

# Emblem Hercules

Planning Commission Hearing  
5/4/2026



Quarterra

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# Project Team

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Project Team		
Organization	Role	Team Members
Quarterra	Project Applicant	Nathan Tuttle, Senior Director, Development
Cox Castle	Land Use Attorney	Christian Cebrian
LPAS	Architect	Chris Kelly, Vice President
CBG (Zoom)	Civil Engineer	Jason Neri, Principal
Hexagon (Zoom)	Transportation	Gary Black, President

# Who We Are

# Quarterra

- Dedicated northern and central California team
- Specialize in mixed-use and multifamily communities
- Over 127 communities nationwide
  - 11 communities delivered in Northern California
  - 8 additional Northern California communities under construction or predevelopment
- Known for thoughtful design, consistent quality, neighborhood compatibility and amenities that foster community well-being



*Examples of other Quarterra communities*

# Site Context

- I-80 Loop at John Muir parkway
- Caltrans ROW on three site frontages; confirmation received that necessary encroachment permits can be obtained for grading.
- 6.72-acre site; 5.09 acres planned for 180 rental homes.
  - Northern portion to remain undeveloped to protect Refugio creek bed / FEMA floodplain, thereby avoiding approval requirements from various bodies that govern state and federal natural resources.
- Immediate highway access and adjacency to public transit; walkable access to retail such as Safeway, Peets, Home Depot, Lucky, Starbucks. The public library and multiple parks are within walking distance.



# Project Overview

- 180 one, two, and three bed apartments (635 – 1,249 SF) in six three-story buildings
- 239 Parking Spaces (1.33/unit; .89/bedroom), 106 bicycle (Central Hercules Plan requires 225).
- Community amenities
  - 4,320 SF clubhouse with lounge, kitchen, fitness center and management office
  - Shaded area with BBQ
  - Outdoor seating
  - Pet run area
- Sustainable design with Solar and VNEM targeting to offsite ~90% of the residential electrical load
- Professionally managed
- Offsite Improvements:
  - Extension of sidewalk along the project's frontage north to the intersection of Willow Avenue and Sycamore Street, allowing residents to walk under the underpass to retail center without crossing Willow Avenue.
  - Mid-block pedestrian crossing across Willow Avenue to improve access to Hercules Transit Center and City's existing pedestrian trail system.

