

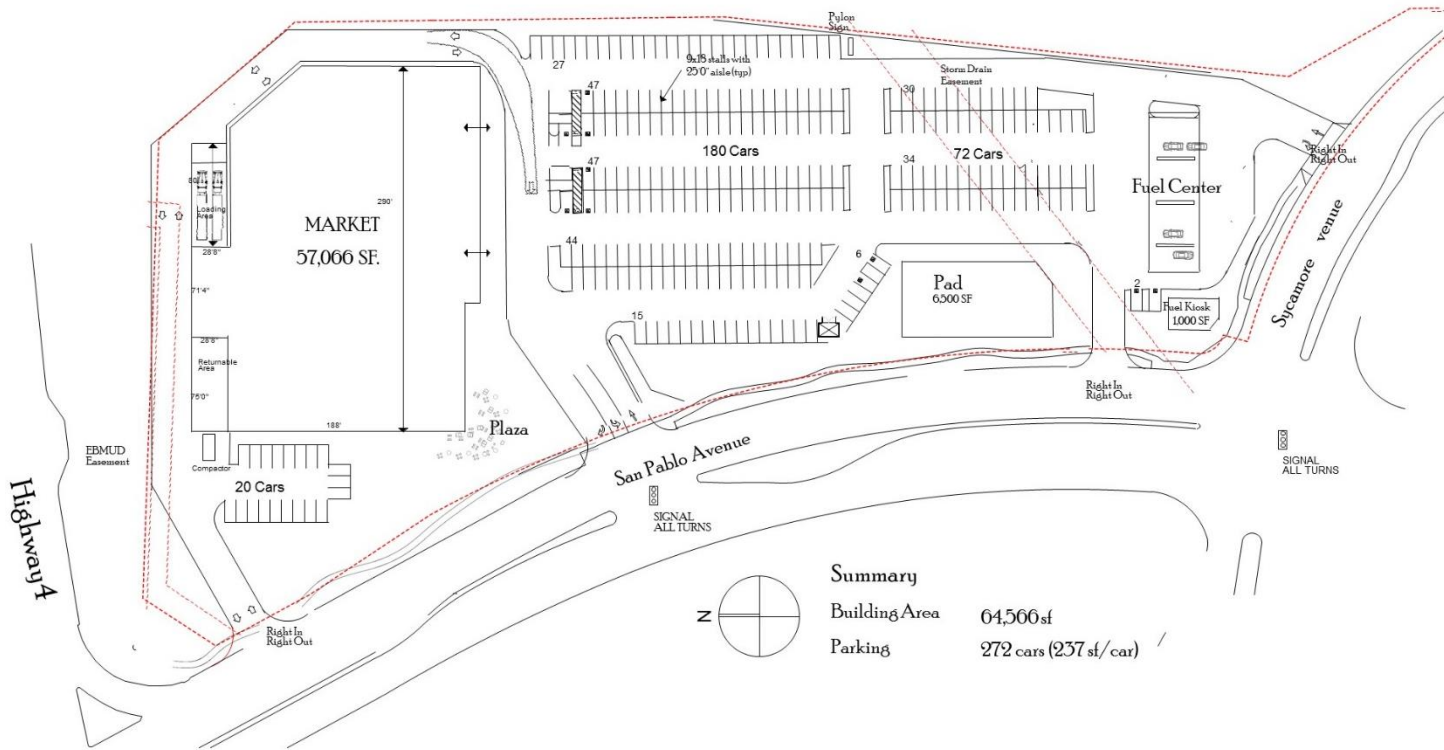
Safeway Center at Market Hall Hercules, CA



Vicinity Map



Prior Project Site Plan (5-10-2016 City Council)



Summary	
Building Area	64,566sf
Parking	272 cars (237 sl/car)

Market Hall
Hercules California

Site Plan

1" = 30'
A1A
5.116



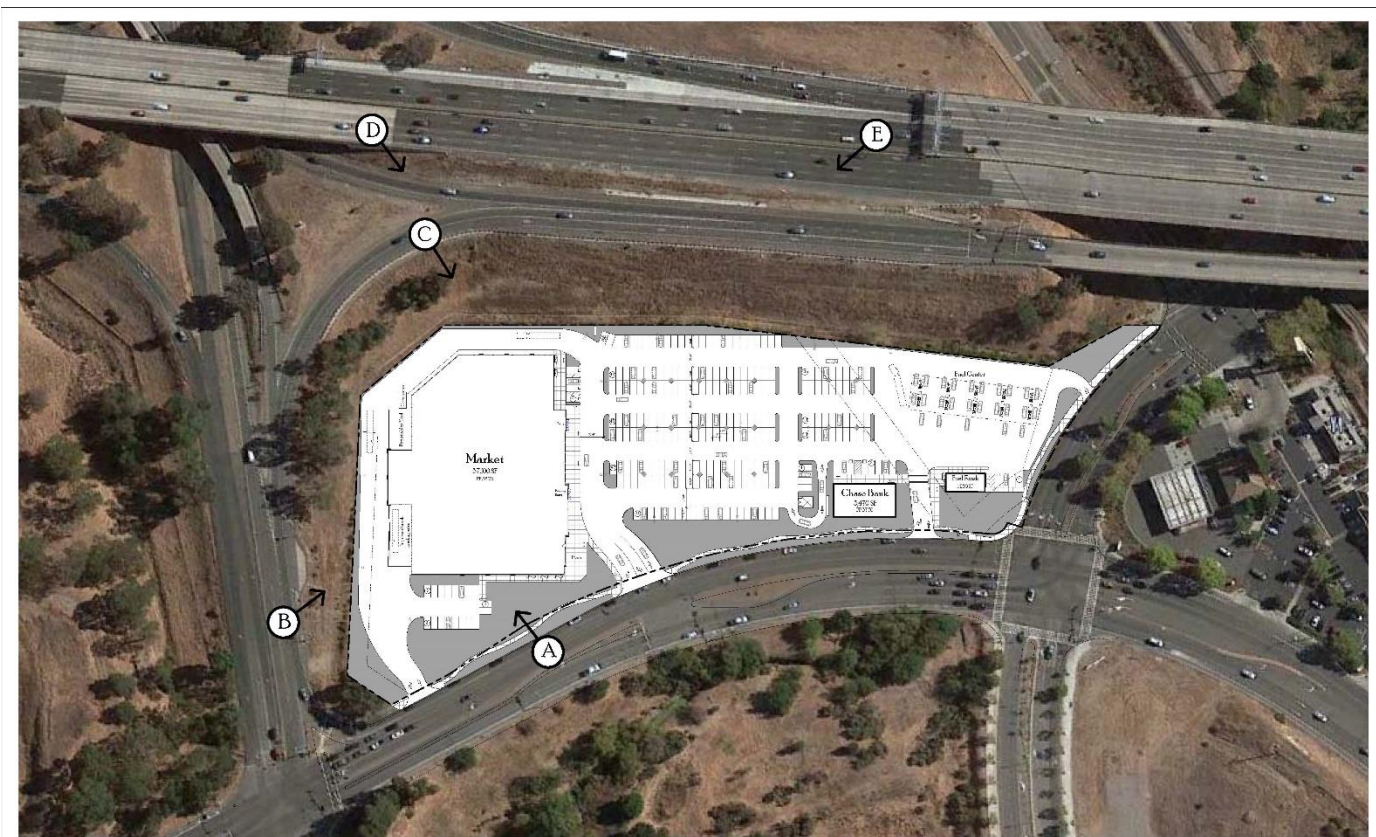
Summary	
Building Area	62,566sf
Parking	270 cars (232 sl/car)



