

HERCULES SELF STORAGE



PRESENTATION BOOKLET HERCULES, CA

JULY 16, 2018

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HERCULES, CA

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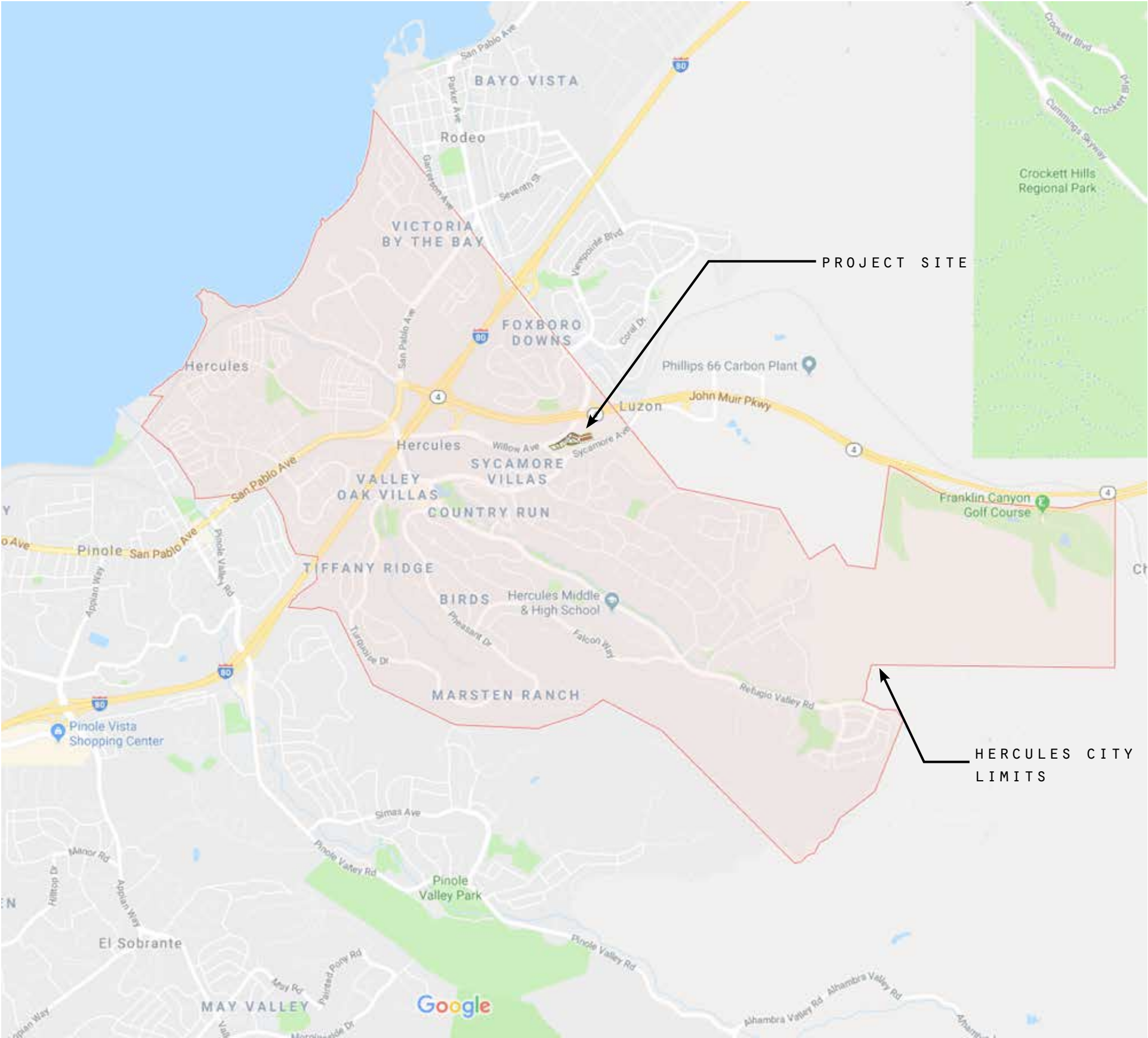
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The Hercules Self Storage and attendant automotive uses (“HSS”) is located in the eastern portion of the City of Hercules, California (the “City”).

