

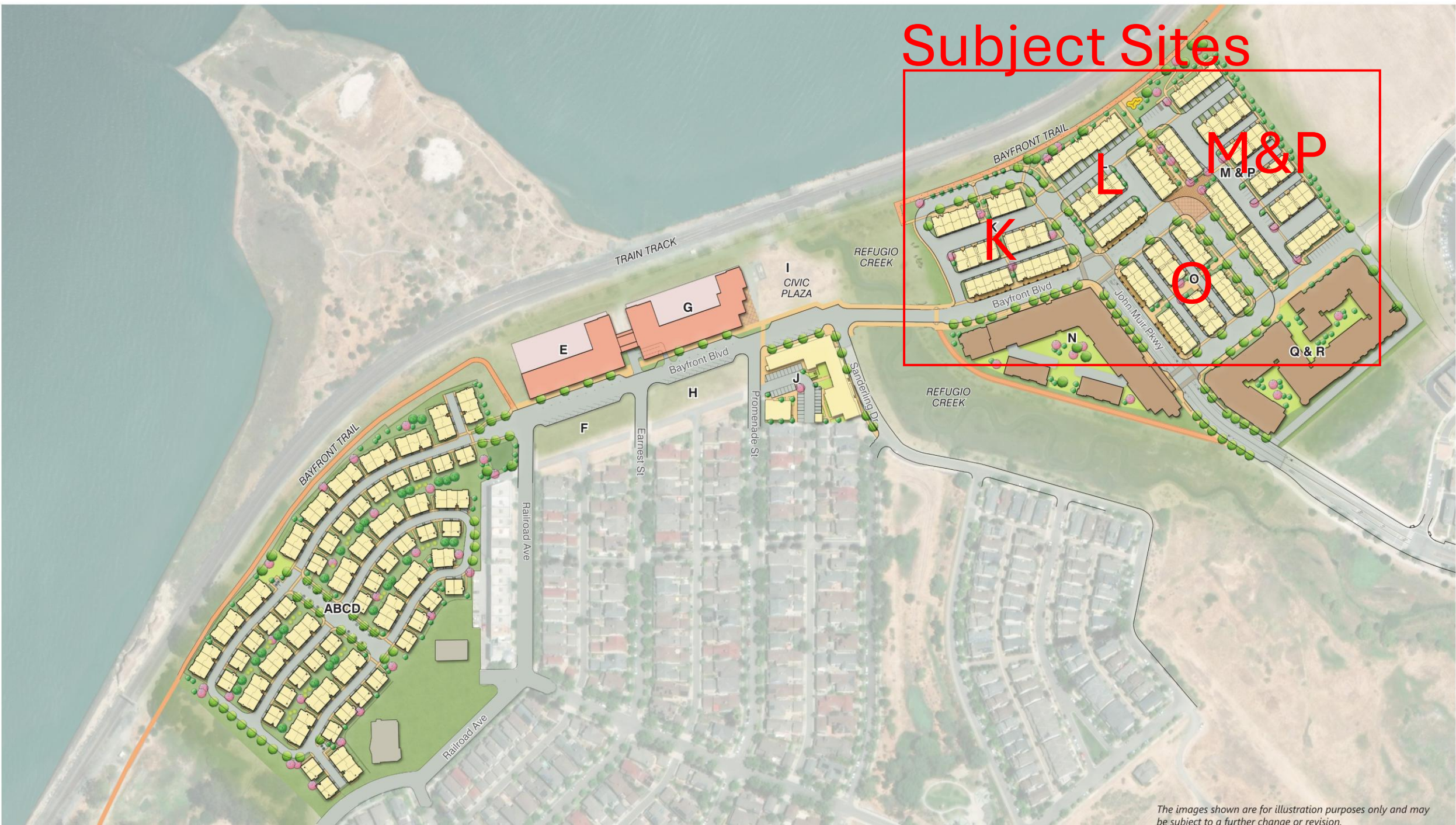


# Hercules Bayfront Development — Blocks K,L,M,P,O

# Project Information

- Part of overall approved Hercules Bayfront Master Plan
- 168 Townhomes
- 10 (6%) are set aside for Low AMI qualified buyers
- 9.34 Acres; 4.46 Acres net
- Proposed density: 25.5 DUA
- 1.1 acres of public and community open space
- June 6, 2025, project was found to align with the applicable city objective standards

# Subject Sites



The images shown are for illustration purposes only and may be subject to a further change or revision.



