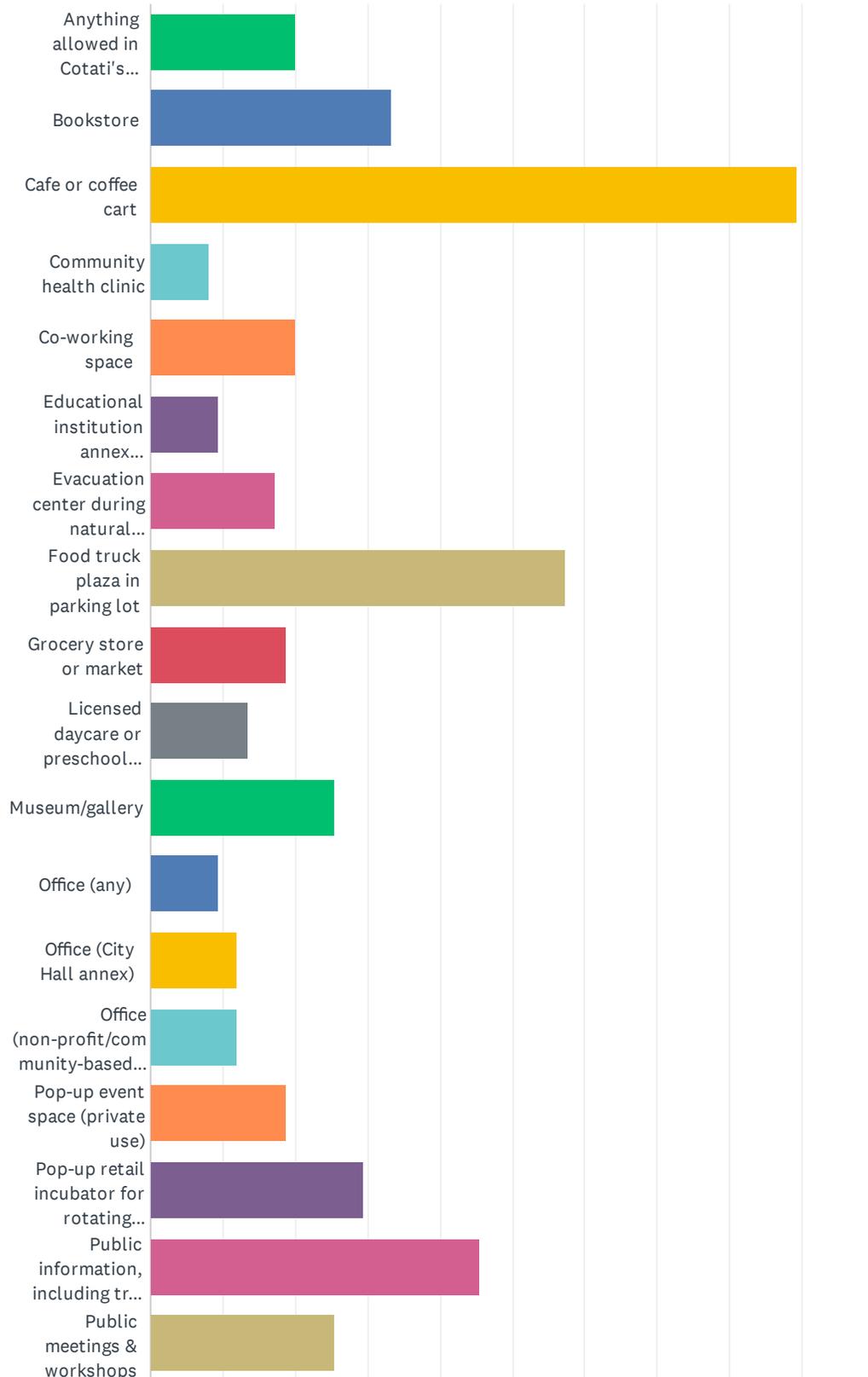
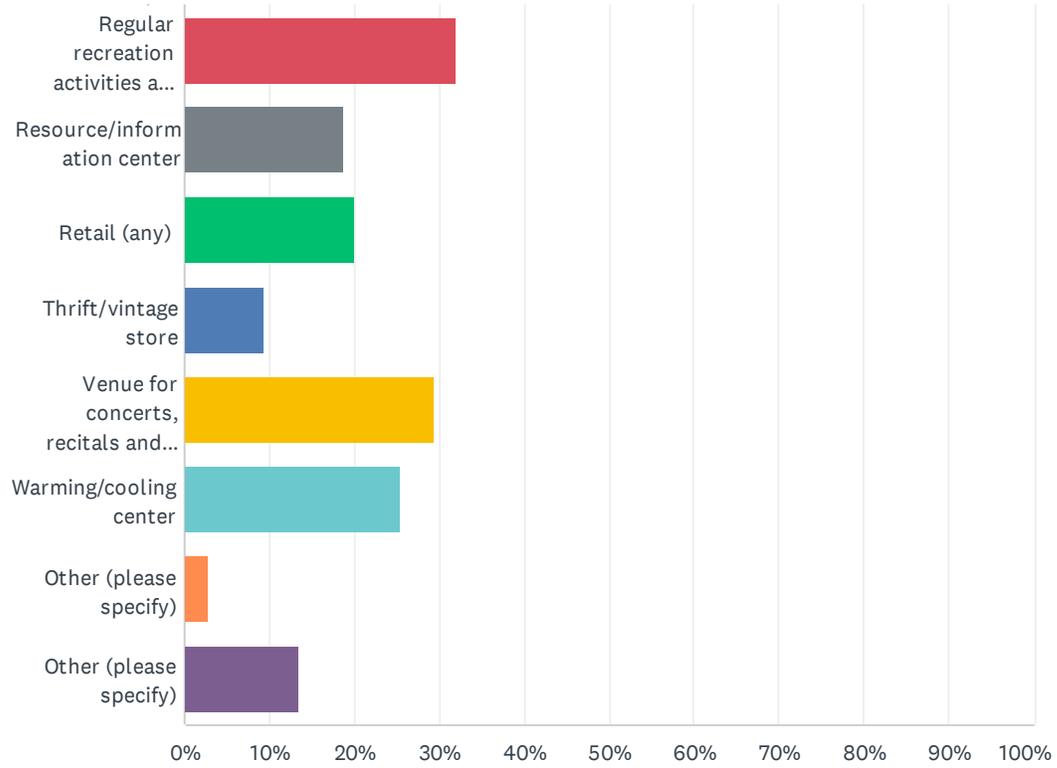