View looking to Plaza at Safeway



Prior Project Site Plan (12-16-2016 Planning Commission)



JOHNSON
JOHNSON
ARCHITECTS

Safeway
Hercules California

Overall Site Plan

A1
12-5-16



Safeway
Hercules California

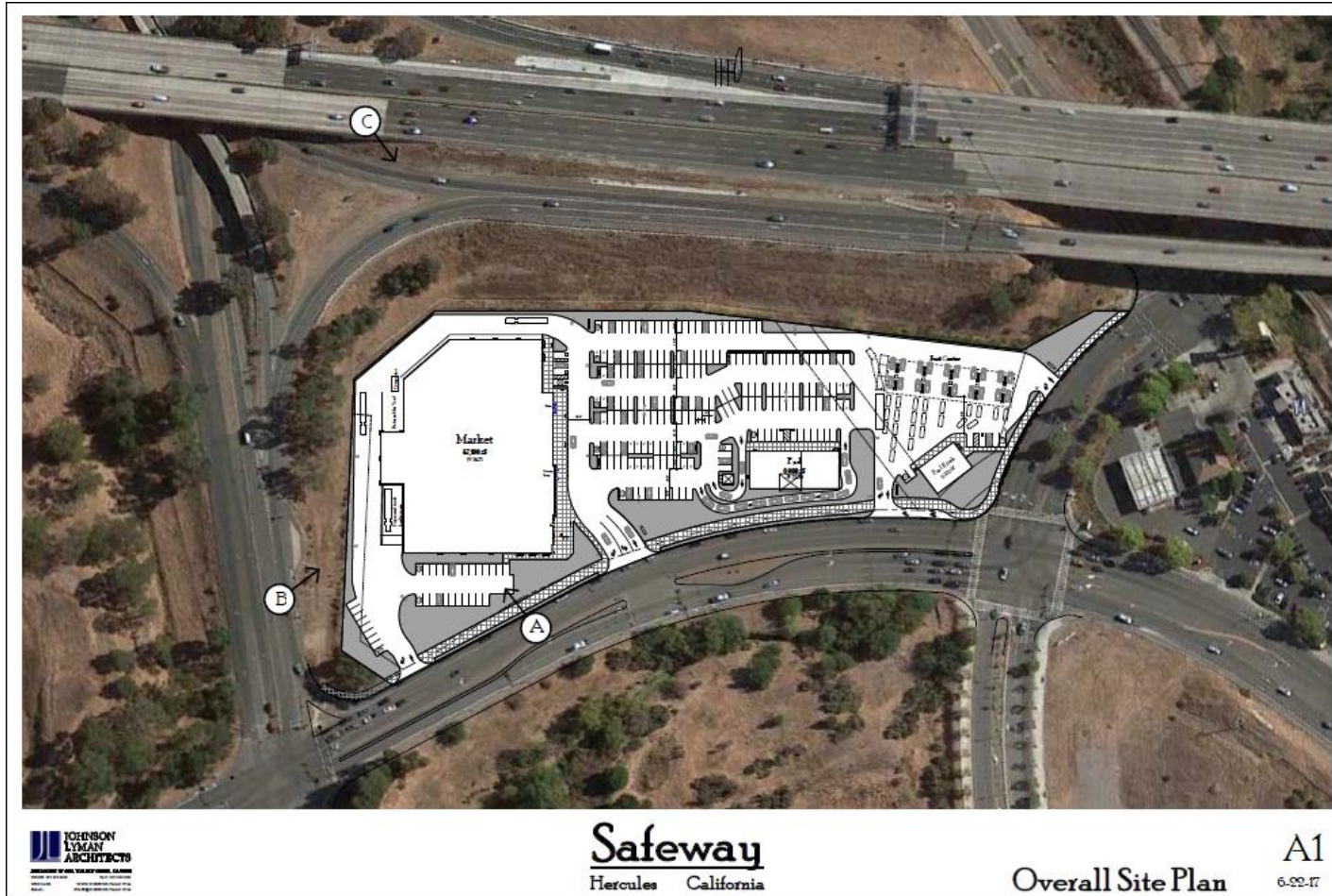
PRELIMINARY LANDSCAPE PLAN

L1
12-02-16



View looking to plaza at Safeway

Prior Project Site Plan (1-21-2017 Library Mtg)

