

# Development Update

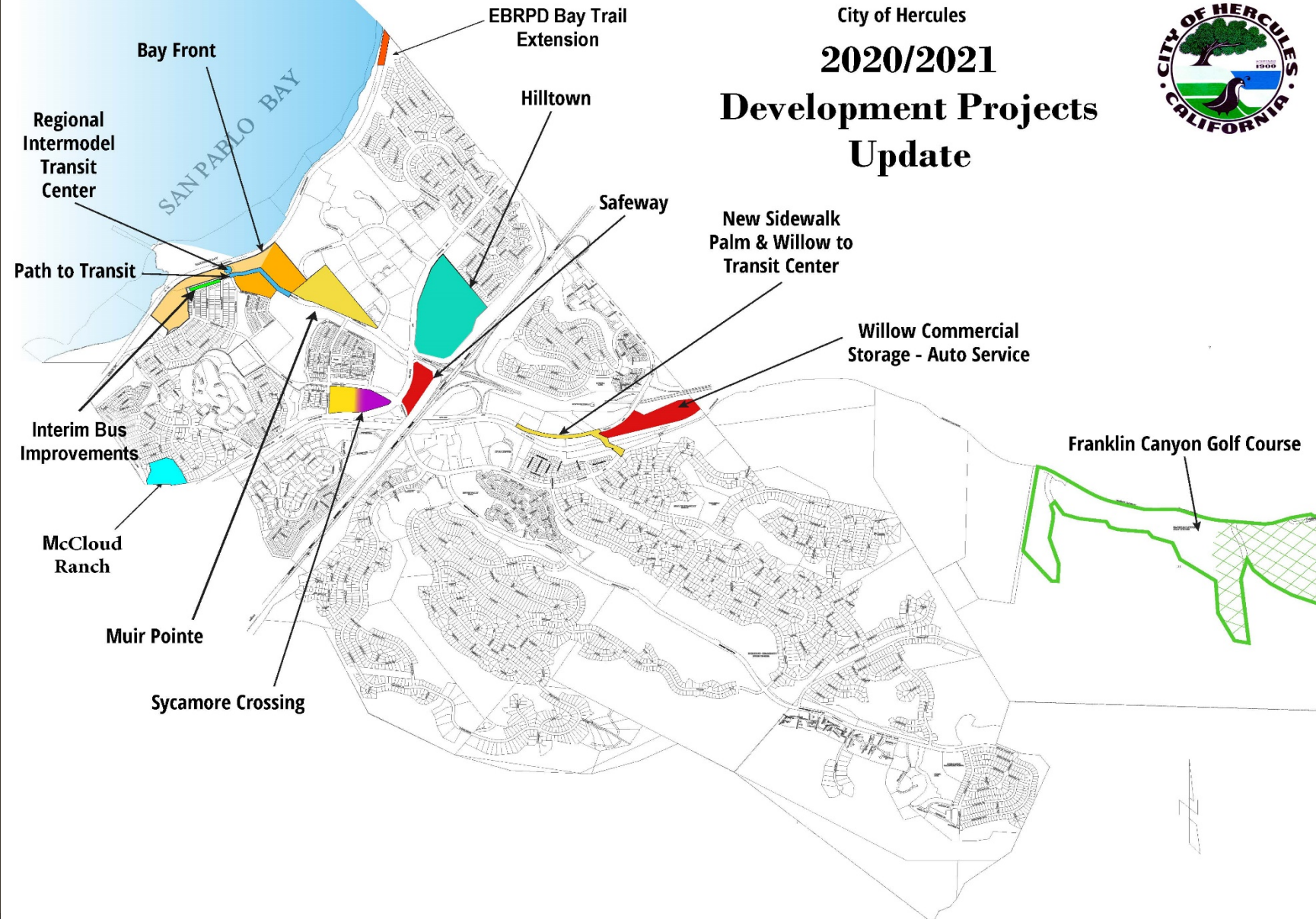
January 12, 2021

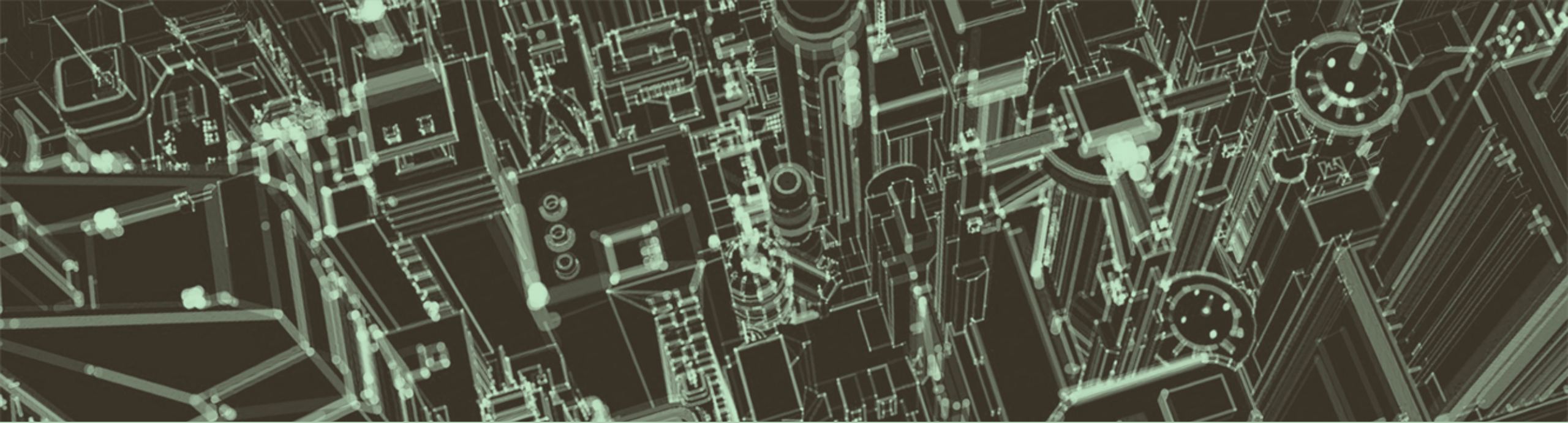


# Overview

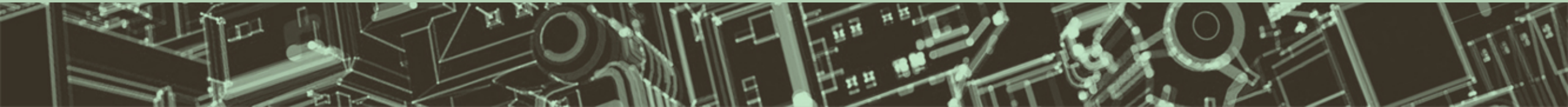
- Former Redevelopment Properties All Sold to Private Parties
- Investment in Infrastructure Facilitates Development
- New Opportunities Identified
- Remaining Sites Constrained
- Update of Circulation Element Completed in 2018
- Currently Constrained by COVID Pandemic and Recessionary Economy
- Aspirational in Outlook and Realistic in Expectations

City of Hercules  
**2020/2021  
Development Projects  
Update**





# Committed Sites



Completed project with 144 apartments and 10,000 sq. ft. retail.

Three retail spaces now occupied –

- Bridal/Florist Shop
- Jumping Spoon Korean Restaurant
- Optometrist

# Aventine





# Muir Pointe

144 new home community completed, including two new City parks – Sierra and Shasta.



# Bayfront

40 acre transit-oriented development with a mix of residential, retail, office and hospitality.