Q1 The City of Cotati owns the Station Depot building. How should the City consider utilizing the space? Check all that apply and write in below.

Answered: 75 Skipped: 0



# Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation



Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation

ANSWER CHOICES	RESPONSES	
Anything allowed in Cotati's commercial zoning districts	20.00%	15
Bookstore	33.33%	25
Cafe or coffee cart	89.33%	67
Community health clinic	8.00%	6
Co-working space	20.00%	15
Educational institution annex (classrooms)	9.33%	7
Evacuation center during natural disasters	17.33%	13
Food truck plaza in parking lot	57.33%	43
Grocery store or market	18.67%	14
Licensed daycare or preschool facility	13.33%	10
Museum/gallery	25.33%	19
Office (any)	9.33%	7
Office (City Hall annex)	12.00%	9
Office (non-profit/community-based organization)	12.00%	9
Pop-up event space (private use)	18.67%	14
Pop-up retail incubator for rotating businesses	29.33%	22
Public information, including train schedules	45.33%	34
Public meetings & workshops	25.33%	19
Regular recreation activities and classes	32.00%	24
Resource/information center	18.67%	14
Retail (any)	20.00%	15
Thrift/vintage store	9.33%	7
Venue for concerts, recitals and/or speaking events, indoor and outdoor	29.33%	22
Warming/cooling center	25.33%	19
Other (please specify)	2.67%	2
Other (please specify)	13.33%	10
Total Respondents: 75		