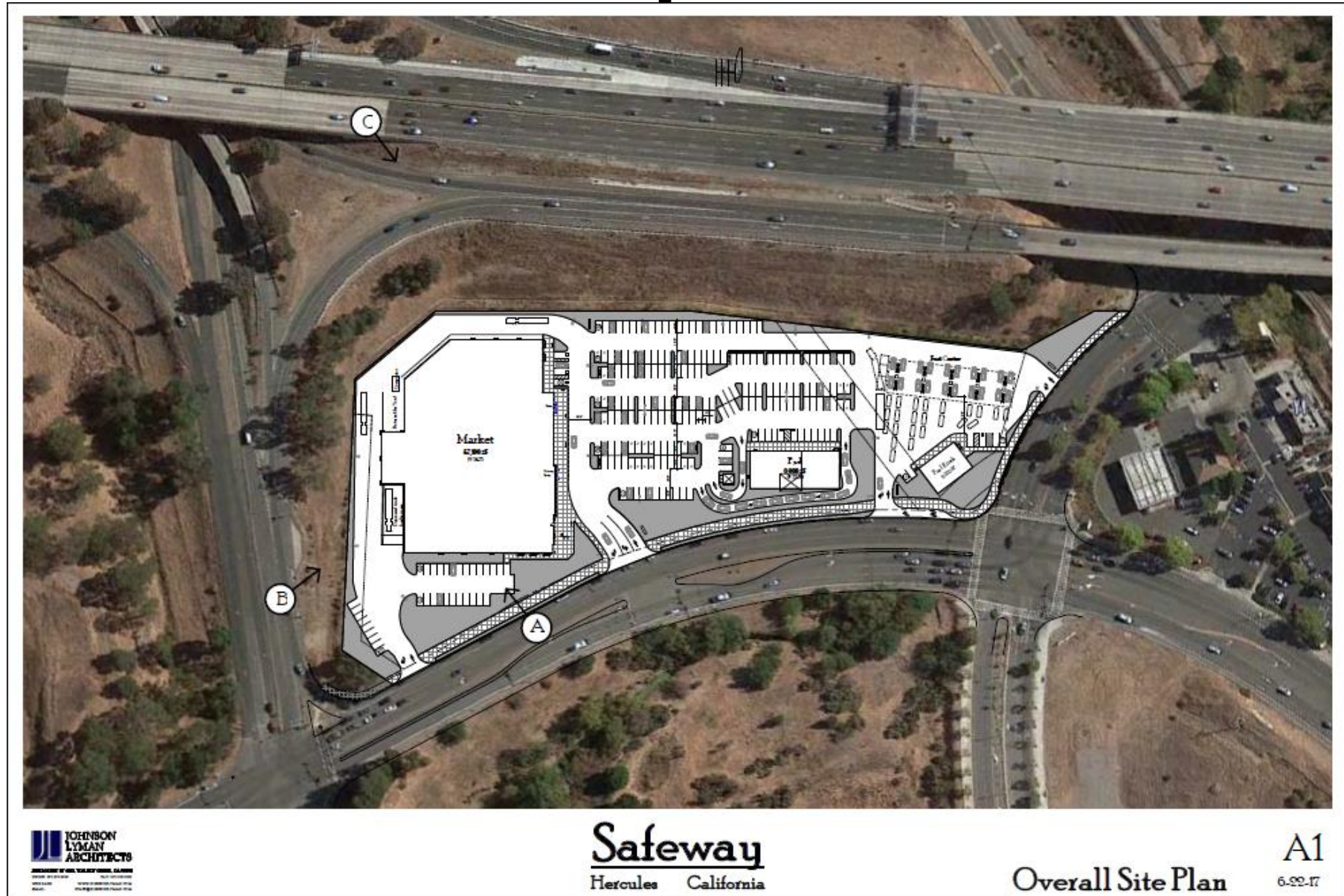


View from San Pablo Avenue



View to Pad Building

Current Project Site Plan



Development Guided by Regulating Code for the Central Hercules Plan (CHP)



A. Hierarchy of Street Types:

- Highest (Primary) ↑
- Four-Lane Avenue
 - Two-Lane Avenue
 - Main Street
 - Town Center Street
 - Town Center Street B
 - Neighborhood Street
 - Neighborhood Lane
 - Two-Way Edge Drive
 - One-Way Edge Drive
- Lowest (Secondary) ↓

(Alleys are covered under General Provisions, as they are never fronted by main structures.)



Example:
This building is located at the intersection of Main Street and Town Center Street types. Main Street is higher than Town Center Street in the Hierarchy of Street Types, therefore the building should follow Main Street requirements.

This illustration depicts a district of streets and buildings suited to serve a fine-grained mix of uses. The City expects a mix of allowed uses to occur in all neighborhoods and blocks. The City will require a mix of uses within buildings along Main Street and the Four-Lane Avenue. The City will not require particular uses nor a particular distribution of uses, but will require the integration of residential and commercial uses. Uses allowed by right or by permit or that are prohibited are listed in Chapter V of this Code.

The City will require a variety of architectural styles along all street types. However, along Main Street and the Four-Lane Avenue, proposals for colonnades will be scrutinized to ensure adequate sight distance for automobile drivers.

San Pablo & Sycamore Avenues as “Four-Lane Avenue” (CHP)

1. Four-Lane Avenue

The Four-Lane Avenue is designed for locations where the movement of larger volumes of traffic is desired. Wide sidewalks, on-street parking, and doors and windows facing the street make this high-traffic street pedestrian friendly as well.

Notes:

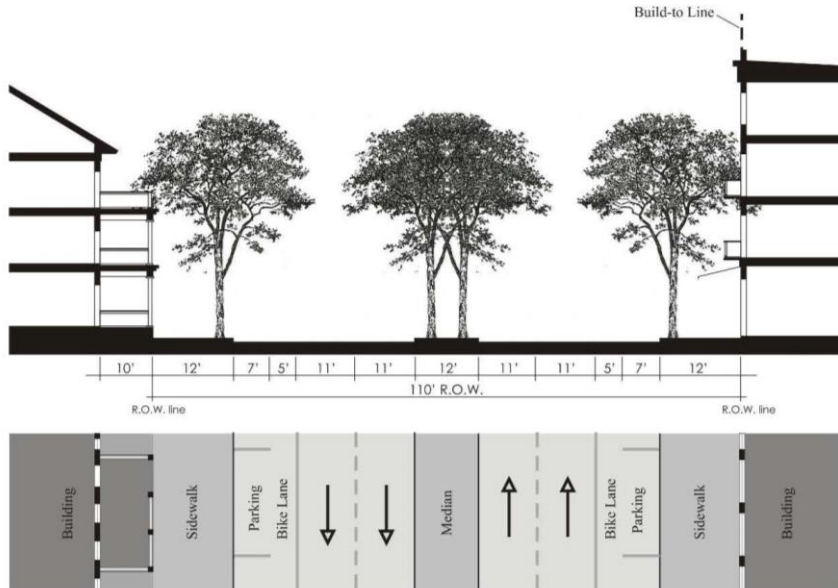
1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: marquee, awning, or 2nd floor balcony.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location: 0–10 ft. from property line
Space Between Buildings: 0 ft. if attached
6–10 ft. if detached