The City is a robust residential community, enjoying wonderful climate, healthily diverse residential neighborhoods, and is well situated near employment centers in the Bay Area. However, notwithstanding the City’s many wonderful advantages, the City is lacking in certain uses, thus requiring residents to travel to adjoining cities to obtain such services. Examples of this situation would be automotive uses such as car washes, quick oil and lube services, automotive repair, and automotive parts. In addition, the City does not have a single self storage facility within its entire city limits.

HSS will provide such needed services in a location that is very accessible, but at the same time having limited impacts as a consequence of its location. Such a combination is often difficult to achieve; however, in this circumstance, it is a pleasant happenstance.

HSS is situated at the southeastern corner of the Willow Avenue and Palm Avenue intersection. The urban context for HSS offers City residents easy access from Highway 4, Willow Avenue, and Palm Avenue, without bringing traffic through residential neighborhoods.



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Hercules Self Storage and attendant automotive uses (“HSS”) is bounded by Palm Avenue to the west, Willow Avenue and undeveloped land to the north, undeveloped land to the east, and the Burlington Northern and Santa Fe Railroad (“BNSF”) to the south. State Route 4 (SR-4) is located approximately 300 feet north of the HSS site. The City of Hercules General Plan land use designation and zoning for the project site is General Commercial (CG). Surrounding land uses include: the Valley Bible Church and the Valley Preschool and Daycare north of the site; commercial development and the California Department of Transportation (Caltrans) Maintenance Yard to the west; and the BNSF tracks to the south. South of the BNSF tracks and Sycamore Avenue are residential neighborhoods.

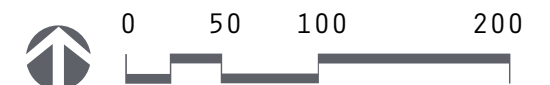
The self storage element of HSS will be situated on the eastern portion of the site on approximately 3.5 acres, and will be comprised of four buildings having around 840 storage units of about 100,000 rentable square feet. The self storage will have a leasing office and manager’s unit facing Willow Avenue. The self storage will be attractively fenced and gated.

The automotive service center element of HSS will occupy the western portion of the site, will be located on approximately 3.5 acres, and is anticipated to provide tire and automotive shop space, an oil change facility, and a car wash of four self-service and two automated bays.



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TREES



Acer rubrum 'Armstrong'
Armstrong Red Maple



Arbutus x marina
Arbutus Standard



Cercis occidentalis
Western Redbud



Geijera parviflora
Australian Willow



Lagerstroemia indica 'Muskogee'
Muskogee Crape Myrtle



Photinia x fraseri
Photinia



Pistacia chinensis
Chinese Pistache Multi-Trunk



Quercus agrifolia
Coast Live Oak



Robinia x ambigua
Pink Flowering Locust



Salix matsudana
Corkscrew Willow



Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm



Zelkova serrata
City Sprite Zelkova

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SHRUBS/VINE/GROUNDCOVERS



Carex phyllocephala
Sedge



Dietes vegeta
African Iris



Erica x darleyensis
Darley Heath



Euonymus fortunei
Emerald Gaiety Euonymus



Hemerocallis x bitsy
Yellow Daylily



Juncus patens
California Gray Rush



Lavandula angustifolia
English Lavender



Leymus triticoides
Wild Rye



Liriope muscari
Lily Turf



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Phormium tenax 'Yellow Wave'
New Zealand Flax



Rosmarinus officinalis
Rosemary



Salvia officinalis
Garden Sage



Thymus vulgaris
Common Thyme



Wisteria frutescens
American Wisteria



Cistus salvifolius
Sageleaf Rockrose



Myoporum parvifolium
Putah Creek Myoporum



Osteospermum fruticosum
Freeway Daisy

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The visual simulations following this page were taken from a number of points surrounding the Hercules Self Storage site, as follows:

- Visual Simulation 1A. This is a view from street level, situated across the street from the main entrance on Willow Avenue.
- Visual Simulation 1. This is a view from the residences at the end of Poppy Court, situated south of the BNSF tracks and Sycamore Avenue.
- Visual Simulation 2. This is a view from the Valley Bible Church parking lot facing southeast across Willow Avenue.
- Visual Simulation 3. This is a view from the intersection of Willow Avenue and Palm Avenue, facing southeast toward the project.
- Visual Simulation 4. This is a view from the Willow Avenue overpass of Highway 4, facing south.
- Visual Simulation 5. This is a view from the Foxboro Park, which is north of Highway 4. This is a view facing to the southeast across Highway 4.



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BEFORE



AFTER

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BEFORE



AFTER

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BEFORE



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