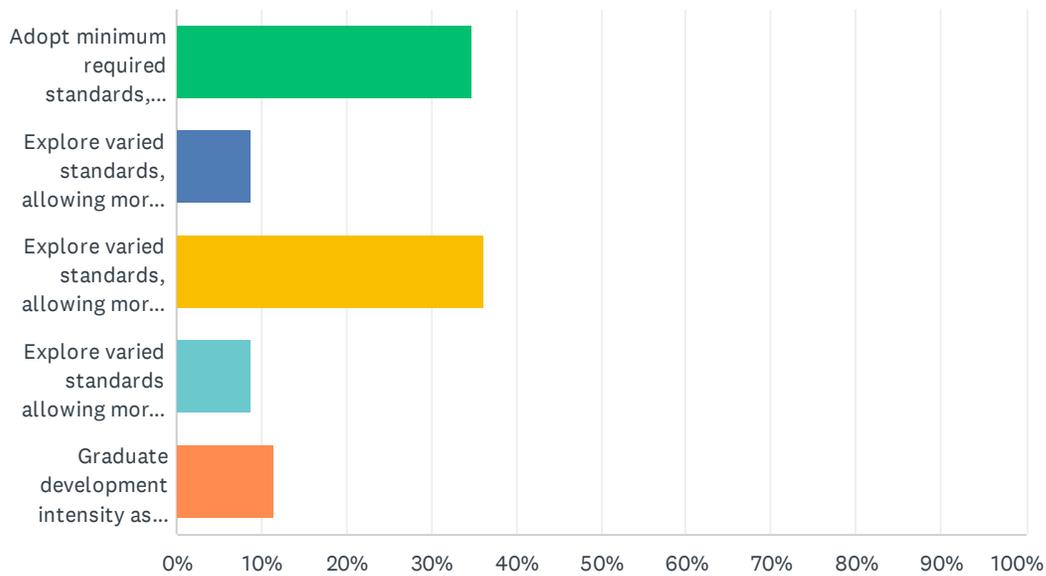
#	OTHER (PLEASE SPECIFY)	DATE
1	Skatepark.	7/16/2024 7:56 PM
2	I would love to lease it for the SCBC office!	6/10/2024 2:57 PM
3	Maker space/crafting space with drop-in mentality (builds community!). Bike Rentals.	6/10/2024 1:12 PM
4	I love so many of these options! Would love to see a combination of a few of them. Would really love to see this beautiful space well used by the community on a daily basis at all times	6/10/2024 10:33 AM

of day.

5	Focus on helping the homeless - affordable housing, food pantry, garden, etc	6/9/2024 11:47 PM
6	Library	6/4/2024 10:04 PM
7	Habitat Demonstration Garden with outdoor seating areas	6/4/2024 4:35 PM
8	Mixed use, multi level buildings. Retail on bottom, offices, living, and recreation space above.	6/4/2024 11:50 AM
9	More parking	6/3/2024 8:42 PM
10	anything that keeps all the cars from new housing in Rohnert Park from driving into Cotati. E Cotati Ave should not be a freeway.	6/3/2024 1:22 PM

## Q2 How should the Specific Plan approach residential development standards?

Answered: 69 Skipped: 6

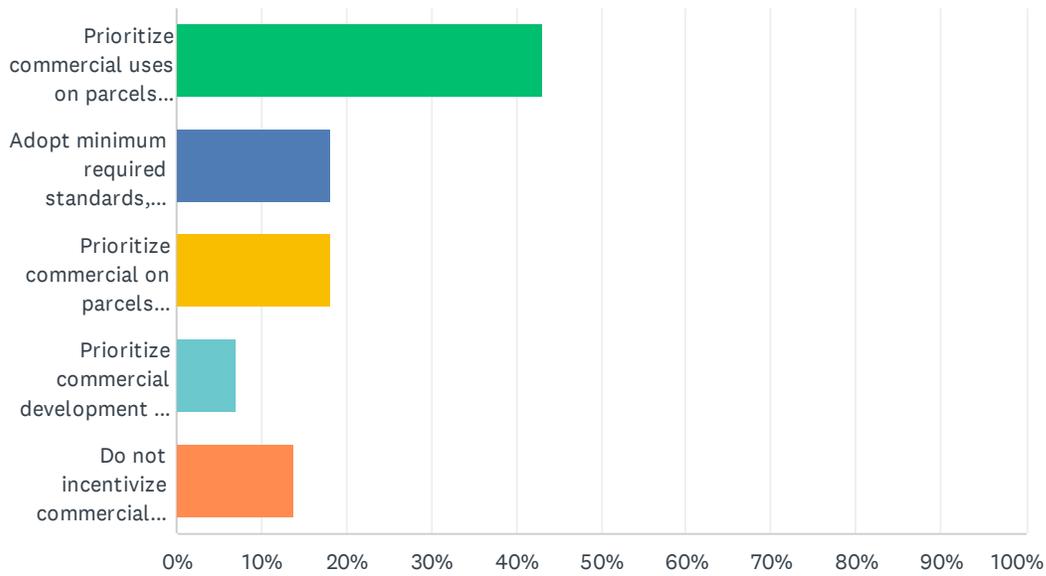


ANSWER CHOICES	RESPONSES	
Adopt minimum required standards, allowing the maximum amount of flexibility for development types and intensity	34.78%	24
Explore varied standards, allowing more flexibility on larger undeveloped parcels	8.70%	6
Explore varied standards, allowing more flexibility and diversity of uses on parcels closer to the train station	36.23%	25
Explore varied standards allowing more flexibility and diversity of used on parcels fronting onto East Cotati Avenue	8.70%	6
Graduate development intensity as you move deeper into the neighborhood/cul-de-sac	11.59%	8
<b>TOTAL</b>		<b>69</b>