B. Building Volume:

Bldg. Width: 16 ft. minimum
160 ft. maximum
Bldg. Depth: 125 ft. maximum
Bldg. Height: 2 stories minimum
4 stories maximum
55 ft. maximum
The first floor shall be a minimum of twelve (12) feet in height



Willow Avenue as “Town Center Street” (CHP)

4. Town Center Street

Parallel parking and wide sidewalks on both sides of the Town Center Street create a safe inviting place for both pedestrians and motorists. 12-ft-wide sidewalks with tree wells are preferred, but 6-ft-wide sidewalks with 6-ft-wide green strips are also acceptable.

Notes:

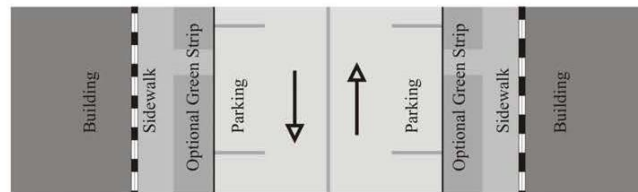
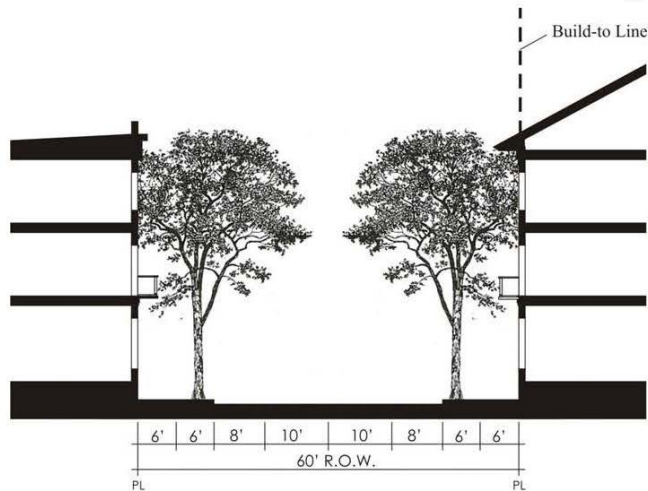
1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location: 0 ft. from property line
Space Between Buildings: 0 ft. if attached
6–10 ft. if detached

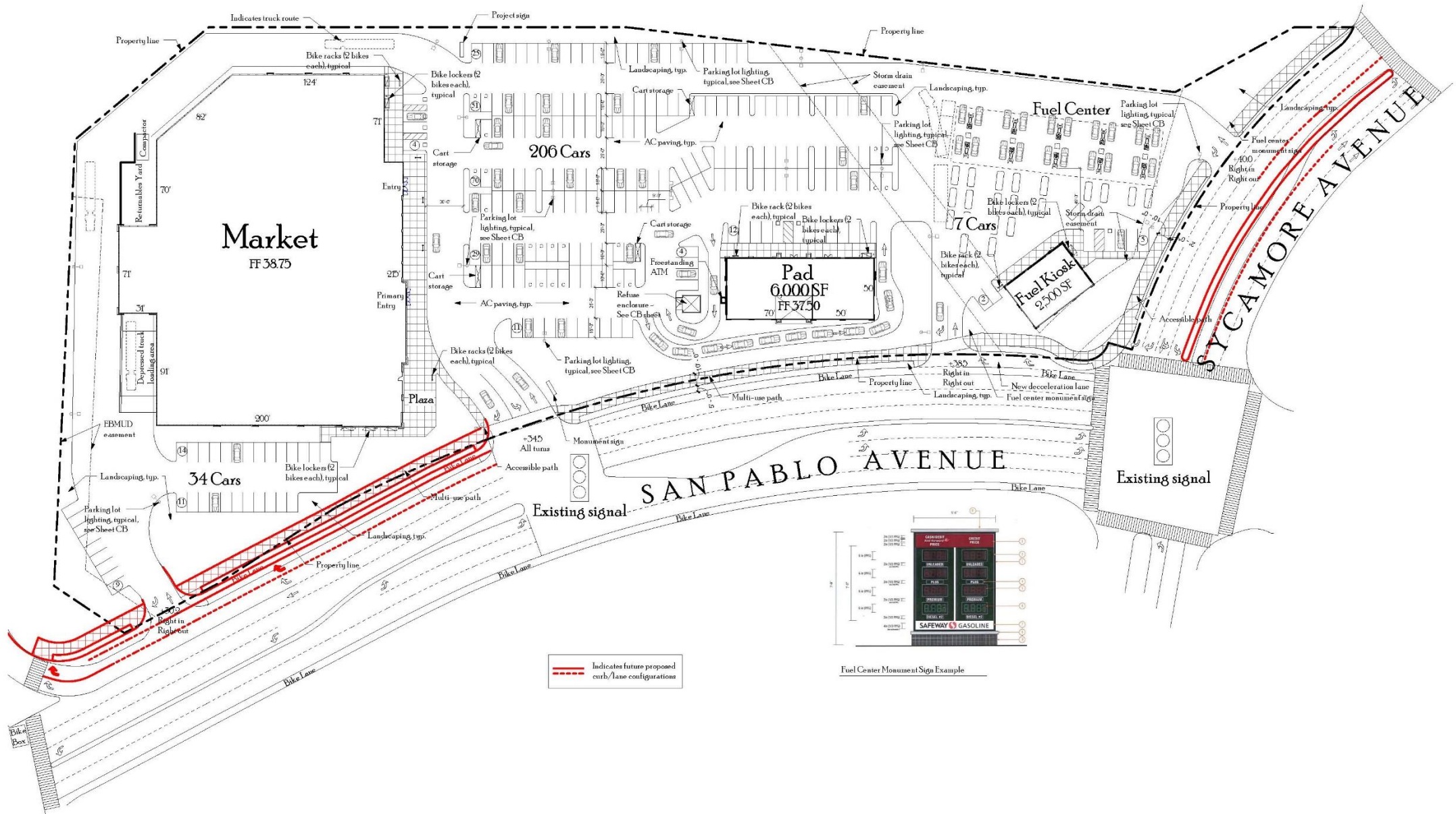
B. Building Volume:

Bldg. Width: 16 ft. minimum
160 ft. maximum
Bldg. Depth: 125 ft. maximum
Bldg. Height: 2 stories minimum
4 stories maximum
The first floor shall be a minimum of twelve (12) feet in height





Future Lanes & Curbs



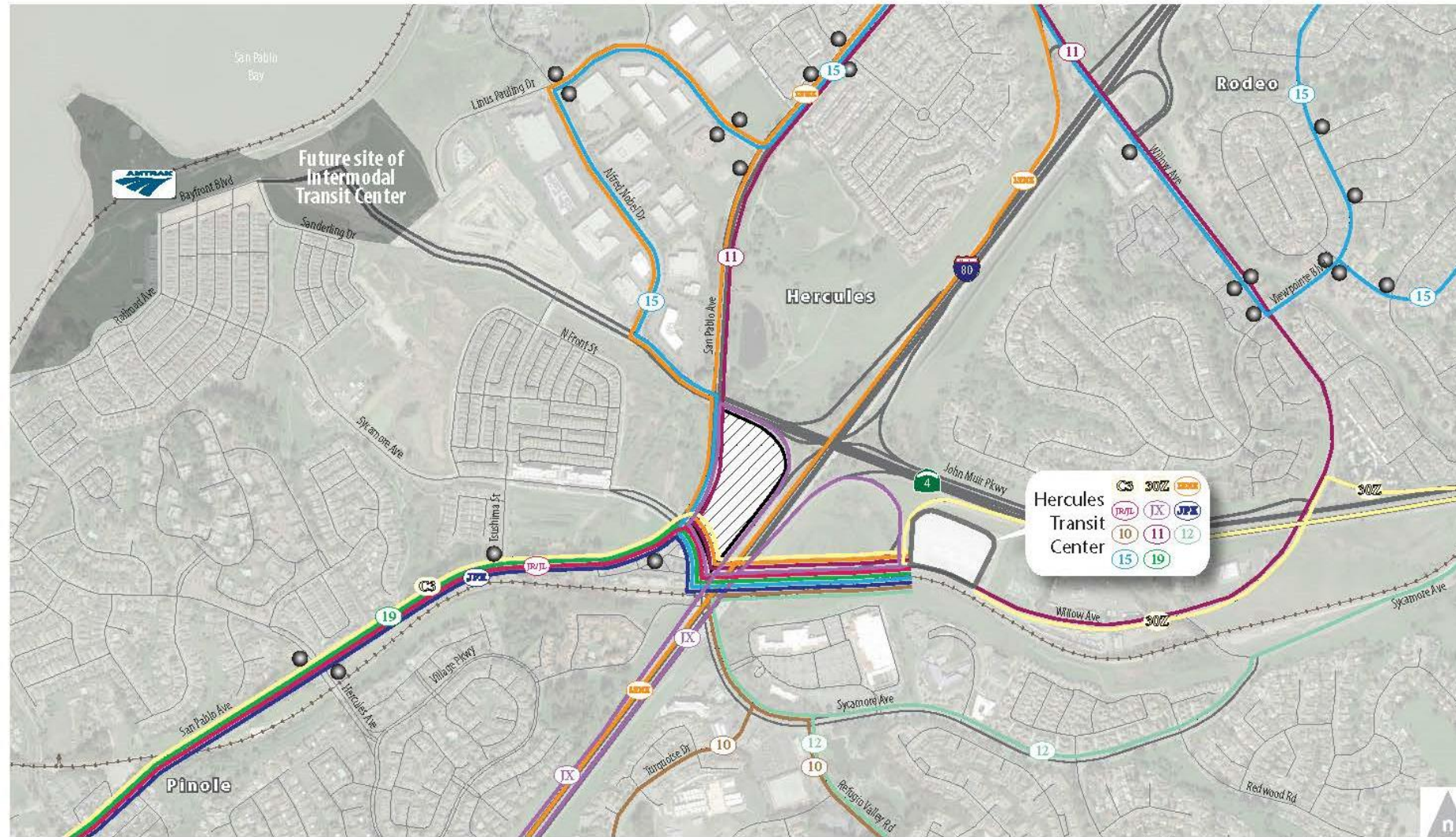
Bicycle & Pedestrian Facilities



LEGEND

— Sidewalk — Class I Bike Path - - - - - Planned Class I Bike Path — Class II Bike Lane - - - - - Planned Class II Bike Lane ||||| Crosswalk 🚦 Traffic Signal

WestCAT Bus Routes



Note: Transit service is provided by Western Contra Costa County Transit (WestCAT).

LEGEND



Safeway Renderings



View C



Existing view

Safeway Renderings



View A



Existing view

Chase Bank Renderings



View looking North to Pad Building

Chase Bank Renderings



View looking South to Pad Building

Elevations: Safeway



East Elevation

1" = 10'



South Elevation

1" = 10'



Pylon Sign Section

1/16" = 1' - 0"

Elevations: Safeway



Elevations: Chase Bank & Commercial Pad



South Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



West Elevation

Pad - View from San Pablo Avenue

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"

Elevations: Convenience Store



South Elevation

Fuel Kiosk

$$1/8^{\circ} = 1.0^{\circ}$$

East Elevation

Fuel Kiosk

$$1/8^{\circ} = 1.0^{\circ}$$


West Elevation

Fuel Kiosk - View from San Pablo Avenue

$$1/8^{\circ} = 1.0^{\circ}$$

North Elevation

Fuel Kiosk

$$1/8^{\circ} = 1.0^{\circ}$$

Elevations: Fueling Center



South Elevation

Fuel Center - View from Sycamore Avenue

1/8" = 1'-0"