Residential: 1,392 units

Office: 115,000 square feet

Retail: 90,000 square feet

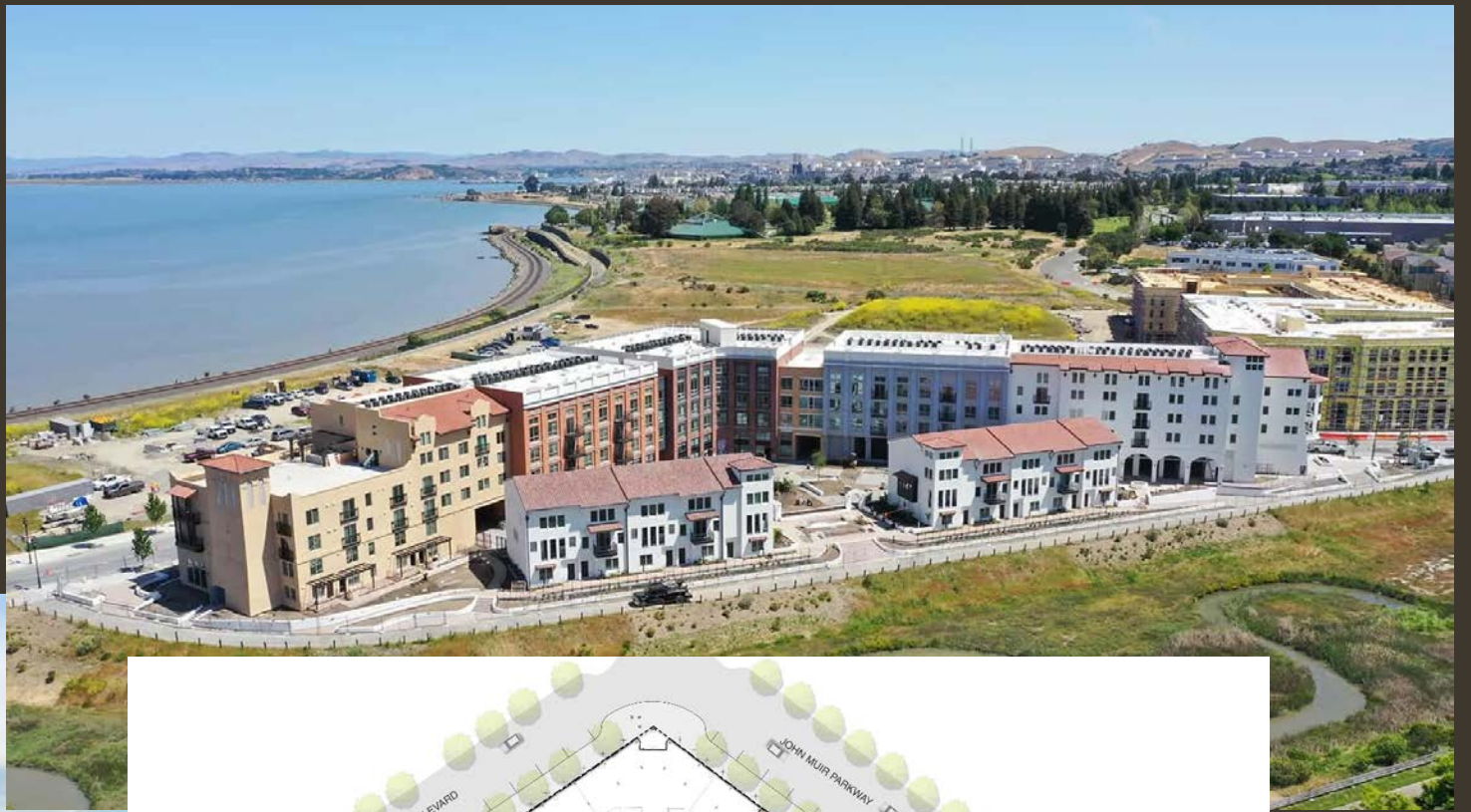
Flex : 134,000 square feet



# Bayfront

## The Exchange

First phase – 172 apartments  
and ground floor retail  
completed in August 2020



# Bayfront

Second phase approved in June 2018

235 apartments with amenity space now under construction, expected to open May 2021



# Bayfront

Third phase approved by Planning Commission in May 2019, and by City Council in July 2019.

476 apartments on three blocks with amenity space;  
Building permits ready to be pulled in 2021.





# Safeway

New Safeway and fueling center, and 6,000 sq. ft. of shop space on 6.62 acres at San Pablo & Sycamore

Stores set to open March 2021

Will also feature Peet's Coffee and Chase Bank.





# Sycamore Crossing

12-acre site at Sycamore & San Pablo being developed by Lewis Operating Companies.

2.6-acre site sold for hotel development – 100 room Hampton Inn.

27,000-sq.-ft. retail center planned for 3.22 acres on corner.

120 unit townhouse community.

Project approved by the Planning Commission and City Council in 2019 with utility relocation and public improvement plans in design.

