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VIA ELECTRONIC MAIL

December 13, 2022

Mr. Emmanuel Ursu
Principal Planner
City of Petaluma
Community Development

RE: 500 Hopper Street Development – Updated Project Description Summary

Dear Mr. Ursu:

As you know, we have been modifying the uses and types of buildings that will be included in our development project located at 500 Hopper Street. We are excited to share the details of our revamped project. The purpose of this letter is to update you and the City of Petaluma with a current description of our project. See below for the updated Project Description, which is broken down into 4 major components, Single-family residential, Multi-Family Residential, Affordable Housing, and Parks:

Introduction – On 2/22/22, Scannell Properties presented a proposal to the Petaluma Planning Commission describing our 39-acre development project located at 500 Hopper Street. We listened to the feedback from the Planning Commission and members of the community, and we have improved major components of our project to better align with the feedback we received in February ‘22. With 245 additional dwelling units, the project now provides more opportunity for a diversity of occupants and allows Petalumans to engage with the waterfront. The two major revisions to our project include the following:

1. 245 Multi-Family For-Rent Apartments in lieu of a speculative office building
2. 3.5-Acre Activated Park in lieu of passive open space

Multi-Family Residential (245 Apartment Units) – One of the major changes of our updated development is replacing the speculative office building with a multi-family apartment development. Comprising of 245 for-rent apartments, the 6.3-acre site will consist of two (2) 3-story buildings fronting Hopper Street (reference Buildings A1 and A2) and seven (7) 4-story buildings fronting/adjacent to the McNear Channel, Petaluma River, and Hopper Street (reference Buildings B1, B2, C1, C2, D, E, and F). This portion of the site is closest to the SMART station allowing for the densest configuration with the densest population to benefit from the easiest access to transit.

The buildings proposed would fall under the Petaluma Station Area Master Plan’s “Main Street Building” type. The chart on the next sheet shows the requirements of the Main Street building with what is proposed and warrant notes, as needed.

The building depth warrant is requested, which is the only requested warrant for the multi-family plan.

MAIN STREET BUILDING	Required	Proposed	Warrant Note, if needed
<i>Units per building</i>	<i>2 min</i>	<i>9 buildings with 2du +</i>	
<i>Height</i>	<i>2 stories min; 6 stories max</i>	<i>3 and 4 stories</i>	
<i>Main Body/Secondary Wings</i>	<i>Width: 150' max Depth: 65' Max</i>	<p><u><i>Buildings A1 & A2 (20 du each) 3-story:</i></u> <i>Width: 141'</i> <i>Depth: 65'</i></p> <p><u><i>Building B1 & B2 (28 du each) 4-story:</i></u> <i>Width: 141'</i> <i>Depth: 65'</i></p> <p><u><i>Building C1 & C2 (32 du each) 4-story:</i></u> <i>Width: 142'</i> <i>Depth: 66'</i></p> <p><u><i>Building D (32 du each) 4-story:</i></u> <i>Width: 102' & 150'</i> <i>Depth: 66'</i></p> <p><u><i>Building E (32 du each):</i></u> <i>Width: 108.5'</i> <i>Depth: 66'</i></p> <p><u><i>Building F (24 du) 4-story:</i></u> <i>Width: 142'</i> <i>Depth: 66'</i></p>	<i>Building depth exceeds max by 1'. Proposed depth required to provide a 6' corridor and units with comfortable living dimensions.</i>
<i>Vehicle Access/Parking</i>	<i>Enclosed or open; garages may be detached or tuck-under</i>	<i>Tuck-under garages and open surface spaces (potential open car-ports)</i>	

For the multi-family apartments, unit types and sizes are listed below:

- Studio (550 – 700 SF) – 10%
- 1BR (760 SF) – 44%
- 2BR (1,040 SF) – 40%
- 3BR (1,370 SF) – 6%

There are 346 parking spaces provided for apartment occupants in a mixture of surface, car port, and tuck-under garage spaces, and the mix of parking spaces is detailed below:

- 59 Covered Garage Spaces
- 184 Covered Carport Spaces
- 103 Open Surface Parking Spaces

Approximately 15,000 – 20,000 square feet of open space will be provided separately from the activated riverfront park.

Activated Community Park along McNear Channel (3.5-acre Park) – The second major change to our development includes activating the 3.5-acres of land adjacent to the river to create a community park and encourage engagement with McNear Channel and the Petaluma River. The community park is divided into 3 areas: River Access, Dog Park, and Village Green. The River Access area includes 0.71-acres of floating dock for river engagement, parking, and restroom facilities. The Dog Park area includes 0.50-acres that is split between a large dog park and a small dog park, and this area also includes a river outlook point with benches and interpretive signage. The Village Green and Village Green Extension includes 2.35-acres of park consisting of multiple playing areas including two separate playgrounds/tot-lots, potential for up to three (3) volleyball courts, and up to nine (9) fitness stations. The entire 3.5-acre park will include newly planted, native trees and other vegetation as well as seating and picnic tables throughout.

Single-Family Residential (158 Units) – Four (4) changes have been made in response to comments from the Planning Commission and community members. As a reminder, the lots are small compared to the adjacent Riverfront development. The average lot size is 2,500 square feet per lot compared to 4,000 square feet at Riverfront.

1. Reduced total number of units from 159 to 158 to make room for small parking and restroom area to accommodate river engagement.
2. Removed 112 on-street parking spaces.
3. Added potential for ADUs in 31 units
4. Added 1-car garage in lieu of 2-car garage in 22 units.

In total, there are 90 cottage single family dwelling units and 68 duet single family dwelling units.

Eden Housing (72 Affordable Apartment Units) – No changes have been made to Eden Housing’s proposed project, which sits on 2.7-acres. Eden Housing will provide 11 units to extremely low-income occupants at 30% AMI, 20 units to very low-income occupants at 45% AMI, 20 units to very low-income occupants at 50% AMI, 20 units to very low-income occupants at 60% AMI, and 1 manager’s unit. In total, the project consists of 475 dwelling units, and by providing 72 affordable apartment units, the 500 Hopper development will meet the City’s requirement of 15% affordable units.

Brownfield Redevelopment and Riverbank Restoration – As part of the brownfield redevelopment, Scannell Properties spent over \$2,600,000 to remove the existing concrete foundations used by Pomeroy Corporation, owner of the old pre-cast concrete plant. Scannell is working with the State Water Board to establish a safe place for residents to live and play. Additionally, if our project is approved, Scannell will work with the Corps

of Engineers, State Water Board, and the US Fish and Wildlife Service to restore and stabilize the river's bank conditions across the entire site's river frontage. This \$4,000,000 riverbank restoration project will remove existing concrete, steel, and timber retaining walls and restore the bank's natural habitat. Our goal is to create wetlands and form a gradual transition from the Petaluma River to wetland features to above Sea Level Rise according to the ULI Technical Assistance Panel Report 2020.

Our plan is in general compliance with the River Access Enhancement Plan adopted in 1996 due to improvement of the river front. However, we are seeking the Planning Commission's approval to install new park components, such as new turf, landscaping, parking lot, benches, fitness, stations, the dog parks, etc. inside the buffer setback from the existing top of the riverbank. Additionally, there are 3 home lots that fall within the buffer setback due to the nature of our plan. We are also seeking approval of the location of these home lots.

SCANNELL DEVELOPMENT COMPANY

By: 

Printed: Walker Williams
Title: Development Manager