



May 19, 2023

City of Antioch
200 H Street
Antioch, CA 94509
Attn: Kevin Scudero

**Re: Lone Tree Way Apartments (APN: 072-500-002, 003 & 004)
Site Plan & Design Review Application – Project Description**

The Lone Tree Way Apartments project sits on 8.93 acres in Antioch, located between Bluerock Drive and Eagleridge Drive. The project consists of 245 apartment units within (5) 49-plex, 4-story buildings as well as a stand-alone 2-story community clubhouse (~9,400 SF). Each building is served by an elevator with interior conditioned corridors. Units will range from 477 SF studio to 1,047 SF 2-bedroom.

Each unit will include washer/dryer, private balcony, and luxury interior finishes. Located centrally within each building will be a pet spa and bicycle café. The community clubhouse will include a leasing center, great room, fitness center, mail and parcel room, game room, theater, sports simulator, rooftop deck and more. Outdoor amenities will include a pool, spa, cabana, fire pit, bocce ball, tot lot, dog park and pickle ball court.

Total onsite parking will equal 374 spaces (or 1.53 per unit.) The primary entry is located off Lone Tree Way, with a secondary entry off the private drive located northwest of the site. The property is designed to allow vehicular, bicycle and pedestrian circulation throughout the site.

The apartment development will include a trash compactor with recycling and organics enclosure situated on the northeast side of the property, near building 4. A secondary enclosure is located at the north end of the property, between buildings 1 & 2.