## Q3 Where should commercial development be incentivized?

Answered: 72 Skipped: 3

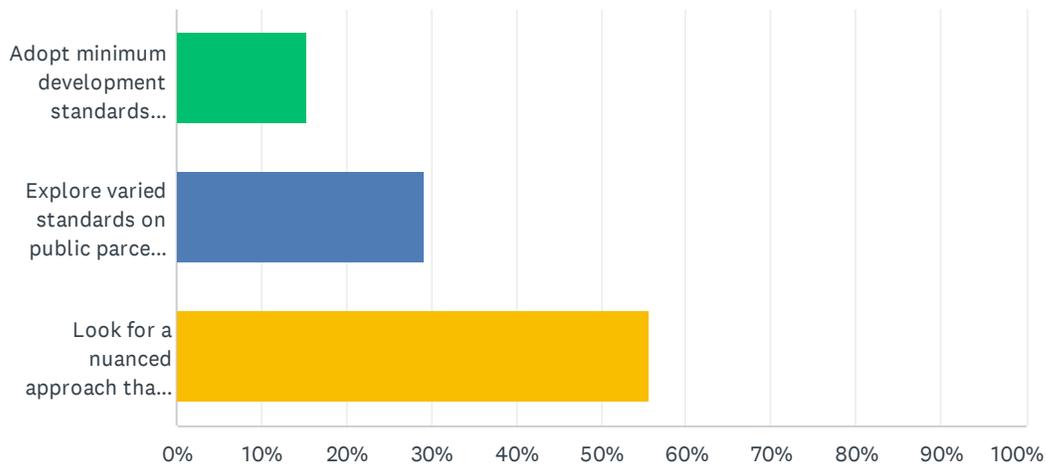
Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation



ANSWER CHOICES	RESPONSES	
Prioritize commercial uses on parcels closer to the train station	43.06%	31
Adopt minimum required standards, allowing the maximum amount of flexibility for development types and intensity	18.06%	13
Prioritize commercial on parcels fronting onto East Cotati Avenue	18.06%	13
Prioritize commercial development on larger parcels	6.94%	5
Do not incentivize commercial development, prioritize 100% residential projects	13.89%	10
<b>TOTAL</b>		<b>72</b>

