

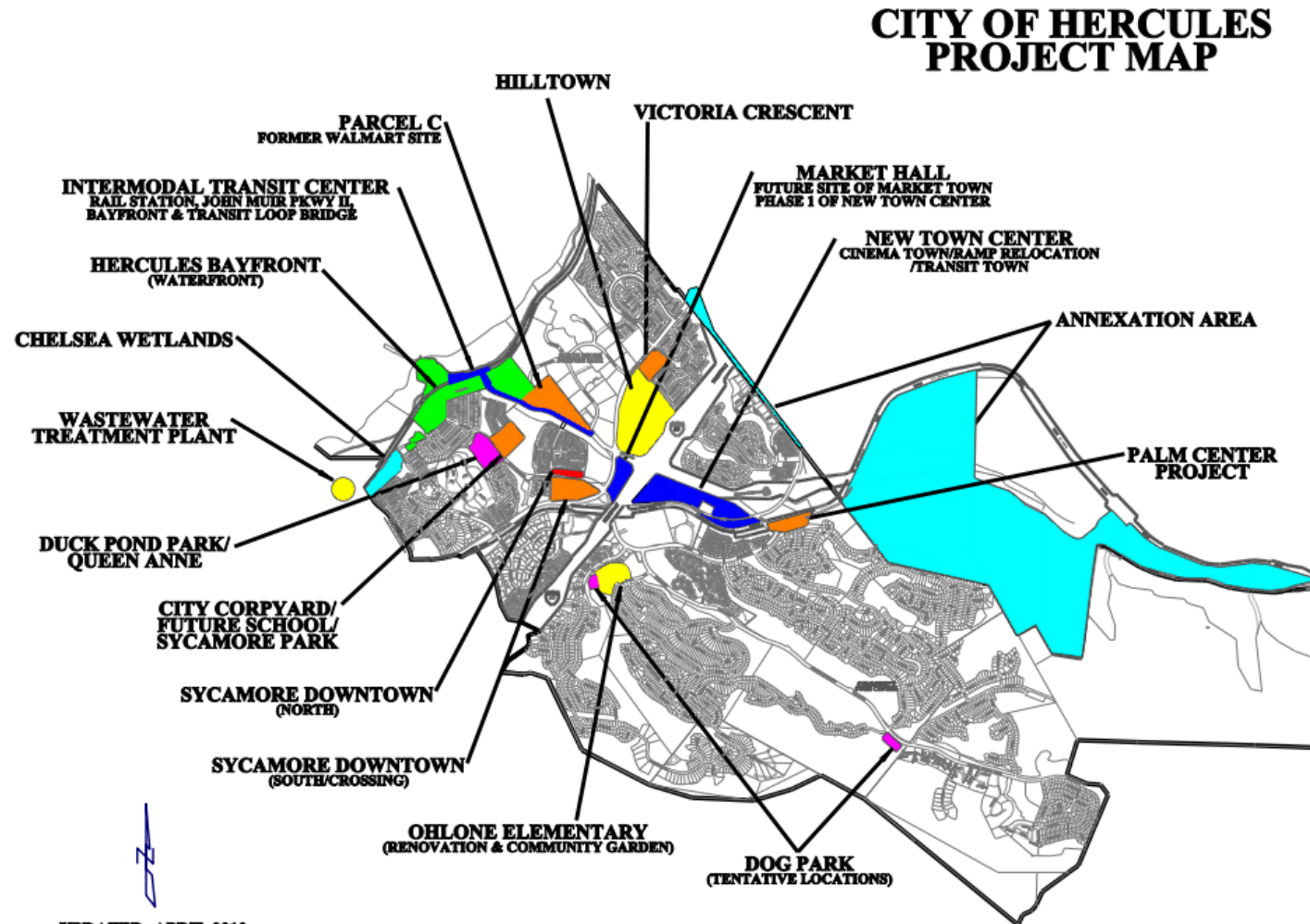
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# HILLCREST

