizations collaborate, share costs, boost visibility, and actually serve the community better.

REQUESTS

- Flexible multi-use spaces (no fixed seating) and plenty of meeting/classrooms
- At least one good commercial or community kitchen
- Decent restrooms that are actually in the same building as the events
- Storage (archives, books, emergency supplies, etc.)
- Stage/performance area for the arts groups
- Outdoor space
- Good parking and accessibility
- Some dedicated but shared office/co-working space where groups can keep their own identity and privacy when needed
- Most want 6–7 day access with long hours.
- Few thousand square feet up to a total complex around 18–20K sq ft.

LOCATION SUGGESTIONS

01

O'Reilly property keeps coming up as really promising because of the parking and existing infrastructure.

02

Downtown/near the Plaza for visibility and walkability.

03

Some folks like the broader corridor idea (Burnett to Ives Park area) or North Town.

04

Strong preference for fixing up existing buildings rather than starting from scratch.

SPECIFICS

- Community Cultural Center: Needs performance space and sees the Commons as key to keeping concerts and events alive.
- Senior Center: Bursting at the seams and needs room to grow.
- Health Clinic: Likes the idea of co-locating services and emergency preparedness.
- Public radio: Wants to reach more Spanish-speaking and Indigenous families and needs proper event space with kitchen + restrooms.
- History Folks: Want display areas and storytelling space.
- Library Friends and Civic Groups: Want work/storage space and better coordination.

Almost everyone is open to partnerships and sharing resources.

BIGGER PICTURE

Need:

- Better marketing
- Restored City support
- More public-private partnerships, and
- Real outreach to all parts of the community, especially our diverse and lower-income residents.

Decide:

- Multiple hubs vs. one giant building.
- Now vs. wait.

Community Commons: What We Heard



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 Analý 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

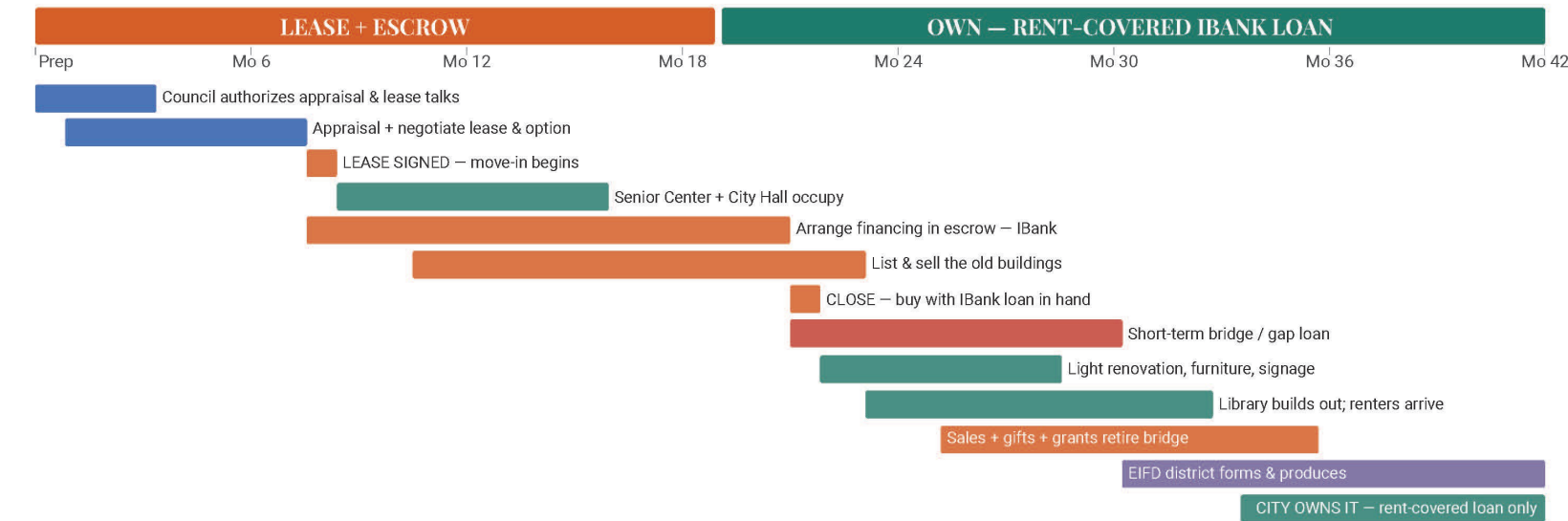
CREATING THE COMMONS - Financing a Consolidated Civic Home at the O'Reilly Campus



