

Deer Creek Apartments I, Petaluma, CA:

Project Narrative:

Deer Creek I consists of twenty-three 2 and 3-story apartment buildings, one club/leasing building, and one amenity building on approximately 42 acres. The apartments comprise 4 building types containing a total of 559 apartment units with 963 parking spaces, comprised of garages (172), carports (253), and open spaces (538) at a ratio of 1.72 spaces per unit. The site can be accessed from future Rainier Avenue and Burlington Drive. The site amenities include 12,000 sq.ft. of leasing/club and indoor amenity space, 250,000 sq.ft. of outdoor usable common space, and approximately 560,000 sq.ft. 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. The site contains a variety of outdoor social amenities, such as a pool and lounges, picnic gathering spaces, garden areas, kids play areas, a pet park, as well as orchard groves in various locations. A river trail is proposed along the Petaluma River frontage that can be accessed from the Lynch Creek trailhead.

Planting design is primarily comprised of drought tolerant species appropriate for the micro-climate of the Petaluma region, as well as native riparian planting suitable for areas in proximity to the Petaluma River. Forest-like tree grove plantings are proposed along the north property to create visual separation between the buildings and Highway 101. The project has been designed to avoid tree removals to the maximum extent possible, and only 7% of trees are proposed for removal (11 out of 163 trees). The 11 trees requested for removal are due to dead or poor condition (ratings of 0 and 1, respectively) and include tree numbers 4772, 4814, 4821, 4823, 4827, 4835, 4836, 4837, 4839, 4841, and 4847. Removal of these trees will ensure the continued safety of construction personnel and other persons who may utilize the project area prior to project implementation and following project completion. All 11 trees are considered protected trees per the City's tree ordinance. No other trees are being removed as part of the project. A Tree Removal Permit will be required, per IZO Section 17.060.A. Per Section 17.060.B, no tree replacement is required if the removal of the protected tree is due to dead, dangerous, or nuisance conditions. However, the project design includes the planting of approximately 300 new trees and will prioritize planting native tree species including oaks in appropriate areas. All trees to remain will be protected during construction through installation of tree protection fencing consistent with Section 17.080 of the City's tree ordinance. Stormwater treatment planting areas are proposed throughout the project to capture pervious surface runoffs per the city's stormwater treatment requirements.