

## **DRAFT Project Description**

City of Antioch Applications PD-22-02, UP-22-04, AR-22-04 (“West 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 2901 E 18<sup>th</sup> Street and 1699 Vineyard Drive with APNs 051-052-072-9 and 051-072-086-9. The west site proposes a single building of approximately 442,111 square feet, situated on a total site area of 22.65 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 feet in height, with a maximum height of 45 feet. The interior clear height will be 40 feet.

The building provides up to 61 dockings bays for loading/unloading of trucks. Docks are provided on one side only (west 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 503 automobile spaces. Truck parking is also provided on-site, at approximately 119 truck trailer spaces. In addition, there are 28 bicycle parking spaces provided.

The site has two primary ingress and egress points. The first is from Vineyard Drive, which approaches the project from the west. The other ingress/egress is at E 18<sup>th</sup> Street, where the project will construct a new driveway for ingress and egress. For circulation within the site, please also see truck turning diagrams within the civil engineering plans.

### **Site Coverage**

Proposed site coverage is 43.77%. The FAR is 44.79, 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 site has a current land use designation of “Business Park.” No changes are requested.

### **Specific Plan and Zoning**

Each project within the Specific Plan Area must undergo the Planned Development rezoning process to finalize the uses permitted for a project. No changes are proposed for the site uses or classification.

### **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 designed 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.