### Q4 How should the Specific Plan approach regional development standards for station areas?

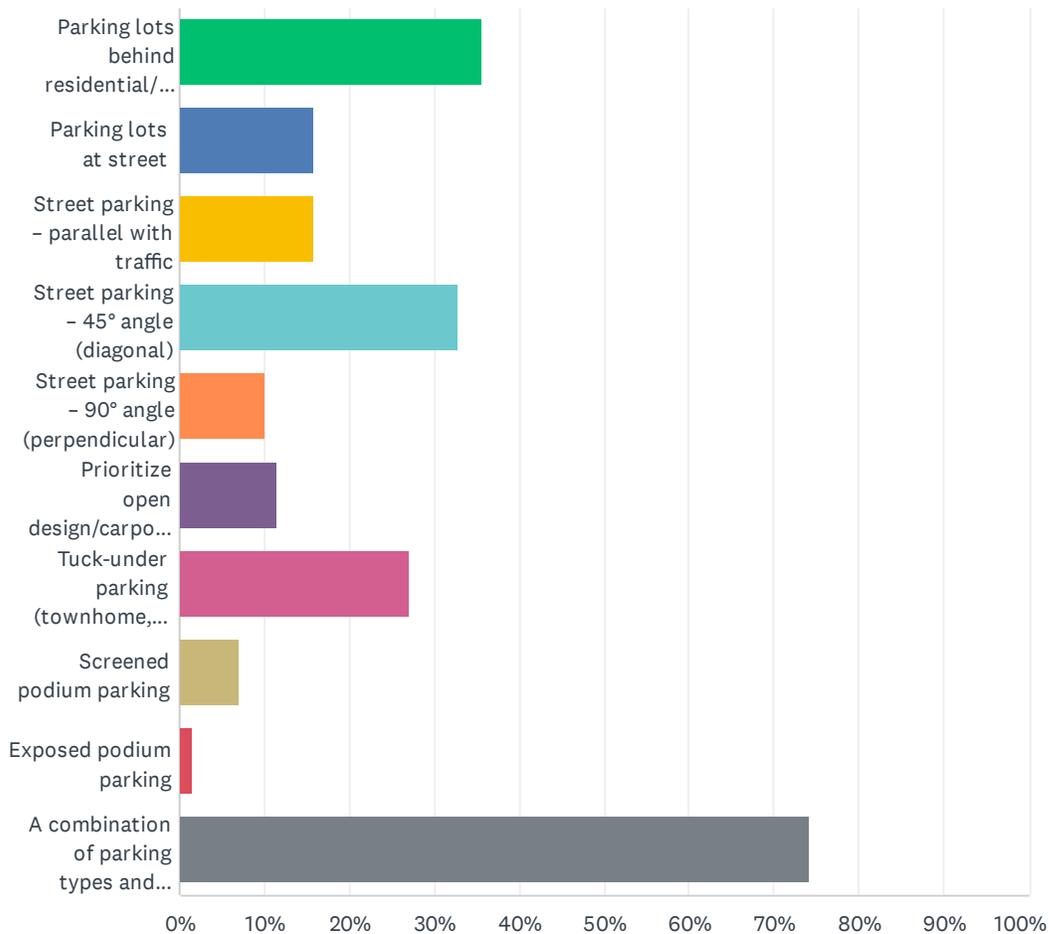
Answered: 72 Skipped: 3



ANSWER CHOICES	RESPONSES	
Adopt minimum development standards required by regional policy	15.28%	11
Explore varied standards on public parcels to retain local control	29.17%	21
Look for a nuanced approach that implements both regional policy direction and community input to the maximum extent feasible	55.56%	40
<b>TOTAL</b>		<b>72</b>

### Q5 Which vehicle parking do you support in the Plan Area? (check all that apply):

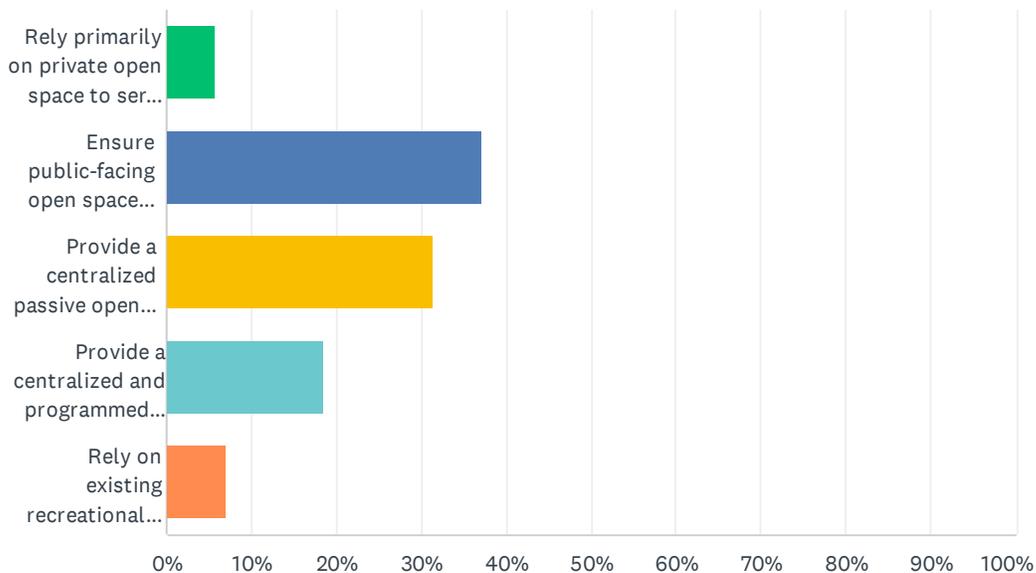
Answered: 70 Skipped: 5



ANSWER CHOICES	RESPONSES	
Parking lots behind residential/commercial buildings	35.71%	25
Parking lots at street	15.71%	11
Street parking – parallel with traffic	15.71%	11
Street parking – 45° angle (diagonal)	32.86%	23
Street parking – 90° angle (perpendicular)	10.00%	7
Prioritize open design/carports over garages for any covered parking	11.43%	8
Tuck-under parking (townhome, mixed-use/multifamily)	27.14%	19
Screened podium parking	7.14%	5
Exposed podium parking	1.43%	1
A combination of parking types and locations to provide flexibility and maximize parking opportunities	74.29%	52
Total Respondents: 70		

