

## **Wildflower Senior Apartments**

### **Project Description**

June 4, 2025

Wildflower Senior Apartments is a proposed 100% affordable, senior apartment project on the 3.77-acre, vacant site at the intersection of Wildflower Drive and Hillcrest Avenue. The site is located across Wildflower Drive from the Wildflower Station Multi-Family project and across Hillcrest Avenue from the Chevron service station. At the top of the sloping site are single family homes along Terrace View Avenue. Additional single-family homes border the project to the southeast along Hillcrest. The General Plan land use is High-Density Residential with a zoning designation of R-35. The site is identified in the 2023-2031 Housing Element as Site 112. Planning review of the project is to be based on the City of Antioch Multi-Family Residential Objective Design Standards. The convenient location is less than ½ mile from the Antioch BART Station, bus service across Hillcrest at Wildflower, near access onto Highway 4, and shopping at the Crossing Shopping Center

The project will include 180 residential units on four levels. The building is to be located at the Hillcrest frontage with parking behind, accessed from Wildflower Drive. The main entry drive is to be located opposite the entry into the Wildflower Station development. The project is to be fenced with secure vehicular and pedestrian access points. The main entry drive passes the lobby at the north corner of the building and provides access to a parking lot stepping up the slope with 136 parking spaces. The lobby provides access to the main elevator and common amenities. Immediately adjacent to the lobby are a leasing office, the mail/package room, and a large community room, gym, and laundry room that flow out to the common courtyard. A solid waste room and utility room are located at the east corner.

The site is to be landscaped and provided with stormwater treatment facilities. Along the northeast portion of the site is a 100' wide PG&E tower line easement occupied by existing overhead wires. The project proposes locating a portion of parking lot within this easement while maintaining most of it as undisturbed open space. The central courtyard will provide outdoor resident amenities including seating areas, BBQ facilities, and a walking path.

The building is to be Type VA wood frame construction with ladder access around the entire perimeter with the ability to access rescue windows the first, second, and third floors. The eastern corridor of the provides a direct path to bring a ladder into the courtyard to access rescue windows on the interior.

Within the building, a mix of one-, and two-bedroom units make up the 180 residential units on four levels arranged around the central courtyard. The 102 one-bedroom units are ~559 sf each and make up 56.7% of the units. There are also 78 two-bedroom units (43.3% of total) at ~771 sf each. Two, one-bedroom units will be utilized as manager's units.

The project will provide 100% of the residential units at 60% AMI or less and be eligible for a number of benefits through the State Density Bonus Law. The proximity of the project within ½ mile of the Antioch Bart Station further informs what benefits the project qualifies including:

- Density Bonus of up to +80 percent of the number of units for lower income households
- (5) Five incentives or concessions
- Waivers from development standards that would preclude construction of the project
- Height increases of up to three additional stories or 33 feet
  - The building height will exceed the 45 ft height limit
- No vehicular parking standards
  - Based on this provision of State Density Bonus Law, the project proposes that the minimum dimensions of the parking spaces are to be 9'x18', a slight reduction from the city standard.

The contemporary design include facades divided into fields of three stucco colors. Trim bands, horizontal steps in the façade, and rainwater leaders separate the fields of color. Large, divided windows punctuate the stucco walls,

provide light to the units, and fire access and air through an operable portion. A canopy provides shade and protection from the weather at the main entrance.

As a Housing Element site, the property has been targeted for redevelopment. The site provides an excellent location for an easily accessed and pedestrian oriented housing project within ½ mile of BART, very close to the Highway 4 on-ramp, and walkable to stores and restaurants. The 100% affordable, senior apartment project will be an asset to its residents and the City of Antioch.