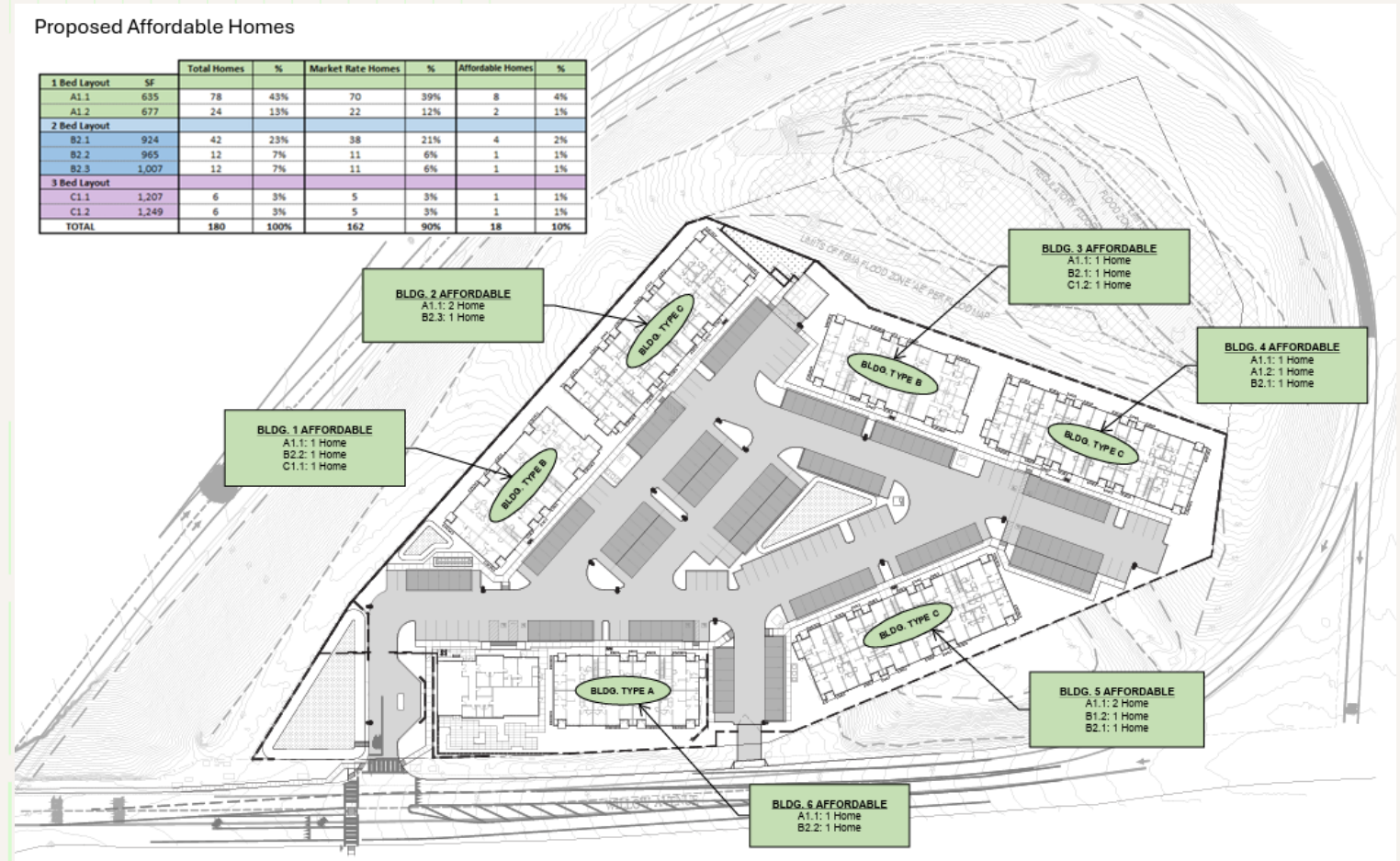


# Project Overview – BMR Homes

- To meet the Builder’s Remedy affordability requirements, the project includes 10% very-low income below market rate (“BMR”) homes.
- Total of 18 homes.
- Rent Range of \$1,557 - \$1,946.
- Homes are distributed throughout the community.

Proposed Affordable Homes

1 Bed Layout		Total Homes	%	Market Rate Homes	%	Affordable Homes	%
A1.1	635	78	43%	70	39%	8	4%
A1.2	677	24	13%	22	12%	2	1%
2 Bed Layout							
B2.1	924	42	23%	38	21%	4	2%
B2.2	965	12	7%	11	6%	1	1%
B2.3	1,007	12	7%	11	6%	1	1%
3 Bed Layout							
C1.1	1,207	6	3%	5	3%	1	1%
C1.2	1,249	6	3%	5	3%	1	1%
<b>TOTAL</b>		<b>180</b>	<b>100%</b>	<b>162</b>	<b>90%</b>	<b>18</b>	<b>10%</b>



# Community Renderings: Street View



# Community Renderings: Street View



# Project and Community Benefits

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- Housing for local workforce near jobs, services, and transit
- Enhanced pedestrian safety and connectivity
- Utilization of challenging highway interchange site
- Energy efficient design
  - On-site solar minimizes impacts to the electrical grid
- Substantial fiscal benefit to City through impact fees and annual property taxes
  - Estimated Fees (Schools, Impact, Utilities, Traffic): \$7,400,000
  - Estimated Stabilized Annual Property Taxes (over 5 years): \$3,100,000

# Next Steps: Preliminary Timeline

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Task	Timeline
Planning Commission	May 4 <sup>th</sup>
City Council Hearing	May 26 <sup>th</sup>
Secure Permits	Q4 2026 – Q1 2027
Start Construction	Q1 2027
Complete Construction	Q1 2029
Communications	On-going

# Questions & Answers

# Mid Block Crossing

