

Deer Creek II Apartments

Project Narrative:

Deer Creek II consists of four 3-story apartments on a 6.71-acre site, for a total of 80 apartment units. There will be 154 parking spaces at a 1.93 space per unit ratio.

The site amenities include 29,000 square feet of outdoor common open space, and approximately 65,000 square feet of open space along the Petaluma River. Proposed exterior elevations combine contemporary architectural style with modern farmhouse characteristics. A mixture of flat roofs and corrugated metal panels are blended with siding, board and batten, and accent gable roofs.

A variety of outdoor social amenities are proposed, such as picnic gathering spaces, a kids play area, an orchard grove, and a lawn play area. A river trail is proposed along the Petaluma River frontage. Planting design is primarily comprised of drought-tolerant species appropriate for the microclimate of the Petaluma region, as well as native riparian plantings suitable for areas in proximity along the Petaluma River. Forest-like tree grove plantings are proposed along the north property to create a visual separation between the buildings and Highway 101. The project has been designed to avoid tree removals completely. Therefore, the project is in full compliance with IZO Sections 17.050.A and 17.050.B, and no tree mitigation will be required. Stormwater treatment planting areas are proposed throughout the site to capture previous surface runoffs per the City's stormwater treatment requirement.