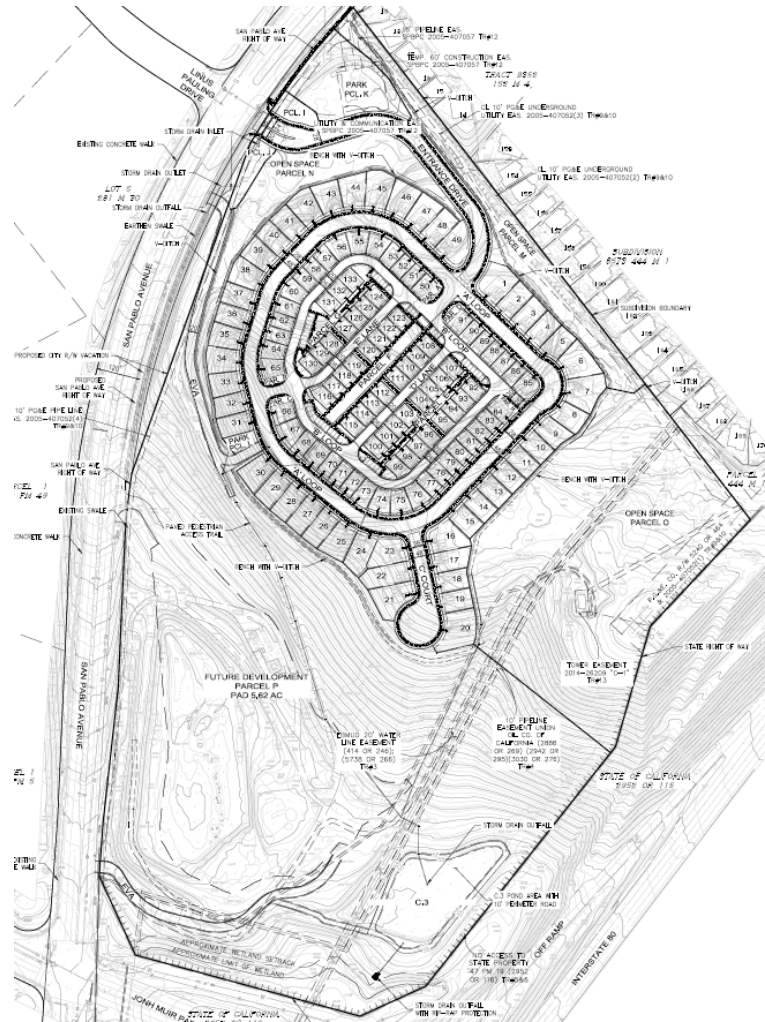
SANTA CLARA VALLEY HOUSING GROUP



# OVERVIEW OF CITY AND DEVELOPMENT SITES

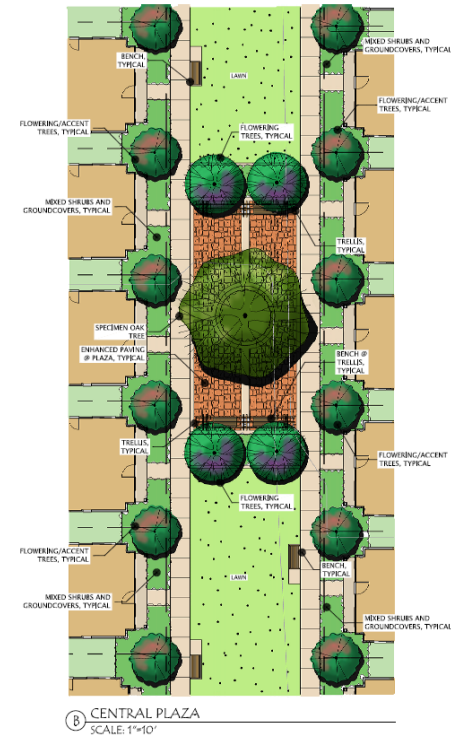
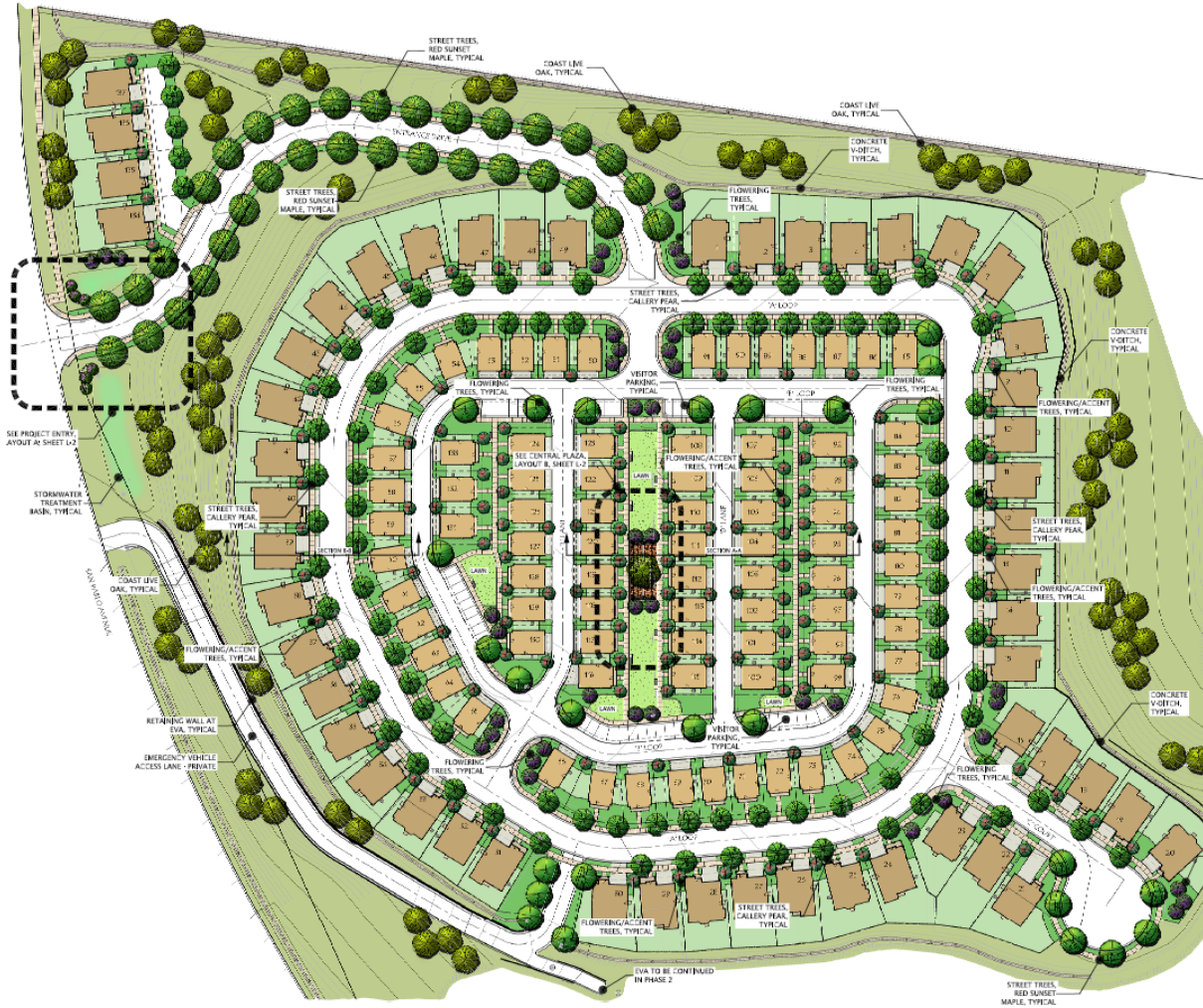