TH

TH

BtoB

BLOCK K

BtoB

LW

LW

OVERLOOK

TH

BAY TRAIL

NEIGHBORHOOD PARK

TH

BtoB

BLOCK L

TH

PASEO

TH

BtoB

LW

NEIGHBORHOOD SQUARE

BtoB

BLOCK M

LW

BtoB

BLOCK O

TH

TH

BtoB

LW

BtoB

TH

TH

BtoB

TH

# Three varying façade designs

- Per design requirements
- Street and common area activation

## Chapter 2: Architectural Styles

### Architectural Styles Allowed

#### Architectural Styles Allowed By Block

|       | Waterfront Warehouse                                                               | Gold Rush                                                                          | Spanish Revival                                                                    |
|-------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|       |  |  |  |
| Block | p. 2-5                                                                             | p. 2-11                                                                            | p. 2-23                                                                            |



# Live/Work Units

## Waterfront Warehouse



# Live/Work Units

Spanish Revival



# Back-to-Back Units

Gold Rush



# Back-to-Back Units

Waterfront Warehouse



# Row Townhome Units

Waterfront Warehouse



# Row Townhome Units

Spanish Revival







View 1. Looking East from Bayfront Blvd





View 2. Looking North Toward the Bay from John Muir Pkwy



KEY MAP

*View 3. Looking West Toward the Project (Block MP) from the Bay Trail*



*View 4. Looking East Toward the Project (Block K&L) from the Bay Trail*



KEY MAP



*View 5. Looking East Toward the Project (Block K&L) from the Refugio Creek Trail*



KEY MAP



1. LOADING DOCK DECKS



2. OVERLOOK DECK



3. CREEKSIDE TRAIL



4. STREETScape PLANTING



5. BIORETENTION PLANTING



6. GARDEN PATHWAYS

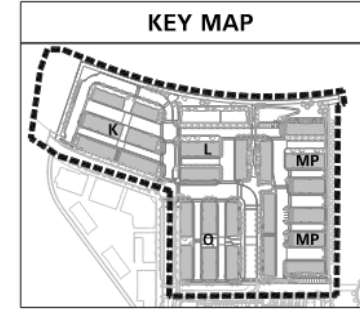
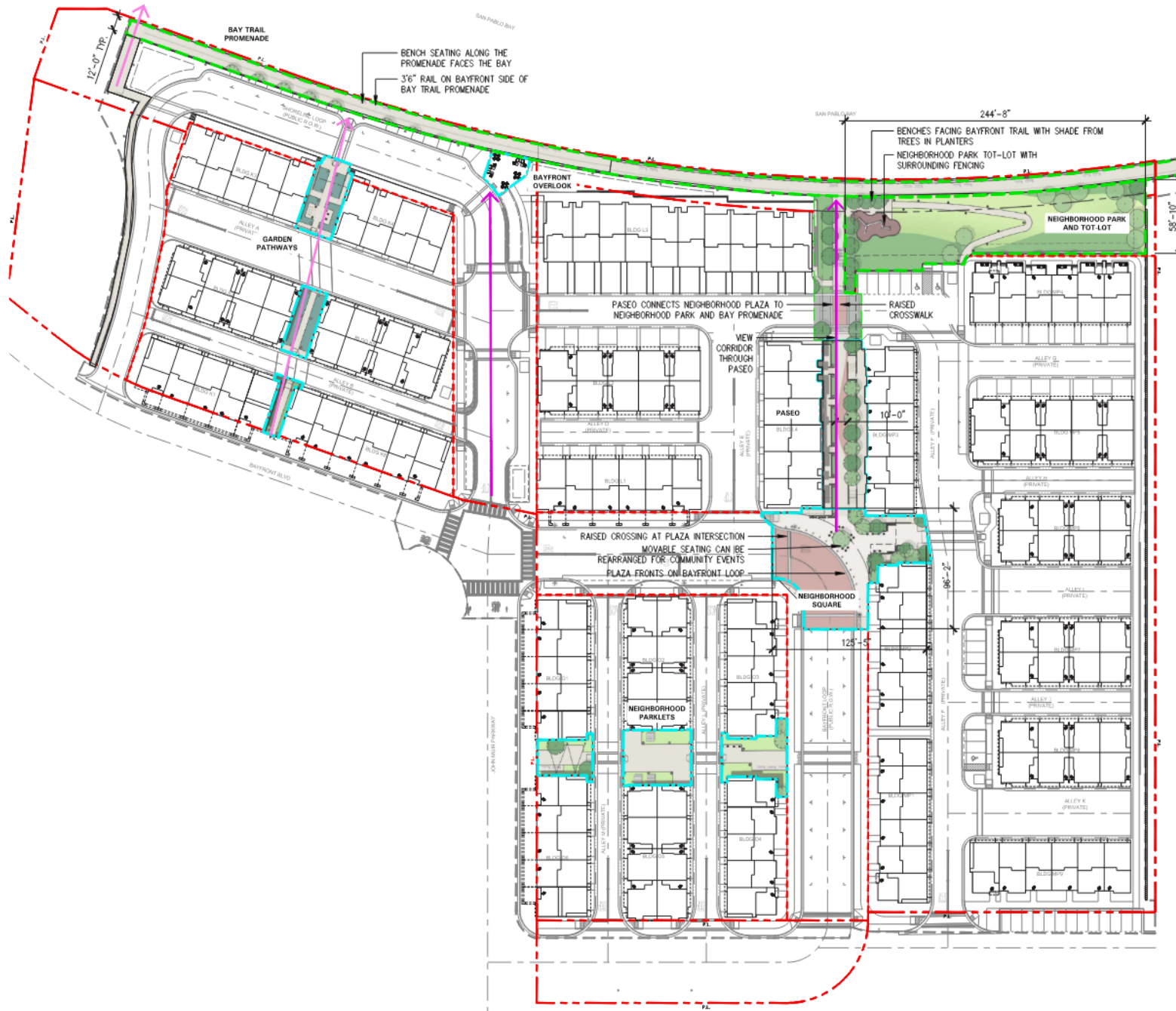


