

July 25, 2021

To the Sebastopol City Counsel Members,

For the citizens of Sebastopol, it is general knowledge that there is an existing traffic problem on Bodega Avenue that has been there a long time. There is traffic, particularly on the weekends, to and from the beaches at Bodega Bay, work traffic especially during commute hours and daily rural traffic traveling west of Sebastopol. This creates "log jams" from the center of Sebastopol up Bodega Avenue sometimes as far as Pleasant Hill Road. We live on Nelson Way and no longer travel on Bodega Avenue because during high traffic times we are unable to safely turn left off of Nelson Way or have a very long wait.

We request that an additional traffic report is needed that would be more accurate to reflect the current numbers of cars traveling on Bodega Avenue, including weekend hours and now that more citizens are at home due to the pandemic.

The proposed Woodmark Housing development would exacerbate the current traffic situation considerably and will make Bodega Avenue even less safe to travel by car as well as for pedestrians. A much smaller housing project would be a better option for the use of the property to insure the safety of people living in the outlining neighborhood.

There is the proposal of 84 units total: 36 two-bedroom units, 36 three-bedroom units, 12 one-bedroom units on this site. If there are only two driving adults per unit, that would be 164 cars needing parking but only 152 parking spaces would be provided. The developers have stated that the leases would allow any number of other family members to live in these multi-bedroom units. In low income housing there is a tendency for more than two adult occupancy. If we assume there will be one more adult per unit, that would be 236 driving adults with cars adding the need for 84 more parking spaces needed. Other family adults such as relatives and driving-aged children would add more cars that would greatly impact the already congested traffic on Bodega Avenue. This is not including visiting guests on the

property. If there are two trips per adult per day to and from work, that would be 472 trips and this would not include other essential trips to the store, etc. Without sufficient parking on the Woodmark property it would significantly increase the numbers of cars parked on the small residential streets adjacent to this proposed project.

Where will the overflow park on the already very limited parking on the arterial streets?

Without improved traffic control and/or improved Bodega corridor, how can the small residential streets handle a huge increase in traffic and parking?

Please consider the safety and increased traffic congestion, especially during emergency situations such as evacuations from fires. There is also the question of how adding more cars traveling on Nelson Way, Murphy Avenue and Washington Avenue will affect the safety of parents and children arriving and leaving Parkside School since most of the occupants of the Woodmark Project would be turning right on Bodega Avenue and use Nelson Way as a thoroughfare.

We do not object to low income housing but we strongly oppose the size and scope of this proposed project. We, as citizens of Sebastopol, pride ourselves in our small town community and we ask that you consider all aspects of this project including the traffic and parking proposals.

Sincerely,

Chris and Juli Inman

A black rectangular redaction box covering the signature of Chris and Juli Inman.