

## **DRAFT Project Description**

City of Antioch Applications GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03 (“East Project”)

### **Project Overview**

Deca (the Applicant) proposes a commercial project for this site, which will be developed as a light industrial building for warehousing, distribution, storage and light industrial uses, with associated office uses.

This project is located at E 18<sup>th</sup> Street, with an APN of 051-052-056-2. The eastern site is a single building of approximately 431,797 square feet, situated on a total site area of 24.77 acres. The primary use of the building is for light industrial, warehouse, distribution and storage use, with approximately 20,000 square feet of office use within the building. Up to 10,000 square feet of the office may be provided by mezzanine. The building is generally between 43 and 45 in height, with a maximum height of 45 feet. The interior clear height will be 40 feet.

The building provides up to 106 docking back for truck loading/unloading, with 53 docks on either side.

### **Parking and Circulation**

All parking is provided on-site, consistent with tables shown on the site plan sheet. Automobile parking is provided at a rate of 1 space/250 square feet of office use plus 1 space/1000 square feet of warehouse use, for a total of 492 spaces. Truck parking is also provided on-site, at approximately 157 truck trailer spaces. In addition, there are 27 bicycle parking spaces provided.

The site has two primary ingress and egress points. The first is via the existing Drive-In Way, which approaches the project from the east. The cul-de-sac design allows for ingress and egress, as well as security options for future building tenants. The other ingress/egress is at E 18<sup>th</sup> Street and Phillips Way, where a signalized intersection is in place. This project will utilize the existing signal and make minor enhancements to this intersection. For circulation within the site, please also see truck turning diagrams within the civil engineering plans.

### **Site Coverage**

Proposed site coverage is 39.08%. The FAR is 40.0, with the maximum FAR of 45, as defined by the East Eighteenth Street Specific Plan. Please refer to the Site Plan for additional information

### **General Plan**

The eastern site currently has two designations: the northern portion (above Drive-In Way) is designated as Business Park, and the southern portion is currently designated as Regional Commercial. This application proposes to change the General Plan designation to “Business Park” throughout the entire eastern site.

### **General Plan Amendment Merits**

The Planning Application requires a discussion regarding the merits of a General Plan Amendment. The project is located within the Eastern Waterfront Employment Focus Area, and the proposed project will help meet the objectives of this important General Plan Overlay District. Since the City’s last General

Plan Update, viability of regional commercial centers has waned, and particularly the type of commercial development that was originally envisioned by the General Plan Update. Light industrial presents a similar job creation mechanism for the City of Antioch and is economically viable.

### **Specific Plan and Zoning**

The site has two Specific Plan designations: O/LI for the northern portion and CR/M for the southern portion.

Each project within the Specific Plan Area must undergo the Planned Development rezoning process to finalize the uses permitted for a project. A PD Rezone Application is a part of the application package.

This project proposes to change the Specific Plan designation to O/LI for the entire site.

### **Operational Details**

The proposed uses include light industrial, warehousing, storage of inventory, distribution, and associated office and administrative support. While there is some variability with respect to individual tenants, these buildings will often operate in multiple shifts, and will be operational up to 24 hours per day. Each shift may require several hundred employees, as the project will ultimately provide between 650 and 750 full-time jobs on-site. Trucks and delivery vans will also access the site during these hours.

### **Open Space and Landscaping**

Landscaping is provided to beautify hardscaped areas of the site plan and to delineate a variety of spaces, such as parking, site boundaries, and to highlight building entrances. Landscape design was based on City of Antioch standards. Over time, shading will be provided in some areas. Please see associated landscaping plans as part of the submittal package.

### **Design Intent**

The building would be constructed of painted concrete tilt-up panels and low-reflective materials, including low-reflective glass. The exterior color palette would be comprised of various shades of white and gray color. The office entry areas would feature blue glazed glass in clear aluminum storefront frame system. The proposed building would be constructed up to approximately 43 feet in most cases feet, with a parapet extending to a maximum of 45 feet. Office entry corners will be further defined by storefront glazing and material changes.

As shown by the building's elevations, visual relief from building form would be achieved through fenestration, mullions, and through variations in height and rooflines, and the use of parapets. The various architectural elements would provide articulation and visual interest within the building elevations and minimize glare.

Please refer to the enclosed Material and Color sheet within the application packet.

### **Sewer Easement and Relocation**

The site has a 12" sewer line running e/w across the site. The line flows from west to east, through the middle of the site, and then travels to follow Drive In Way. The Applicant is proposing to relocate the sewer line entirely on site. The updated sewer line would turn south as it enters the site from the west,

then forms a U-shape to reconnect with existing connection at Drive In Way. See Civil drawings for updated Sewer line location

An important part of the sewer relocation is the construction of a new pump station on site. The Applicant has commenced discussions with Staff, with additional dialog to follow. Staff has asked for maintenance costs, replacement costs and details related to the establishment of a long-term funding mechanism. This funding mechanism would ensure payment of maintenance and replacement expenses for the lift station into the future. The applicant is providing this information separately.

**Pacific Gas & Electric Water Line Easement**

In 1984, PG&E was granted an easement within the site. The easement is 10' wide, is designated to be used for a water line, and runs north/south as shown in the plans. The Applicant, as property owner, has a clear and unambiguous right to move the easement and its contents within the site. Discussions with PG&E are forthcoming. For reference, please see the enclosed memo as prepared by the Applicant's counsel on this matter.