7. PASEO



8. NEIGHBORHOOD PARK





| CIVIC SPACES LEGEND                      |                                                     |
|------------------------------------------|-----------------------------------------------------|
| SYMBOL                                   | DESCRIPTION                                         |
| <span style="color: green;">---</span>   | REQUIRED WATERFRONT DISTRICT MASTERPLAN CIVIC SPACE |
| <span style="color: blue;">---</span>    | ADDITIONAL COMMUNITY AMENITY SPACE                  |
| <span style="color: magenta;">---</span> | REQUIRED VIEW CORRIDOR                              |
| <span style="color: magenta;">---</span> | ADDITIONAL VIEW CORRIDOR                            |

| MASTER PLAN CIVIC SPACE SITE TAKE OFFS |           |               |                                               |
|----------------------------------------|-----------|---------------|-----------------------------------------------|
| NEIGHBORHOOD SQUARE / PLAZA            | ZONING    | PROPOSED SQFT | STANDARDS                                     |
|                                        | TOTAL     | 8,562 SQFT    | MIN 20'X20'<br>400 SQFT                       |
|                                        | SOFTSCAPE | 1,290 SQFT    |                                               |
| PASEO                                  | TOTAL     | 4,739 SQFT    | MIN 12'X50'<br>600 SQFT                       |
|                                        | SOFTSCAPE | 1,210 SQFT    |                                               |
| NEIGHBORHOOD PARK                      | TOTAL     | 13,298 SQFT   | MIN WIDTH 10'<br>MAX WIDTH 420'<br>4,200 SQFT |
|                                        | SOFTSCAPE | 11,156 SQFT   |                                               |
| PLAYGROUND / TOT-LOT                   | TOTAL     | 662 SQFT      | -                                             |
| BAY TRAIL / PROMENADE                  | TOTAL     | 11,154 SQFT   | MIN WIDTH 10'<br>MAX WIDTH 60'                |
|                                        | SOFTSCAPE | 1,345 SQFT    |                                               |
| CREEKSIDE TRAIL                        | TOTAL     | 1,345 SQFT    | -                                             |
|                                        | SOFTSCAPE | -             |                                               |

| MASTER PLAN CIVIC SPACE SITE TAKE OFFS |           |               |
|----------------------------------------|-----------|---------------|
| DESCRIPTION                            |           | PROPOSED SQFT |
| BAYFRONT OVERLOOK                      | TOTAL     | 824 SQFT      |
|                                        | SOFTSCAPE | -             |
| GARDEN PATHWAYS                        | TOTAL     | 3,685 SQFT    |
|                                        | SOFTSCAPE | 1,805 SQFT    |
| NEIGHBORHOOD PARKLETS                  | TOTAL     | 5,753 SQFT    |
|                                        | SOFTSCAPE | 2,695 SQFT    |

# SB 330

This project is what is commonly known as a “SB 330” Project. This means it qualifies for processing and protections under the Housing Accountability Act (or “HAA”), as bolstered by the Housing Crisis Act of 2019 (also known as “SB 330”).

# SB 330

As part of adopting these laws, the California Legislature has declared that the State of California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

The Legislature has also declared that California is in a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

# SB 330

Because this is a housing development project under the HAA and SB 330, it cannot legally be denied by the City unless the City can make written findings, that must be supported by a preponderance of evidence in the administrative record for the project, that the project (1) would have an adverse impact on public health and safety, and (2) that no feasible alternative or mitigation exists to avoid the adverse impacts to public health and safety. A specific adverse impact is defined as “A significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete.”

# SB 330

It is the policy of the state that a local government not reject or make infeasible housing development projects that contribute to meeting the needs discussed the Housing Accountability Act and Housing Crisis Act without a thorough analysis of the economic, social, and environmental effects of the action.

# Q&A

Thank you for your time today