PROPOSED TREE PALETTE				
SYMBOL NAME	COMMON NAME	SIZE	W. CODE	QTY
	ACER RUBRUM RED DWARF	24" SOX	NOO	50
	CUPRESSUS SEMPERVIRENS	24" SOX	LOW	40
	QUERCUS BLANDA PRINCETON SENTRY	24" SOX	NOO	124
	JUGLANS NIGRA NUTSEDGE	24" SOX	LOW	19
	JUGLANS NIGRA NUTSEDGE	24" SOX	LOW	9
	ADANTUM SPECIES	24" SOX	LOW	45
	OPA RUBRONIA	24" SOX	V. LOW	87
	PLATANUS X ACERIFOLIA COLUMNIA	24" SOX	NOO	41
	QUERCUS AGRIIFOLIA	24" SOX	V. LOW	28
	MAGNOLIA GRANDIFLORA	24" SOX	LOW	190
	MAGNOLIA GRANDIFLORA	24" SOX	LOW	284
	MAGNOLIA GRANDIFLORA	24" SOX	LOW	54



**GENERAL NOTES**

OBJECT ENTRIES AT SAN PABLO AVENUE SHALL FOLLOW THE REQUIREMENTS OF THE CITY'S INTERSECTION CLEARANCES (VIEW ANGLES) AT ALL INTERSECTIONS. TREES SHALL BE PLANTED IN THE PLANTING STRIP. VEGETATION IS TO BE HIGHER THAN 42" ABOVE THE TOP OF CURB OR 5' 0" OVER THE EDGE OF PAVEMENT AS REQUIRED BY CONTRA COSTA COUNTY SWANSON CODE SECTION 52-10.

**Landscape Architecture**  
 805 Broadway Way  
 Suite 240  
 Napa, CA 94558  
 707.224.2209  
 www.vivienmiller.com

Santa Clara Valley Housing Group  
 801 Santiago Avenue, Ste. 100  
 Santa Clara, CA 95050

**HILLTOWN**  
 HERCULES, CA # 12216

**FINAL DEVELOPMENT PLAN  
 VESTING TENTATIVE MAP**  
 FEBRUARY 16, 2020



OVERALL SITE PLAN

# Hilltown

44-acre site proposed for just under 600 unit “Italianate Hilltown” residential community with small retail component.

Development Agreement Amendment approved in April 2018 and final entitlements approved in Summer 2020.

Final design underway.

# Willow/Palm Site

7.1-acre privately owned site approved for a 28,000-sq.-ft. auto service center and self-storage facility. Under construction.

