



Stantec Architecture Inc.
1383 N. McDowell Blvd., Suite 250
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August 15, 2024

**RE: PLAZA NORTH SHOPPING
K MART BUILDING RENOVATION NARRATIVE
261 SOUTH MCDOWELL BLVD.
PETALUMA, CA
STANTEC NO. 2007130363**

PROPERTY OVERVIEW

This project site is an existing Plaza North Retail Shopping Center previously anchored by Kmart. The current tenant mix includes CVS Pharmacy, Redwood Credit Union, Lola's Market, Starbucks and a variety of other smaller shops. The overall site area is approximately 18.93 acres, with a total building area of about 191,065 SF and 886 existing parking spaces.

PROJECT DESCRIPTION

The project will consist of demising the vacant Kmart building into three separate tenant spaces (Tenants are currently being identified). The exterior of the Kmart building will be renovated to define the separate tenant entrances, with an aesthetic that will mirror the color/material palette of the adjacent Plaza South. The other building exteriors of Plaza North will also be painted to bring the overall center into consistent palette.

The parking field immediate adjacent to Kmart will also be refreshed and optimized to enhance the arrival experience and vehicular circulation; adding pedestrian accessibility elements that will improve the overall walkability of the Center. The renovation will also include updates to the landscaping, storm drainage improvements and new monument and building signage (separate submittal). Some highlights of the renovation are as follows:

- Overall parking count will be reduced but still confirming to the 1 space/300 SF standard.
 - 274 stalls are proposed in front of the Kmart Building. Adjacent parking is available to meet the 301 minimum stall required for the 90,000 SF building area.
- Expanded landscape areas to meet the 10% of the gross parking area requirement.
 - Enhanced pedestrian "walkability" and accessibility of the Center
- Incorporate bioswales and other storm drainage improvements.
- Electrical Vehicle (EV) charging stalls are proposed.