# TENTATIVE MAP/SITE PLAN (UPDATED)





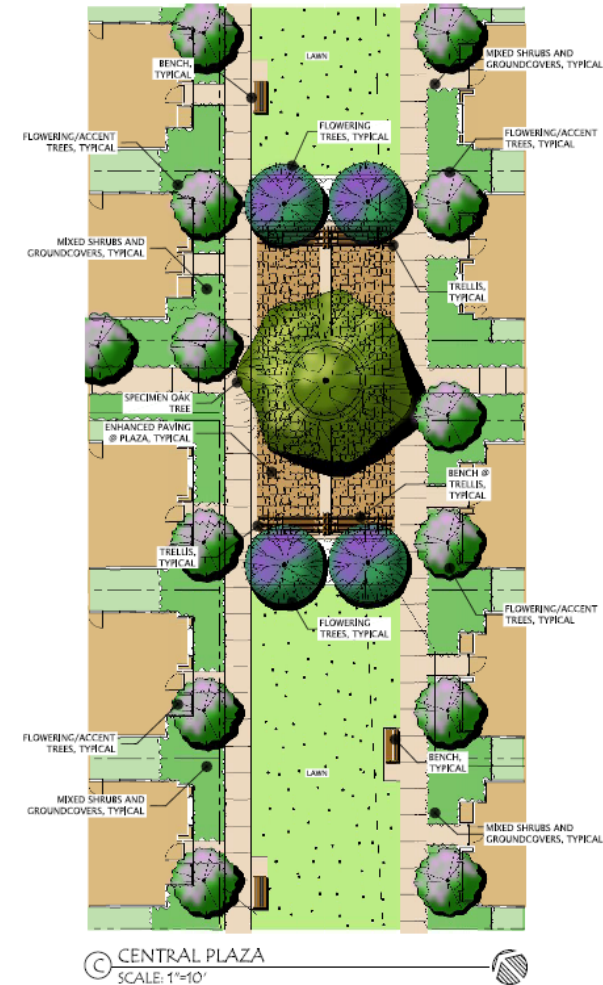
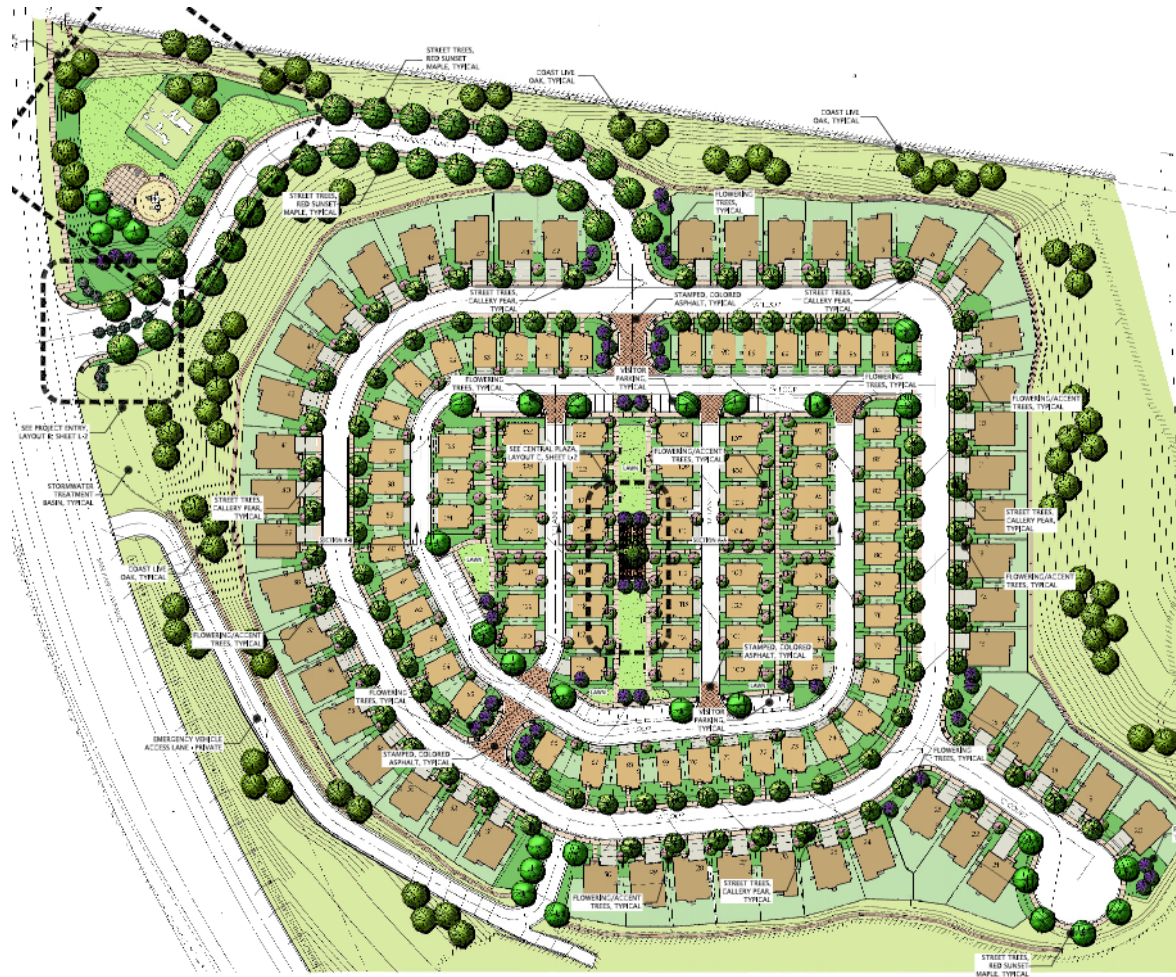
# UPPER PARCEL SITE PLAN & DETAILS AS OF 6/5/17





# UPPER PARCEL SITE PLAN AND DETAILS

## (UPDATED)





# PARKING TABLE, TREE INVENTORY TABLE AND ILLUSTRATIVE LANDSCAPING IMAGES

Parking Tabulation	
SF Homes	196
DT Townhome	168
Off-Street Parking (Pull in)	45
On-Street Parking (Parallel)	95+
Total	504+
Total Parking Ratio Per Unit	3.79

Tree Inventory and Replacement Table			
	Existing	Remove	Proposed
Upper Site	140	60*	498
Lower Site	74	30*	TBD
Entire Site	214	90*	TBD

## SITE FURNISHINGS



ENHANCED PAVING



TRELLIS



BENCH

## TREES AND VINEYARDS



CRAPE MYRTLE



JAPANESE MAPLE



CALLERY PEAR



FLOWERING CRABAPPLE



PURPLE LEAF PLUM



RED SUNSET MAPLE

## TYPICAL SHRUBS AND PERENNIALS



DAYLILIES



LILY OF THE VALLEY



AGAPANTHUS



CAMELLIA



VIBURNUM 'SPRING BOUQUET'



