

**November 9, 2021**  
**Planning Commission Study Session**  
**500 Hopper Street, Petaluma**  
**(Parcel 5 & 6)**

**Applicant Statement**

Spirit Living Group ("Spirit") has revised the concept for 500 Hopper Street, Petaluma, Parcels 5 and 6 of the Riverfront Master Plan ("Concept 7"), based on feedback received from the July 13<sup>th</sup> Planning Commission Study Session and after receiving additional input from Planning Staff. The majority of the ground floor street frontage will now serve the public with a combination of commercial, work/live and public easements. Concept 7 provides up to 31,000 square feet of these ground floor uses compared to 3,000 square feet proposed in Concept 1 presented to the Design Review Committee on June 3<sup>rd</sup>. Spirit is eliminating the licensed residential care facility for the elderly ("RCFE") on Parcel 5 and is now proposing a mixed-use, multifamily housing project instead on that parcel. Based on feedback from Planning Staff, Spirit is also adding an extra floor to each Parcel to increase the number of stories from three to four, consistent with the massing of the adjacent Courtyard Marriott Hotel. The following is a summary of the proposed changes:

**Parcel 5**

A 4 story, 51-unit, mixed-use, multifamily building instead of a 56-unit RCFE.

The ground floor will consist of 10 commercial work/live units along with lobby and amenity spaces for the multifamily units. This concept would include a mezzanine level over the tuck-under parking at the rear of the building.

Ground floor uses for the RCFE have been eliminated. The RCFE units have been moved to the 4<sup>th</sup> floor of Parcel 6.

The street frontage serving the public including work/live and public easements have increased to up to 16,000 SF.

## **Parcel 6**

A 4 story, 121-unit RCFE.

The higher acuity units for memory care and assisted living that were part of Parcel 5 have been moved to the 4<sup>th</sup> floor of Parcel 6.

The 4<sup>th</sup> floor has been designed to include its own dining and amenity spaces to address the feedback of promoting an active street frontage.

The 2<sup>nd</sup> and 3<sup>rd</sup> floors will now provide one and two bedroom units for seniors. Spirit is exploring the feasibility of adding full kitchens to some of these units.

The street front amenity space for the RCFE has been reduced to 3,400 SF. The street front spaces serving the public (work/live, commercial, public easement) have increased to 15,000 SF.

The restaurant and bar/bistro will now be open to both the public and residents of the RCFE.

## **Conclusion**

Spirit believes this revised plan achieves the shared goals of increasing housing supply, addressing the shortage of senior care for Petaluma residents and activating the area with a vibrant, mixed-use design.