

Delta Courtyard Apartments – 810 Wilbur Ave.

Project Description

The project, Delta Courtyard Apartments, located at 810 Wilbur Ave., is a two-building courtyard-style apartment complex with 74 dwelling units. The unit breakdown has thirty-four (34) 1-bedroom units, twenty-two (22) 2-bedroom units, and eighteen (18) 3-bedroom units. The buildings are mirror images of each other, 3 stories at 40ft high.

The architectural style is rectilinear volumes with a mix of hardiboard, horizontal siding and stucco in muted earth tone colors with grey, black, and green colored metal highlights. The façade is articulated by changes in plan with balcony and shade element projections. These features extend the full height of the building. The roof parapet is varied in height and there are sloped roof projections at the balcony areas.

The buildings are oriented in a U-shape around central courtyards. The north court has accent paving, an outdoor dining area with bbq, a lawn with natural seating, an outdoor lounge with a fire pit, meditation garden, and a bicycle repair station. The south court has accent paving, an outdoor lounge with a fire pit, a lawn area, an open patio area, a community garden area, a tot lot, and a bicycle repair station. There is further landscaping along the street frontage, along the side property lines, and the large bio-retention area at the rear of the property.

The site is 2.86 acres. The project is in the R-25 High Density Residential zone with a base density of 71.5 dwelling units. The project proposes 4 Very-Low-Income units, 5.6% of base density, which provides a 20% density bonus that allows up to 85 units. The project proposes 74 dwelling units. Per the density bonus parking count, 94 parking stalls are required. The project proposes 124 parking stalls with a mix of garage parking, carports, and uncovered parking.