DEER GRASS



ROSES



RAPHIOLEPIS



ROSEMARY



ROCKROSE



BIG BLUE LILY TURF

# SINGLE FAMILY ELEVATIONS (UPDATED)



PLAN 3  
TUSCAN

PLAN 1  
PALAZZO

PLAN 2  
TUSCAN



# DETACHED TOWNHOME ELEVATION AS OF 6/5/17



PLAN 3

PLAN 2

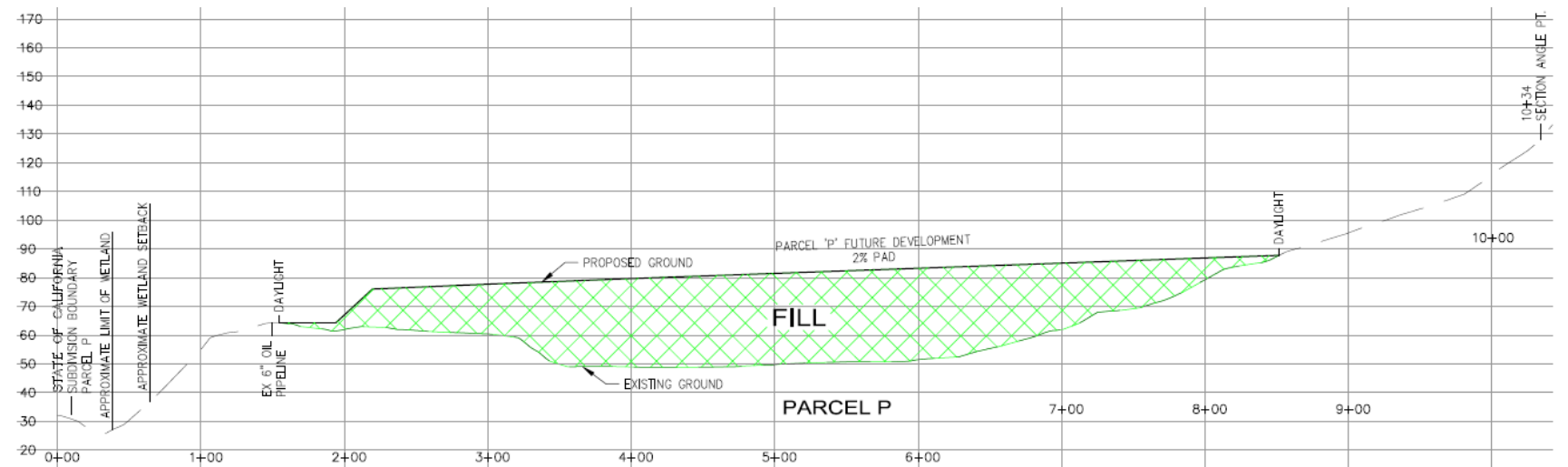
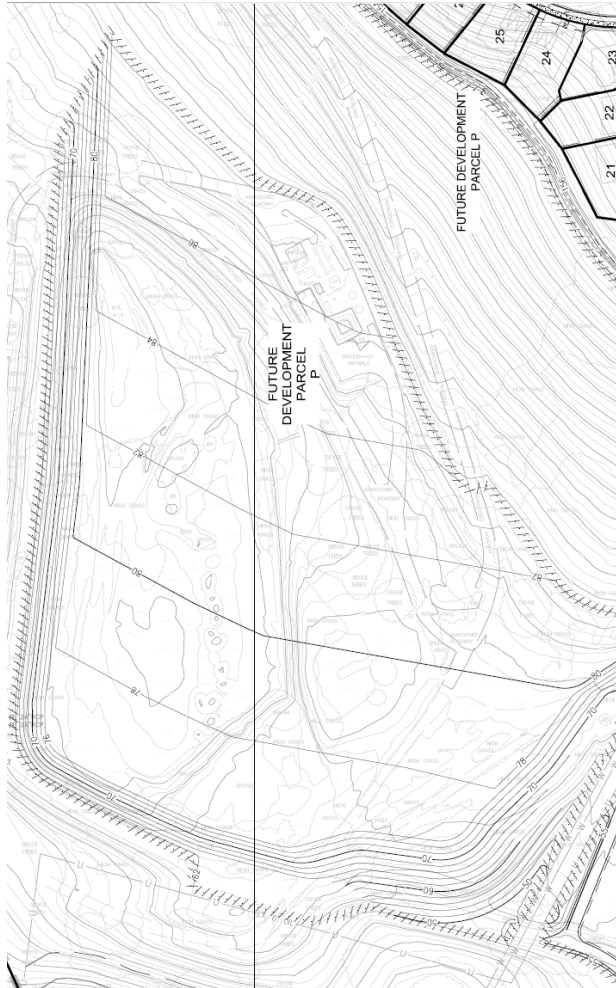
PLAN 1