## Q6 How should the Specific Plan approach recreational opportunities for the Station Areas?

Answered: 70 Skipped: 5



Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation

ANSWER CHOICES	RESPONSES	
Rely primarily on private open space to serve future residential development	5.71%	4
Ensure public-facing open space opportunities are maintained throughout future private development	37.14%	26
Provide a centralized passive open space recreation feature open to the public within the Plan Area	31.43%	22
Provide a centralized and programmed recreation center or area for regular recreation and community events	18.57%	13
Rely on existing recreational facilities in the area	7.14%	5
<b>TOTAL</b>		<b>70</b>

## Q7 Is there anything else that you would like to add?

Answered: 26 Skipped: 49

#	RESPONSES	DATE
1	Preserve as many trees as possible. Shade is crucial. Make it BEAUTIFUL. No more corporate/modern minimalism. California craftsman style or turn of the century aesthetic would be appreciated over globalized modernism.	8/24/2024 7:49 PM
2	I don't understand a lot of the wording of this survey, but my focus would be on less space for cars, more walking/biking infrastructure, and public access to greenery.	7/31/2024 5:27 PM
3	Please help with keeping the environment clean and build a small skatepark somewhere. Please.	7/16/2024 7:56 PM
4	Don't eminent domain anything. I love how Cotati is community first, please keep it that way	7/3/2024 8:55 AM
5	we are neighbors to that area and want to ensure that there is enough parking for them so they do not use our private parking and we do not want a massive housing development for traffic and as our neighbors/view	6/23/2024 3:38 PM
6	We need to plant more fruit and nut trees, both for the animals and for people. The lights on light poles and buildings should be illuminated downwards so as to prevent light pollution. All commercial and residential windows should be built in such a manner as to minimize bird strikes/impacts. The American Bird Conservancy has information on this type of product.	6/14/2024 10:25 PM
7	The intersection of the higher volume public transit and a main Cotati artery presents some opportunities for small commerce, comfort and intermodal transit. Maximizing access to whatever resources are instantiated, e.g., co-working, community classroom spaces, coffee/chai cart, etc. would be great. More Electric car chargers, esp. if supplemented by shading solar panels seems good.	6/11/2024 12:00 PM
8	Make sure, whatever kind of development goes in, parking is included to MORE THAN accommodate. The Santero Community is not able to accommodate the bleed over.	6/10/2024 8:41 PM
9	Need speed bumps on Santero Way, especially if there will be more traffic. There are kids at play, dog walkers, and others who are at risk when people whiz up and down the street.	6/10/2024 3:02 PM
10	Question 5 seems to assume that lots of parking is desirable. If we are to meet our climate change goals and get people out of cars, we need to eliminate parking minimums!!	6/10/2024 2:57 PM
11	Housing is my priority, especially smaller units. High density, please! The building can be tall (6 stories) if necessary for financial viability, which I suspect.	6/10/2024 1:12 PM
12	Make this a transportation hub, a place for a cup of coffee or materials on our city, things to do.	6/10/2024 12:10 PM
13	Question # 2 was a little confusing to me, but in general I think new housing developments should go deeper into the cul de sac. Would love to see some homes with at least 20' x 25' backyards. Possible option for roof top gardens and patios as well! I think the areas facing E Cotati Ave and the train station should be commercial/recreational.	6/10/2024 10:33 AM