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
Full Campus — Keep All	All four facilities consolidated	~\$19.7M	-\$83K/yr	~\$0.8M	Recommended
Full Campus — Sell One	All four facilities consolidated	~\$11.5M net	-\$69K/yr	~\$1.0M	Lower-debt

The Plan, Step by Step — Full Campus



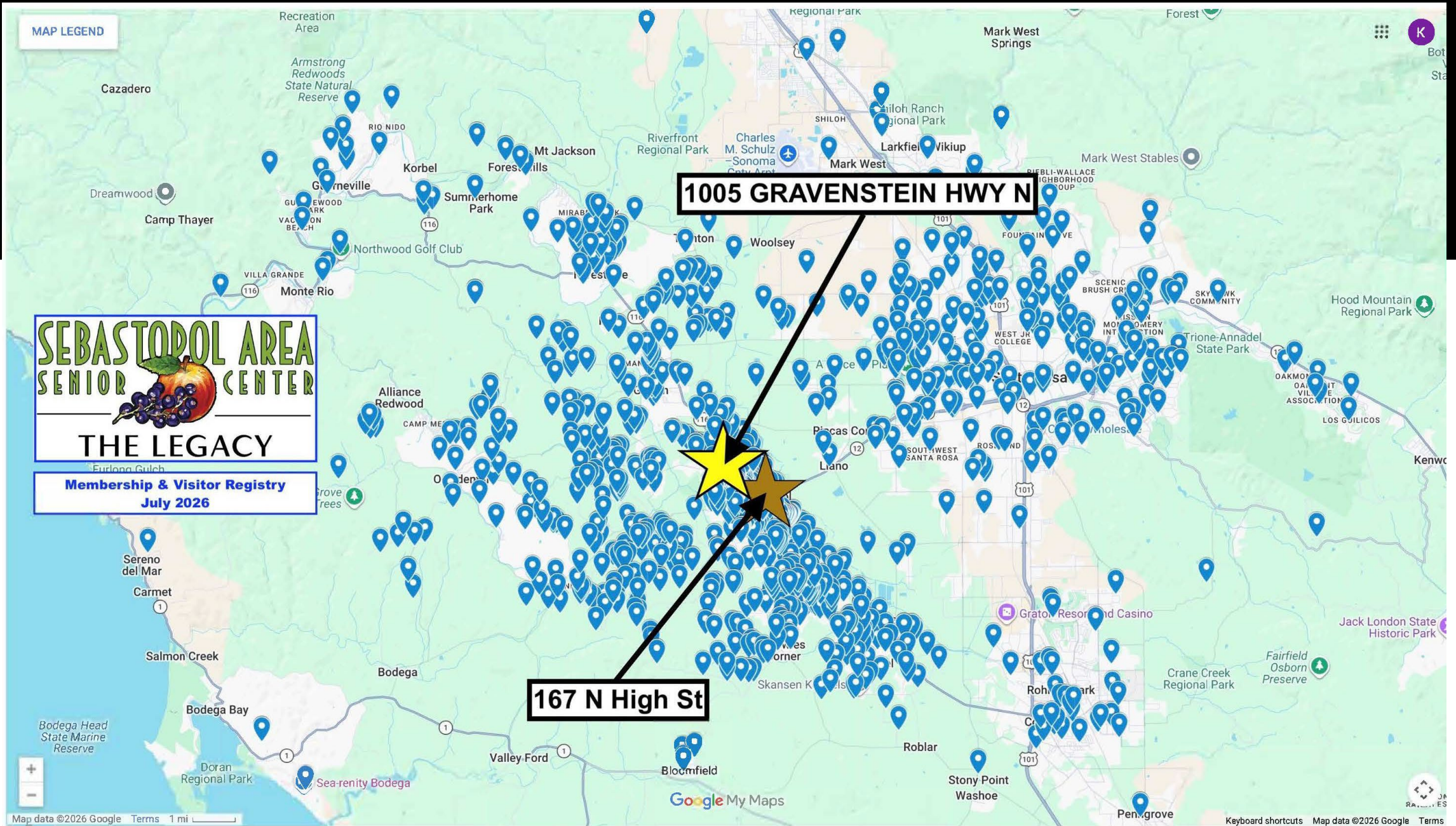
DO NOTHING
\$3.57M
over 10 years
Same four aging buildings, no improvement

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)





MAP LEGEND

**SEBASTOPOL AREA
SENIOR CENTER**

THE LEGACY

**Membership & Visitor Registry
July 2026**

1005 GRAVENSTEIN HWY N

167 N High St