PALAZZO

TUSCAN

ITALIANATE

## GRADING CHANGE ON LOWER PORTION





## VIEW OF LOWER PARCEL



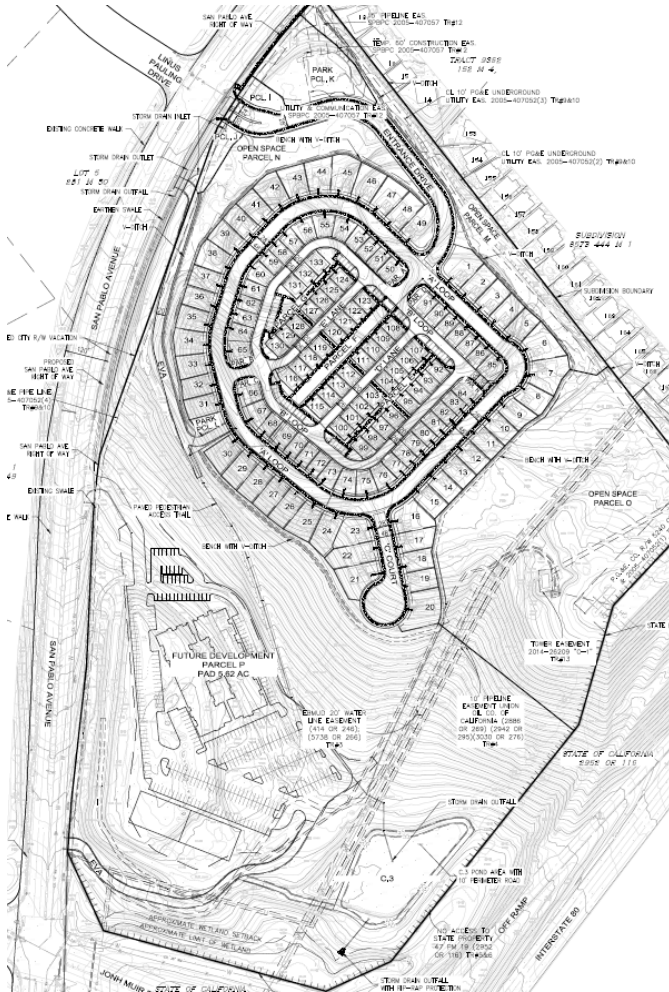
Before Above



After Above



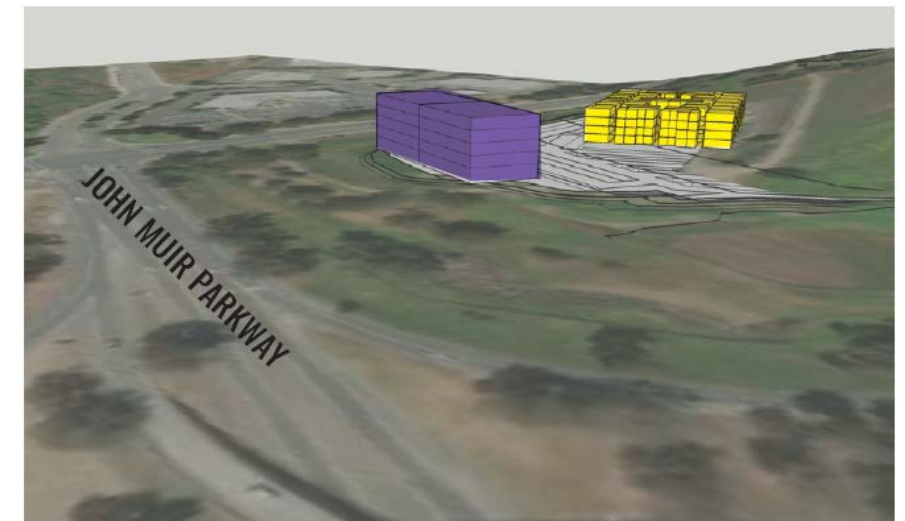
# LOWER PARCEL CONCEPTUAL PLAN OPTION A



**Potential Development as shown consists of the following:**

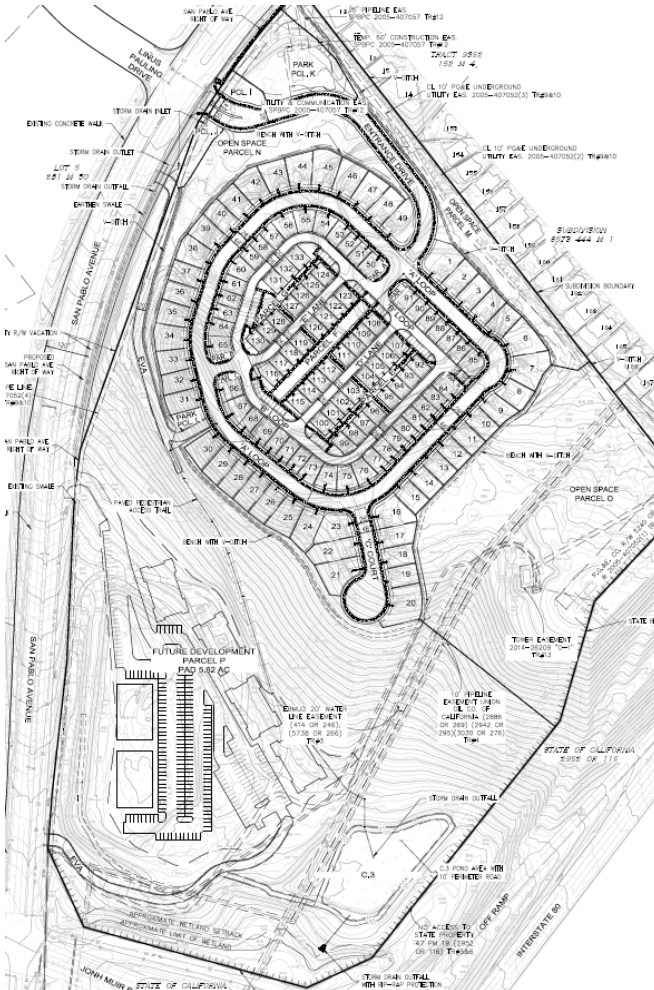
- 120 Room Hotel
- 126 Dwelling Units
- 304 Parking Spaces