East Elevation

Fuel Center - View from Interstate 80

1/8" = 1'-0"



West Elevation

Fuel Center

1/8" = 1'-0"

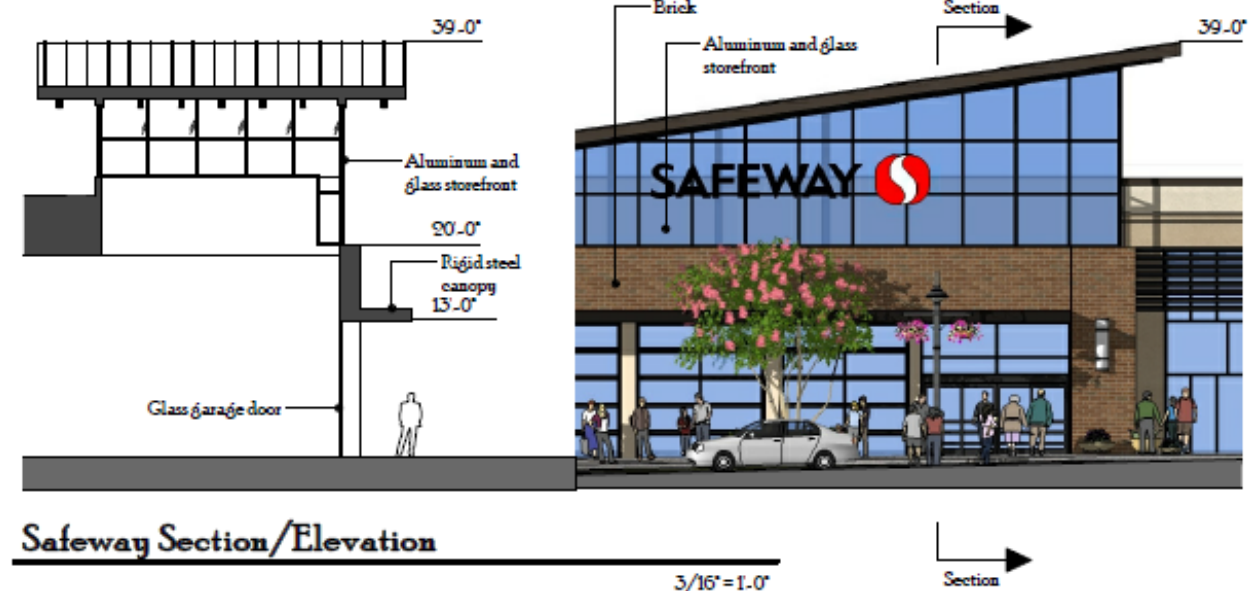
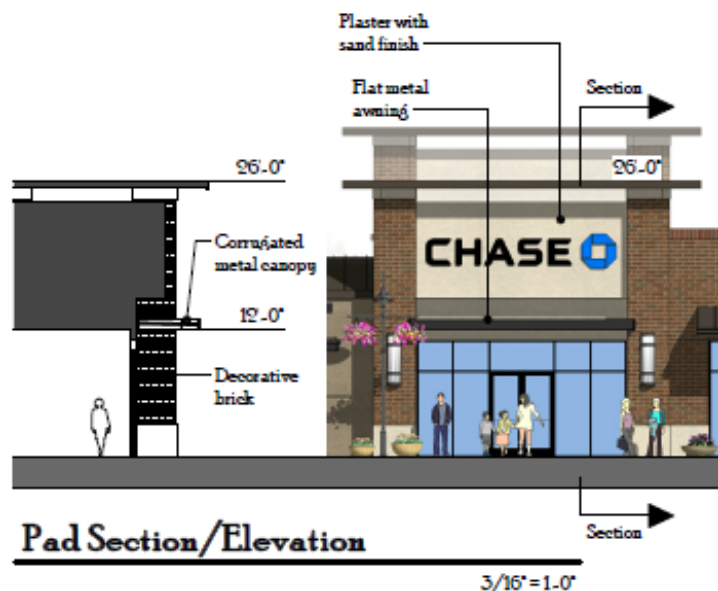


North Elevation

Fuel Center

1/8" = 1'-0"

Architectural Elements



WATER EFFICIENT LANDSCAPE WORKSHEET			
REFERENCE EVAPOTRANSPIRATION (ET ₀)			
41.3			
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:			
LOW WATER USE	0.5	DRIP	10,000
MEDIUM WATER USE	0.5	DRIP	10,000
MEDIUM WATER USE	0.5	BUBBLER	10,000
SPECIAL LANDSCAPE AREAS:			
WATER FEATURE 1			
WATER FEATURE 2			
TOTALS:			
ETWU TOTAL			
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)			
ETAF CALCULATIONS:			
REGULAR LANDSCAPE AREAS:			
TOTAL ETAF x AREA	36,396		
TOTAL LANDSCAPE AREA	25,723		
AVERAGE ETAF	0.38		
ALL LANDSCAPE AREAS:			
TOTAL ETAF x AREA	36,396		
TOTAL LANDSCAPE AREA	25,723		
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER.
- ALL PLANTING AREAS SHALL RECEIVE A LAYER OF 4" MINIMUM MULCH DRESSING, WITH EXCEPTION OF STORMWATER BASIN AREAS.

WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ET ₀)				41°			
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF x IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.5	Drip	0.81	0.405(0.81)	9140	3618.90	9815.15
MEDIUM WATER USE	0.5	Drip	0.81	0.405(0.81)	3734	1528.35	5815.15
MEDIUM WATER USE	0.5	Bubbler	0.81	0.405(0.81)	104	42.63	1515.15
TOTALS:					9273	3849.88	
SPECIAL LANDSCAPE AREAS:							
POOL AREA				0	0	0	
WATER FEATURE 1				0	0	0	
WATER FEATURE 2				0	0	0	
TOTALS:					0	0	
						ETWU TOTAL:	9432.30
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						1116.11	
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA	36.38						
TOTAL LANDSCAPE AREA	95,703						
AVERAGE ETAF	0.38						
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA	36.38						
TOTAL LANDSCAPE AREA	95,703						
AVERAGE ETAF	0.38						

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.50 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

PLANT MATERIALS LIST	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDE/5' WATER USE
ARIR	ARUNDO DONAX (BAMBOO/STANDZARD)	ARUNDO	18 GA	LOW
BR	BETULA COCCINEA (RED BIRCH)	BIRCH	18 GA	LOW
LOF	LOPHOSPERMUM CONFERTUS	BREITENBACH	18 GA	MED
MEI EXC	MEIBOMIA EXCLUSIVUS	NEW ZEALAND CHRISTMAS	18 GA	LOW
PE	PERITIA CALYPTROGLOBA	PERITIA	18 GA	LOW
PRU CER	PRUNUS CERASUS (SWEET CHERRY)	FLOWERING PLUM	18 GA	MED
PRU CAL	PRUNUS CALIFORNICA (WATERCHERRY)	AMERICAN PLUM	18 GA	MED
WAS ROB	WASHINGTONIA ROBUSTA	AMERICAN PALM	36" BOX	LOW
SHRUBS				
CEA CON	CEANOTHUS 'JACOBUS' (PINK BLOSSOM)	WILD LILAC	9 GA	LOW
CEA JAC	CEANOTHUS JACOBUS	WILD LILAC	9 GA	LOW
CEN CO	CERCIS OCCIDENTALIS	WINTER REDBUD	9 GA	LOW
CEB	CETUS BREVIFLORUS	PORTULACA	9 GA	LOW
HEI ARB	HETEROCLADUS ARBUTIFOLIA	TEYON	9 GA	LOW
MUS	MULBERRIFOLIA	CEYLAN	9 GA	LOW
MYN CAL	MYRTUS CALIFORNICA	CALIFORNIA MYRTLE	9 GA	LOW
MYN COM	MYRTUS COMMENSALIS 'COMPACTA'	DWARF MYRTLE	9 GA	LOW
NAM COM	NANCHA COMBESIA	HEAVENLY BABCOO	9 GA	LOW
NER SAL	NERIUM OLEANDER 'PETIT SAUMON'	DWARF CLEANDER	9 GA	LOW
NER WH	NERIUM WHITMANII	WHITE CLEANDER	9 GA	LOW
PHO DAZ	PHORUM DAZZLER	DWARF FLAX	9 GA	LOW
RH CAL	RHAPHIDOPHYLLUM CALIFORNIA	RED CLEANDER	9 GA	LOW
RH SPR	RHAPHIDOPHYLLUM SPRINGTIDE	INDIAN HAWTHORN	9 GA	LOW
SAL CLE	SALIX CLEVELANDI	CLEVELAND BERRY	9 GA	LOW
WET PUN	WESTRINGIA PUNICATA	COAST ROSEMARY	9 GA	LOW
WHEE				
FE PUM	FESTUCA PUMILA	CREEPING HISS	9 GA	MED
GROUND COVER				
	ARCTOSTAPHYLOS PUNICAT REVER	MARGANITA	1 GA/36" OC.	LOW
	ROSA	GARDET ROSE	1 GA/36" OC.	MED
	DECHAMPNIA DESPINOZA	TUNTER HARRISS	1 GA/36" OC.	LOW
	JURCUS PATENS	RUBI	1 GA/36" OC.	LOW
	LANTANA MONTEVERDENSIS	LANTANA	1 GA/36" OC.	LOW
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GA/36" OC.	LOW
	ROSEMARINUS	ROSMARY	1 GA/36" OC.	LOW

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASE CONTROLLER.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIBER MULCH DRESSING, WITH EXCEPTION OF STORMWATER BASIN AREAS.


