

Somersville Towne Center

Project Description

February 14, 2025

The Somersville Towne Center is located near the intersection of Somersville Road and Highway 4 and is bordered by Somersville Road, Delta Fair Boulevard, and Fairview Drive. The existing mall includes 500,000 sf+/- of retail floor area. Effective May 26, 2022, the property was included in the Commercial Infill Housing (CIH) Overlay District. The new zoning classification allows for by-right housing development for projects in compliance with Objective Design Standards. The intent of the proposed project is to re-envision the property as a horizontal mixed-use development. In accordance with the purpose of the CIH Overlay District, the project aims to revitalize the underutilized commercial site and increase the city's housing supply. When the buildout is complete the approximately forty-acre site will include 702 new apartment units and 124,872+/- of commercial space.

Development is proposed to occur in two phases. Following demolition of most of the existing shopping mall, the first phase would begin at the northern part of the site and include eleven residential buildings, comprising 330 apartment units. Three-story, walk-up apartment buildings would be arrayed along Fairview Drive and Delta Fair Boulevard, with a central clubhouse facility. This residential village would be accessed via a tree lined entry driveway connecting to the existing signaled intersection at Delta Fair Boulevard across from the Kaiser medical office buildings. This landscaped, divided roadway will end at a circular roundabout providing entry the Phase One village to the north and future access to Phase Two to the south.

Phase Two will complete the residential master plan adding 372 units in twelve buildings. The resulting design will define two distinct apartment villages, each with a unique architectural identity and community character. On-site parking will provide covered parking spaces for all of the units.. Separate clubhouses welcome residents, visitors, and prospective tenants as they turn into the properties. Within and behind the clubhouses, residents will have access to a wide variety of amenities including pools and outdoor kitchens. Along Somersville Road, retail shops will remain including the existing fitness facility.

The three-story, walk-up residential buildings will each consist of 24-, 30-, or 36 apartment units accessed by shared, exterior stairs and breezeways. Each of the two construction phases will have a distinct architectural style. Phase One is proposed as a transitional style with cast stone piers at the stairs, cement plaster siding painted in warm earth tones, and a pitched high-definition asphalt shingle roof. Village Two will be constructed in a craftsman style with a mixture of board and batten and horizontal siding, stone accents, and framed details at the gable ends of the roof.

Located within the City of Antioch Commercial Infill Housing Overlay District boundaries, this project takes advantage of the site's proximity to the existing retail amenities and public transportation connections along Delta Fair Blvd. The project has extensive landscaping to soften the apartment buildings and parking areas. At the entrance drive with center median, the canopy shade tree allée serves as transition from the public street to the project's gated entrances. The walkways are designed as a network of pedestrian friendly connections to the projects' outdoor features as well as connections to the community. The outdoor features include a dog park, clubhouses, two swimming pool areas, picnic tables and a children's playground. Lighted bollards, ornamental pole lights and building sconces provide the required footcandle levels of light as well as a distinctive character to landscape. The plant palette proposes low to moderate water plant materials and the project meets C3 water conservation requirements by providing storm water treatment to collect runoff and provide infiltration prior to disbursement into the storm system.

The proposed project is intended to substantially conform to the CIH Objective Design Standards. As allowed for in the Objective Design Standards, the project does request the following minor deviations from the standards:

1) 3.1.2.F: Primary Frontage Fencing *Increase in fencing height from 36" to 72" at primary frontage. This deviation will improve the project by providing for a secure, gated community.*

2) 3.1.6.M: Private Open Space Openness *Allow for solid balcony railings at all sides up to a maximum height of 42". This deviation will improve the project by providing increased privacy and security for the residents within their private open space areas.*

3) 3.2.5.F: Balconies, Decks, and Trellises Proportion *Allow for increase in span between posts at private balconies. This deviation will improve the project through the provision of increased light within the residential units while contributing to coherent architectural styles.*

The current shopping center is an isolated island within a sea of parking that ignores the surrounding conditions. The new development will bring a residential scale and enhanced landscaping to the Fairview and Delta Fair frontages. The commercial that remains will be focused along Somersville Road to continue to support the commercial corridor that is oriented perpendicular to the Highway 4 intersection. The new mix of commercial and residential will activate and revitalize a site that has recently been in decline. The proposed transition from an isolated shopping center to a horizontal mixed-use development will enrich and engage with the surrounding community while providing much needed high-quality housing.

We thank you for your consideration of this project and look forward to working with the City of Antioch to reshape this property into a reinvigorated and vibrant part of the city.