# LOWER PARCEL CONCEPTUAL PLAN OPTION A (MASSING DIAGRAMS)





# LOWER PARCEL CONCEPTUAL PLAN OPTION B

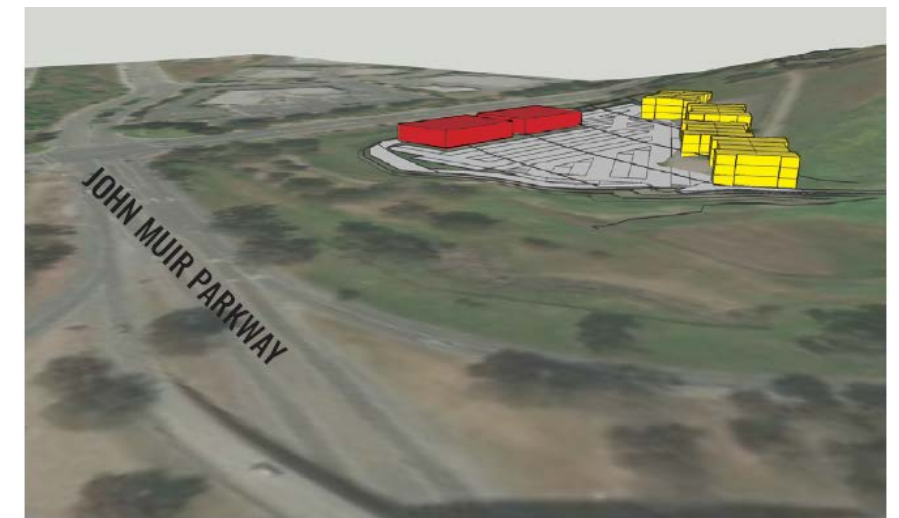


**Potential Development as shown consists of the following:**

- 20,000 square feet of Retail
- 96 Dwelling Units
- 262 Parking Spaces



# LOWER PARCEL CONCEPTUAL PLAN OPTION B (MASSING DIAGRAMS)



# URBAN LAND INSTITUTE: REPORT SUMMARY

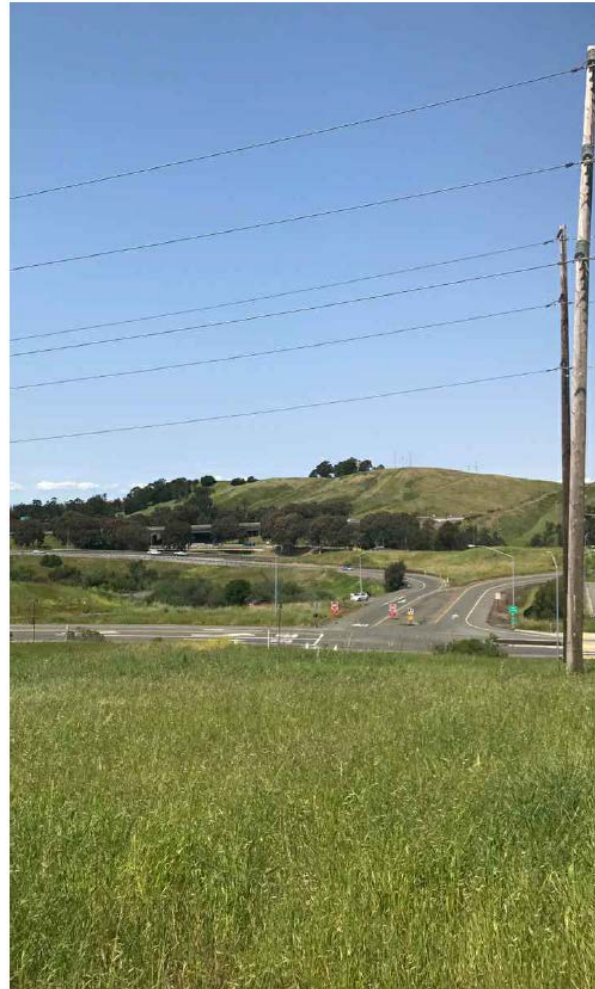
In early 2015, Urban Land Institute (ULI) conducted a Technical Assistance Panel for the City of Hercules. ULI assembled a panel of experts, free of bias, who could help examine the path forward and make informed recommendations on how to achieve a vibrant, well-balanced, amenity-rich, and financially stable community. The report was updated in November of 2016.

For the “Hilltown” site now known as Hillcrest, their recommendations are as follows:

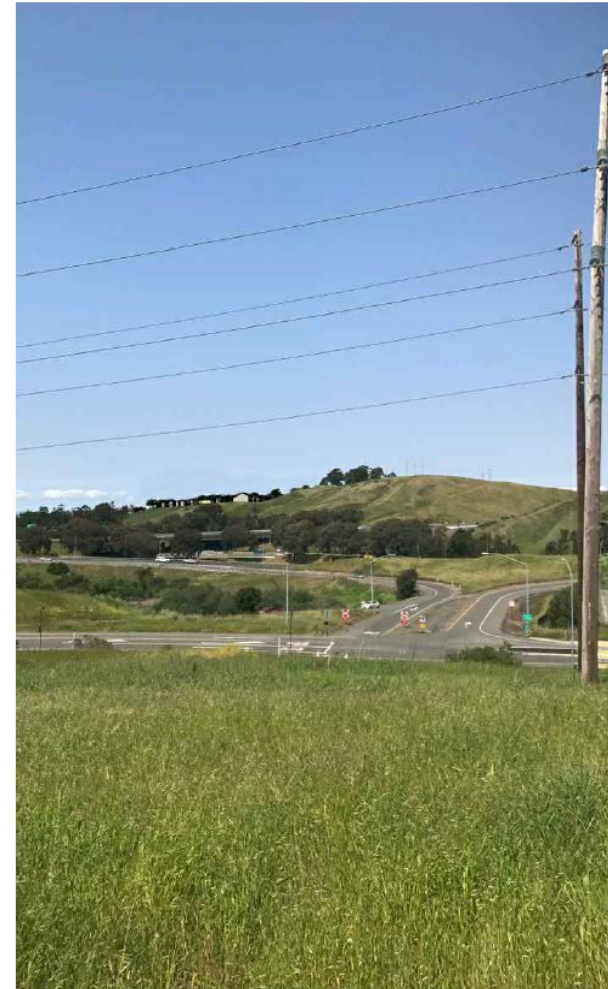
- Upper Parcel: because of its topography, visibility and accessibility, the upper parcel is not a viable option for retail; it should be dedicated to residential use only.
- Lower Parcel: will require a use that is highly predictable without an overwhelming traffic pattern. Options will reflect the demographics and needs of the community.
- Create a sense of place: The proposal to develop only 19 of the 44 acres indicated a strong commitment to the natural landscape, which the panel appreciates as it is important to preserve the natural landscape and a natural green edge on the I-80 side.