$$1'' = 30'$$

Preliminary Landscape Plan



ARBUTUS 'MARINA'
(ARBUTUS)
BROADLEAF EVERGREEN CANOPY TREE; 25-39 FT. HEIGHT



CELTIS OCCIDENTALIS
(COMMON HACKBERRY)
LARGE DECIDUOUS CANOPY TREE; 35-40 FT. HEIGHT



LOPHOSTEMON CONFERTUS
(BRISBANE BOX)
BROADLEAF EVERGREEN CANOPY TREE; 25-39 FT. HEIGHT



METROSIDEROS EXCELSA
(NEW ZEALAND CHRISTMAS TREE)
BROADLEAF EVERGREEN CANOPY TREE; 25-33 FT. HEIGHT



PISTACIA CHINENSIS
(CHINESE PISTACHE)
DECIDUOUS CANOPY TREE; 35-35 FT. HEIGHT



PRUNUS CERASIFERA 'KRAUTER VESUVIUS'
(PURPLE-LEAF PLUM)
DECIDUOUS CANOPY TREE; 20-25 FT. HEIGHT

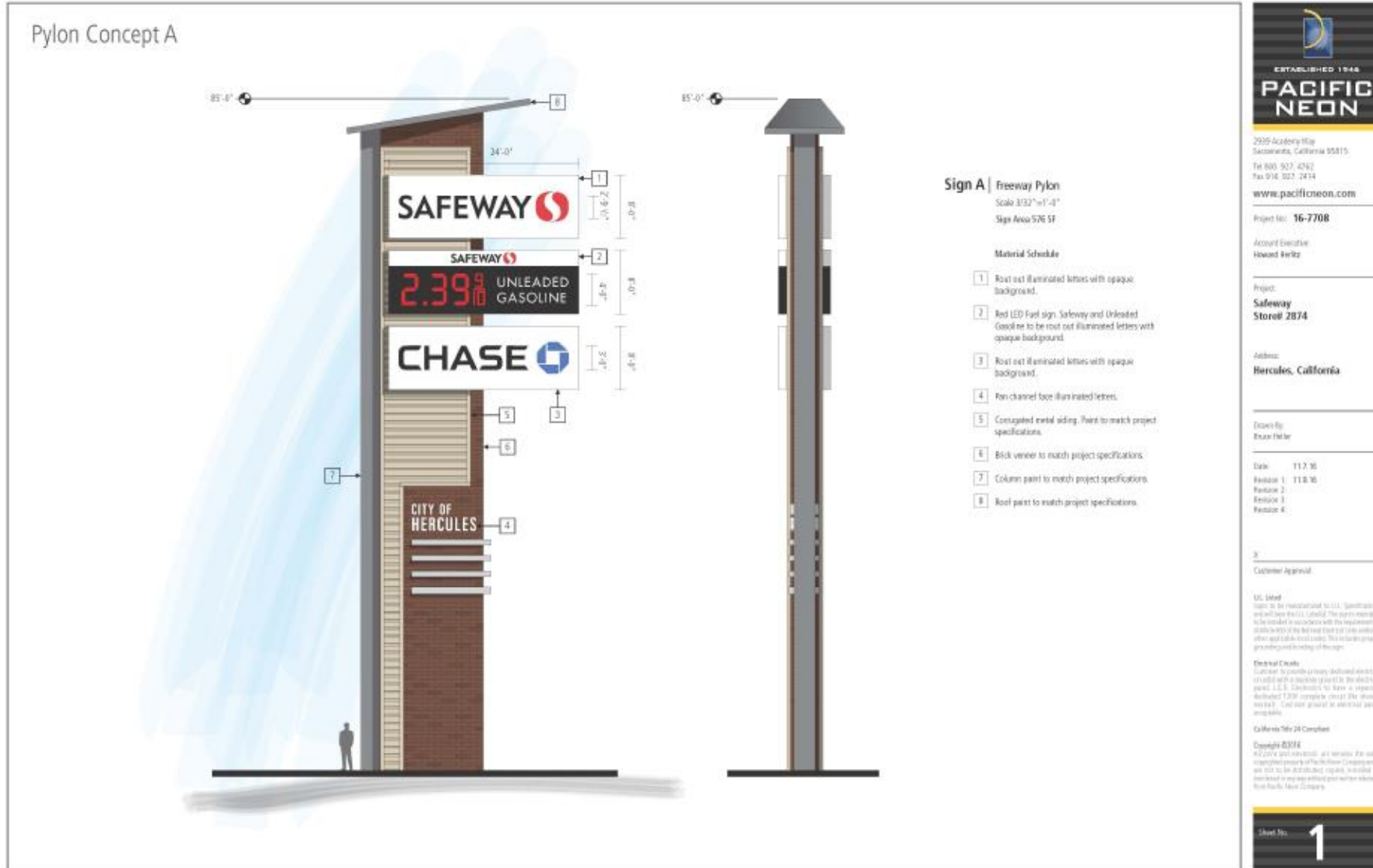


PYRUS CALLERYANA 'ARISTOCRAT'
(ARISTOCRAT PEAR)
DECIDUOUS CANOPY TREE; 25-30 FT. HEIGHT



WASHINGTONIA ROBUSTA
(MEXICAN FAN PALM)
TALL ACCENT TREE; 40-45 FT. HEIGHT

Proposed Pylon Signage



Design Considerations: Site Plan



Proposed Safeway Recommendation

Façade Improvement



Continuous Trellis

Façade Improvement



Proposed/Alternative West Elevations



West Elevation

View from San Pablo Avenue

1" = 10'



West Elevation

View from San Pablo Avenue

1" = 10'

Proposed/Alternative North Elevations

NORTH/WEST ELEVATION



North Elevation

1" = 10'



North Elevation

1" = 10'

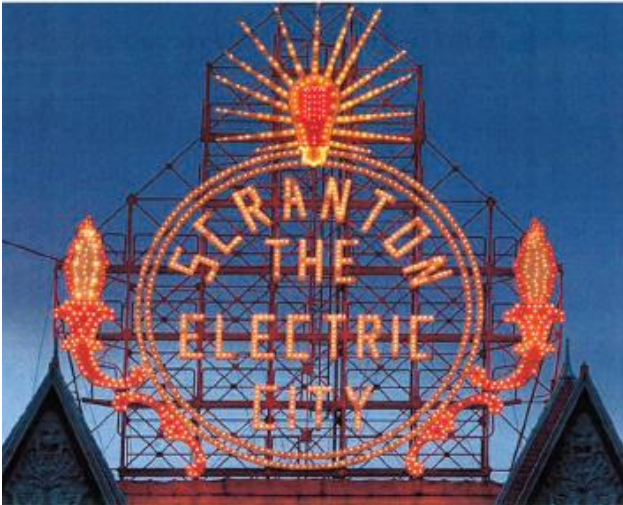
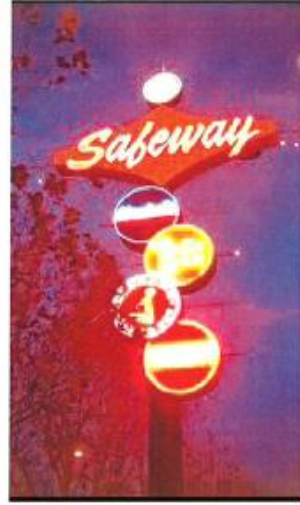
Representative Trellis Features



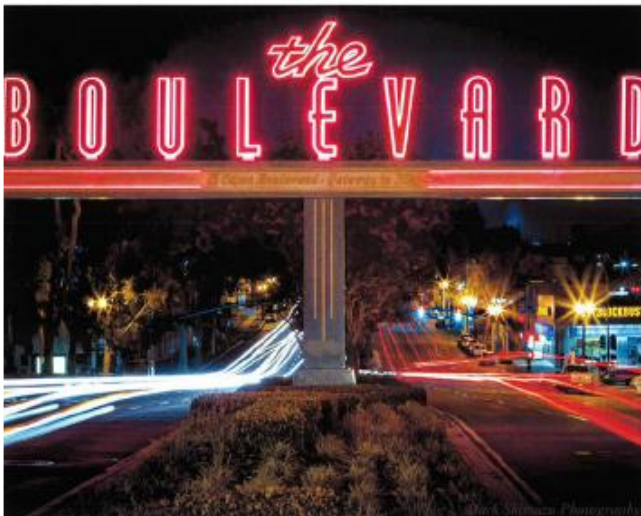
Proposed Pylon Signage



Pylon Signage Examples



Pylon Signage Examples



Pylon Signage Design Concepts

