

Hillcrest Summit Apartments

Project Description

February 28, 2025

Hillcrest Summit Apartments is a proposed 100% affordable apartment project at Hillcrest Avenue and Shaddick Drive on a vacant site behind the 76 Service Station and 7-Eleven. 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. 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. The convenient location is less than ½ mile from the Antioch BART Station, near access onto Highway 4, and includes a bus stop at the Hillcrest frontage.

The project will include 165 residential units on four levels. Previous grading to the site elevates the existing pad above the corner commercial site and slopes significantly up at the south and west property lines to existing single-family developments. The double frontage site is envisioned with a main entry drive at Shaddick Drive and a secondary drive providing right-in and right-out access at Hillcrest Avenue. The project is to be fenced with secure vehicular and pedestrian access points at each driveway entry. The main entry drive leads up towards the common open space courtyard before looping around the building to the lobby entrance on the south side. The parking lot provides 165 parking spaces along the drive aisle connecting the two vehicular entries. The lobby provides central access to the main elevator, common amenities, and the three residential wings. Immediately adjacent to the lobby are a leasing office, the mail/package room, and a large community room and gym that flow back out to the common outdoor space. Further along the drive aisle to the west, is a loading zone and access to the secondary lobby with elevator.

The site is to be landscaped and provided with stormwater treatment facilities. Along the Shaddick Drive frontage are an 80' PG&E tower line easement occupied by existing overhead wires and an easement for the future City of Antioch Park Trail. There are currently no plans for completion of the park trail and previous projects have been approved with parking at this portion of the site. The project proposes locating a portion of the required stormwater treatment facilities within this easement while maintaining most of it as landscaped open space. The steep hillside at the rear of the site is also proposed as open space. Common usable open, accessed from the community room and gym will provide outdoor resident amenities including two play areas and BBQ facilities.

The building is to be Type VA wood frame construction with ladder access around the entire perimeter with the ability to access rescue windows the first, second, and third floors. Additional fire safety diagrams, code analysis, and exit diagrams can be found on Sheets A0.2-A0.5.

Within the building, a mix of one-, two-, and three-bedroom units make up the 165 residential units on four levels. The 68 one-bedroom units are ~559 sf each and make up 41.2% of the units. There are also 43 two-bedroom units (26.1% of total) at ~771 sf each and 54 three-bedroom units (32.7% of total) at ~1,026 sf each. The variety of units will provide for a variety of resident needs from individuals to families.

The project is proposed to be 100% affordable with the following breakdown of affordability:

	30% AMI	50% AMI	60% AMI
One Bedroom Units	8 Units	8 Units	52 Units
Two Bedroom Units	4 Units	4 Units	35 Units*
Three Bedroom Units	5 Units	5 Units	44 Units
Total	17 Units	17 Units	131 Units
	10.3%	10.3%	79.4%

*Includes (2) Two Manager Units

The provision of 100% of the residential units at 60% AMI or less makes the project eligible for a number of benefits through the State Density Bonus Law. The proximity of the project within ½ mile of the Antioch Bart Station further informs what benefits the project qualifies including:

- Density Bonus of up to +80 percent of the number of units for lower income households
- (5) Five incentives or concessions
 - The project has identified (3) three objective design standards for concessions to reduce the cost of the project, see Sheet G0.3
- Waivers from development standards that would preclude construction of the project
 - The project has identified (7) seven objective design standards for waivers because they would preclude the construction of the project, see Sheet G0.3
- Height increases of up to three additional stories or 33 feet
 - The building height will exceed the 45 ft height limit
- No vehicular parking standards
 - Based on this provision of State Density Bonus Law, the project proposes that the minimum dimensions of the parking spaces are to be 9'x18', a slight reduction from the city standard.

Elevations are provided to illustrate the proposed architecture for the building. The contemporary design includes facades divided into a dark two-story base and light upper two levels. Large, divided windows punctuate the stucco walls, provide light to the units, and fire access and air through an operable portion. A canopy provides shade and protection from the weather at the main entrance.

As a Commercial Infill Housing site, the property has been targeted for redevelopment. The site provides an excellent location for an easily accessed and pedestrian oriented housing project within ½ mile of BART, very close to the Highway 4 on-ramp, and walkable to stores and restaurants. The 100% affordable project will be an asset to its residents and the City of Antioch.