# VIEW FROM CITY HALL HILL

Before Right



After Left





# VIEW FROM LINUS PAULING ENTRANCE



Before Above



After Below

# VIEW OF UPPER PARCEL

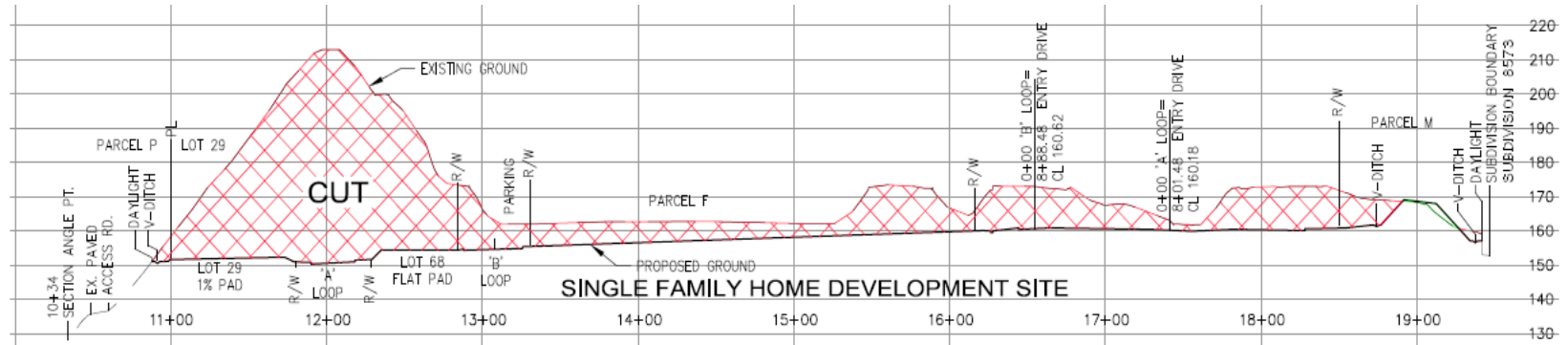
After Below



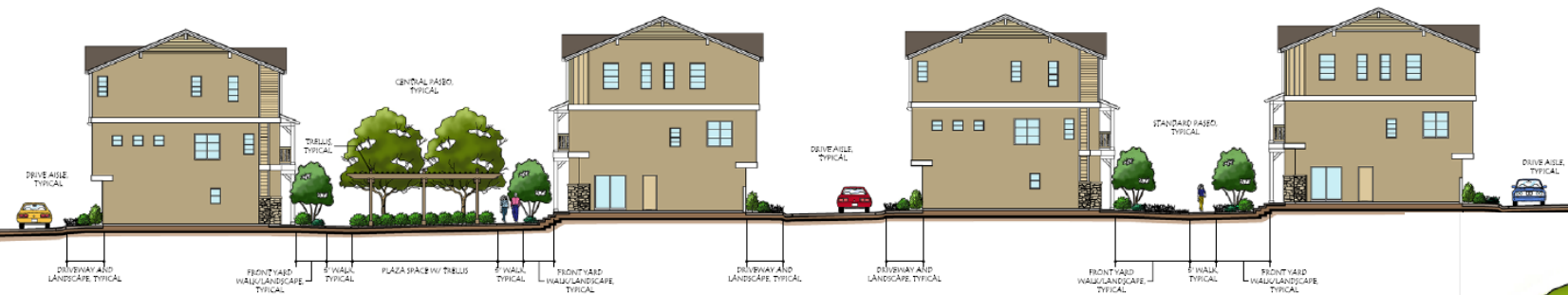
Before Above



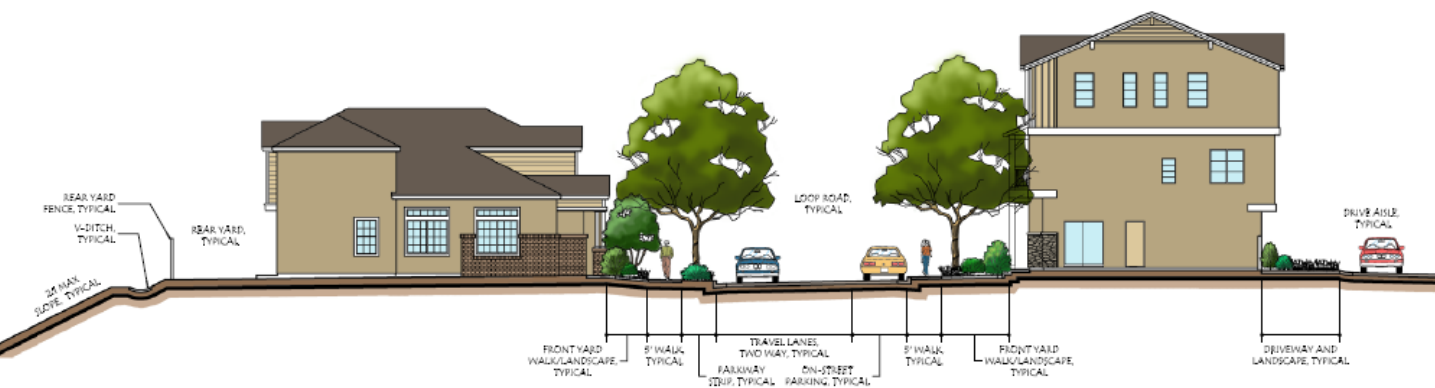
# GRADING CHANGE ON UPPER PARCEL



## UPPER PARCEL CROSS SECTION AND ENTRANCE MONUMENT



SECTION A-A  
SCALE: 1"=10'



SECTION B-B  
SCALE: 1"=10'