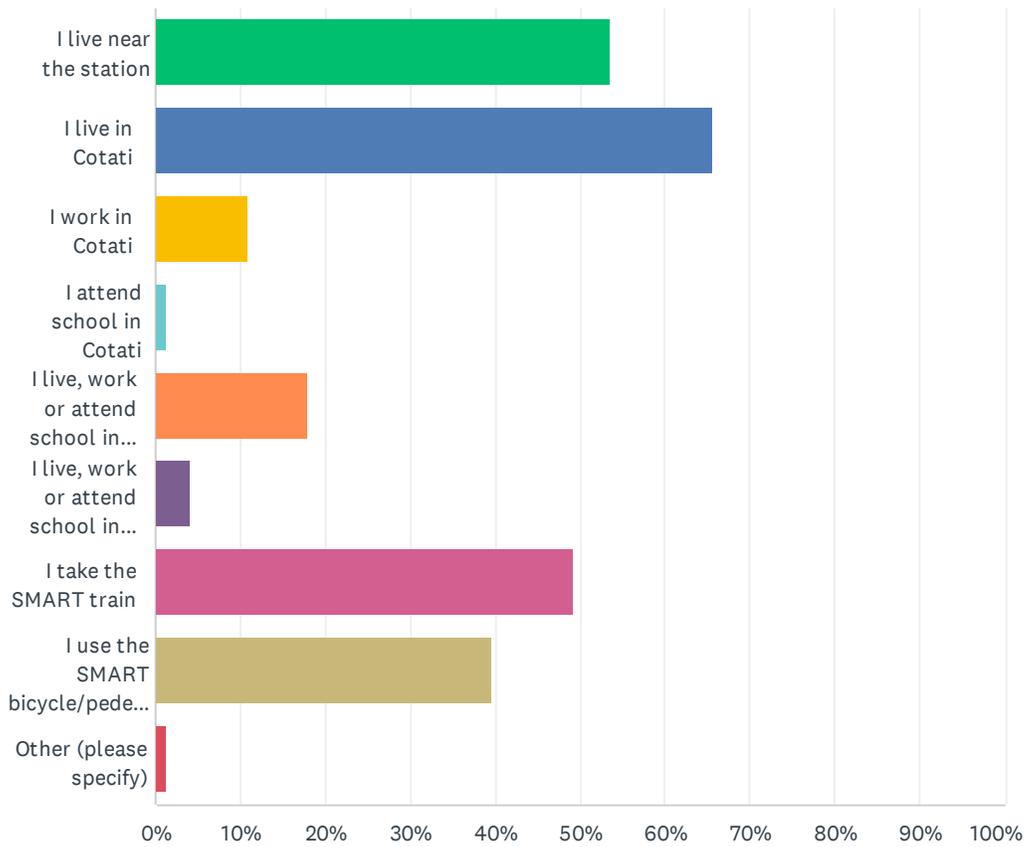
Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation

14	The wording on the multiple-choices is confusing and hard to differentiate between them.	6/10/2024 9:10 AM
15	Already Too much traffic	6/10/2024 9:06 AM
16	Flexibility will be required for any project to move forward given the current economic environment. If the City sincerely wants to see development in the specific plan area, it should apply as few restrictions as possible.	6/10/2024 8:44 AM
17	Prioritize EV charging stations.	6/10/2024 8:42 AM
18	Affordable homes please! For low income!	6/9/2024 11:47 PM
19	The terms used in the questions are not easy to understand nuances, as a layperson.	6/5/2024 4:30 PM
20	The community is in need of more walkable areas where families can gather and/or residents can enjoy outdoor space that is safe and beautiful. The area is abundant with families now post-pandemic with little offer aside from a handful of parks in the neighborhoods. Having a space with good food offerings such as an Acre pizza or nice coffee shop would invigorate the area. Having these types of retail/food adjacent to a playground would be ideal for the residents where we can go and spend the day safely with our children.	6/5/2024 2:46 PM
21	Solar-covered parking	6/4/2024 4:35 PM
22	No more pizza parlors gee whizz and another coming onto the plaza !	6/4/2024 1:05 PM
23	I support mixed use, high density near all areas of major transit. I do not think parking minimums are necessary. Some open / public space would be nice, but is also not a hard requirement.	6/4/2024 11:50 AM
24	Please no more chains or big box stores and do NOT approve bloci style buildings a la Santa Rosa Avenue, those are the bleakest least inviting options for our town	6/3/2024 1:22 PM
25	The lots of the sheriff training facility and mini storage facilities should be upzoned to incentivize higher-value uses.	5/29/2024 7:07 PM
26	Include a variety of passive and active recreation opportunities including parks, private plazas and community centers.	5/29/2024 10:53 AM

**Q8 The following demographic questions are optional. What is your relationship with the Santero Way / Cotati SMART Station area?**

