

Deer Creek Apartments I, Petaluma, CA:

Project Narrative:

The proposed project consists of twenty-three 2 & 3-story apartment buildings and one club/leasing and one amenity building on a 42.32-acre site. The apartments buildings comprise 4 building types containing 559 apartment units, with 981 parking spaces, comprised of garages, carports, and open spaces at a ratio of 1.75 spaces per unit. The site amenities include 20,000 sq.ft. leasing/club and indoor amenity space, 250,000 sq.ft. outdoor common space, and approximately 560,000 sq.ft. 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 & batten, and accent gable roofs. The site contains a variety of outdoor social amenities proposed, such as pool and lounges, picnic gathering spaces, garden areas, kids play areas, pet park, as well as orchard groves at 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 along the Petaluma River. Forest-like tree grove plantings are proposed along the north property to create visual separation between the buildings and Highway 101. Stormwater treatment planting areas are proposed throughout the site to capture pervious surface runoffs per City's stormwater treatment requirements.