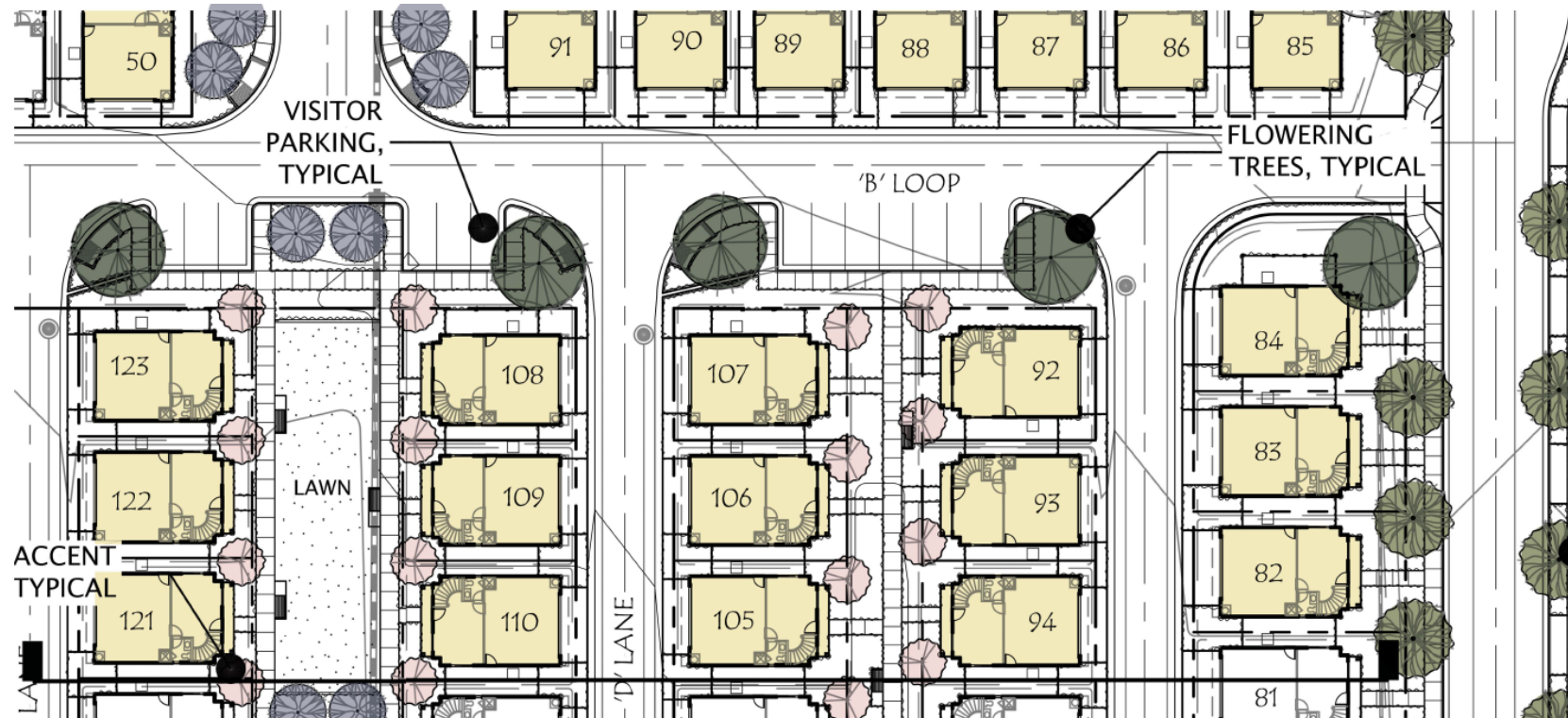


ELEVATION

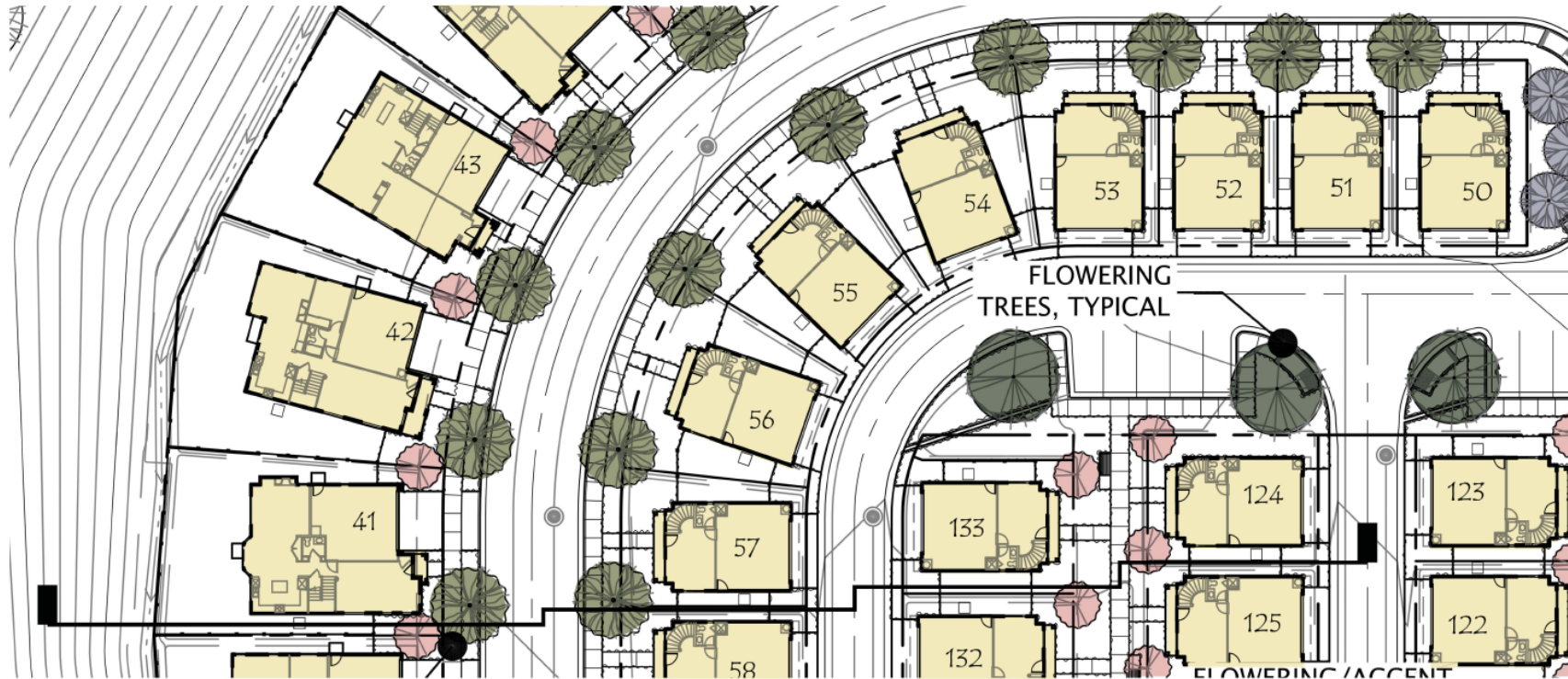
ENTRY MONUMENT-ELEVATION  
SCALE: 1/2"=1'-0"



# UPPER PARCEL CROSS SECTION



# UPPER PARCEL CROSS SECTION





# PREVIOUS “HILLTOWN” CONCEPTS



HILL TOWN

HERCULES, CALIFORNIA



# SINGLE FAMILY ELEVATIONS AS OF 6/5/17





# DETACHED TOWNHOME ELEVATION AS OF 6/5/17