Answered: 73 Skipped: 2

Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation



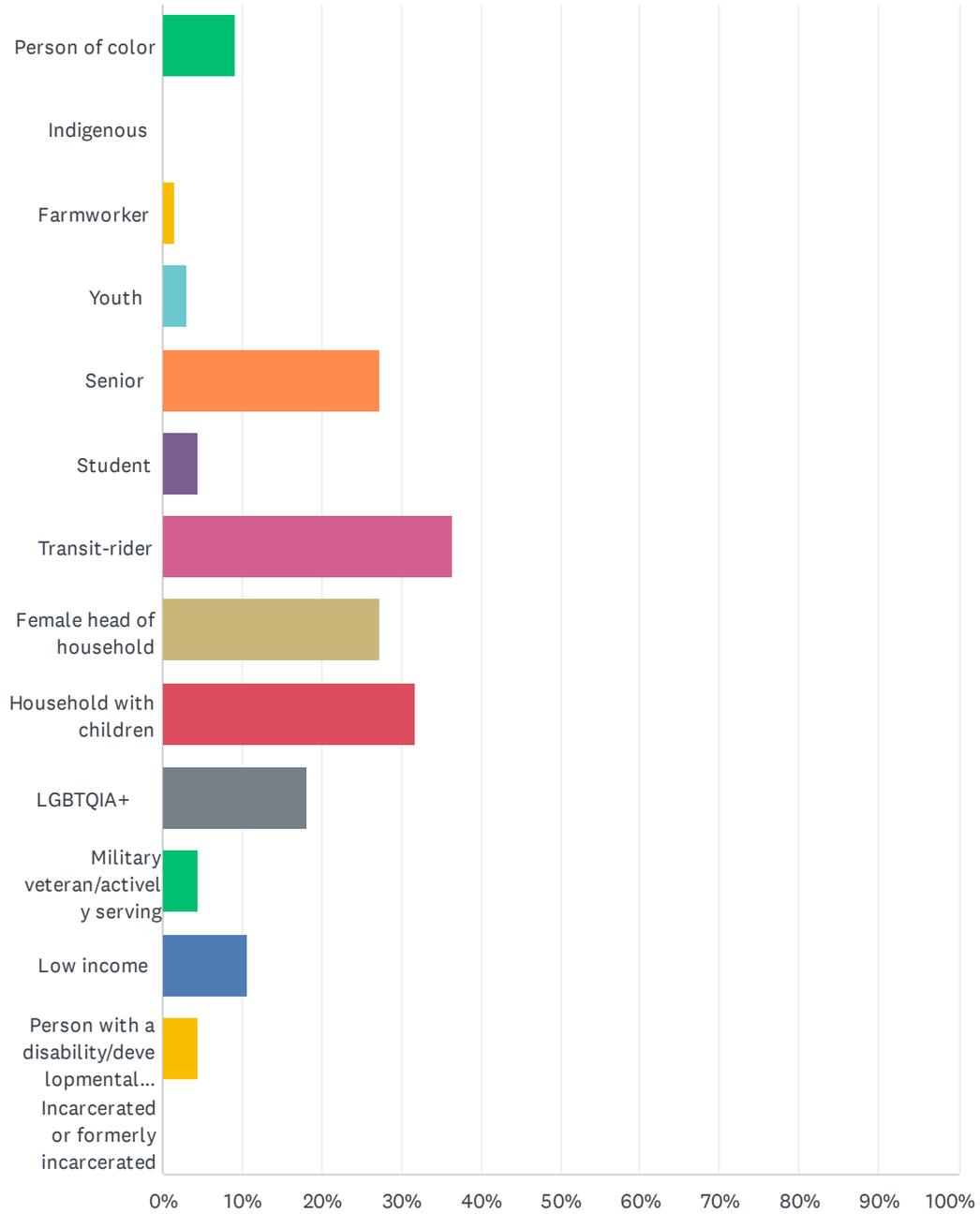
ANSWER CHOICES	RESPONSES	
I live near the station	53.42%	39
I live in Cotati	65.75%	48
I work in Cotati	10.96%	8
I attend school in Cotati	1.37%	1
I live, work or attend school in Rohnert Park	17.81%	13
I live, work or attend school in greater Sonoma County (please specify)	4.11%	3
I take the SMART train	49.32%	36
I use the SMART bicycle/pedestrian trail	39.73%	29
Other (please specify)	1.37%	1
Total Respondents: 73		

#	OTHER (PLEASE SPECIFY)	DATE
1	I lived near the station.	6/4/2024 11:50 AM

**Q9 To better understand community equity needs, please identify if you belong to any of the following groups:**

# Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation

Answered: 66 Skipped: 9



Cotati Santero Way SMART Station Plan Update Survey #2 - Land Use and Circulation

ANSWER CHOICES	RESPONSES	
Person of color	9.09%	6
Indigenous	0.00%	0
Farmworker	1.52%	1
Youth	3.03%	2
Senior	27.27%	18
Student	4.55%	3
Transit-rider	36.36%	24
Female head of household	27.27%	18
Household with children	31.82%	21
LGBTQIA+	18.18%	12
Military veteran/actively serving	4.55%	3
Low income	10.61%	7
Person with a disability/developmental disability	4.55%	3
Incarcerated or formerly incarcerated	0.00%	0
Total Respondents: 66		