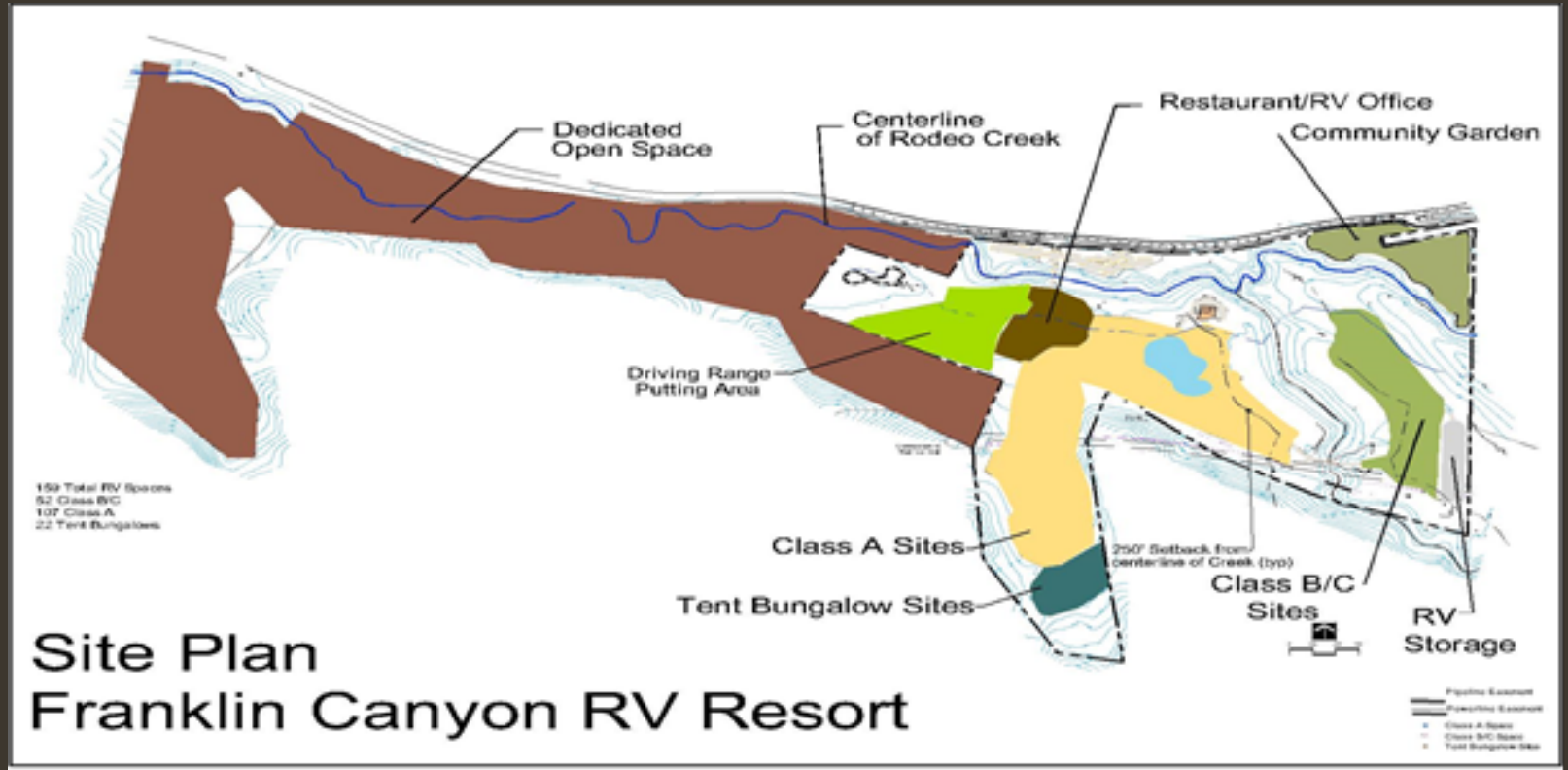


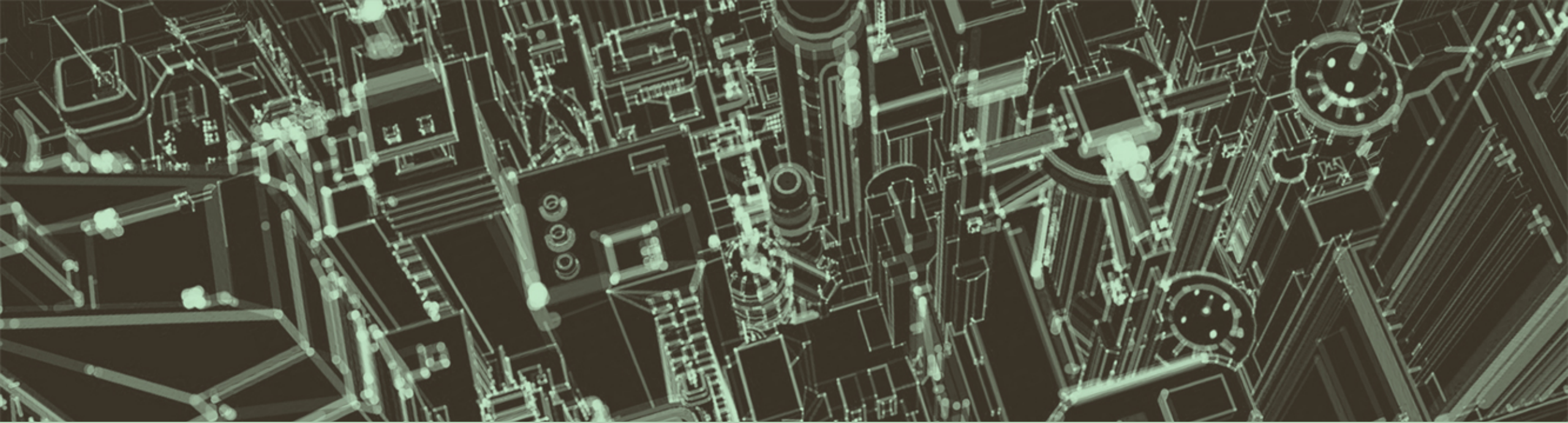
# Franklin Canyon RV Resort

Zoning Consistency review completed in June 2019 for a high-end recreational vehicle park and amenities.

Application submitted for project entitlements in late 2020. Will feature:

- 159 RV sites;
- 22 tent bungalows;
- 70 acres of permanent open space;
- 5-acre community garden;
- Driving range/putting green;
- Clubhouse.





# Pending Sites





## Cury Parcel

0.93 acres with three historic structures being marketed for a small creative campus.



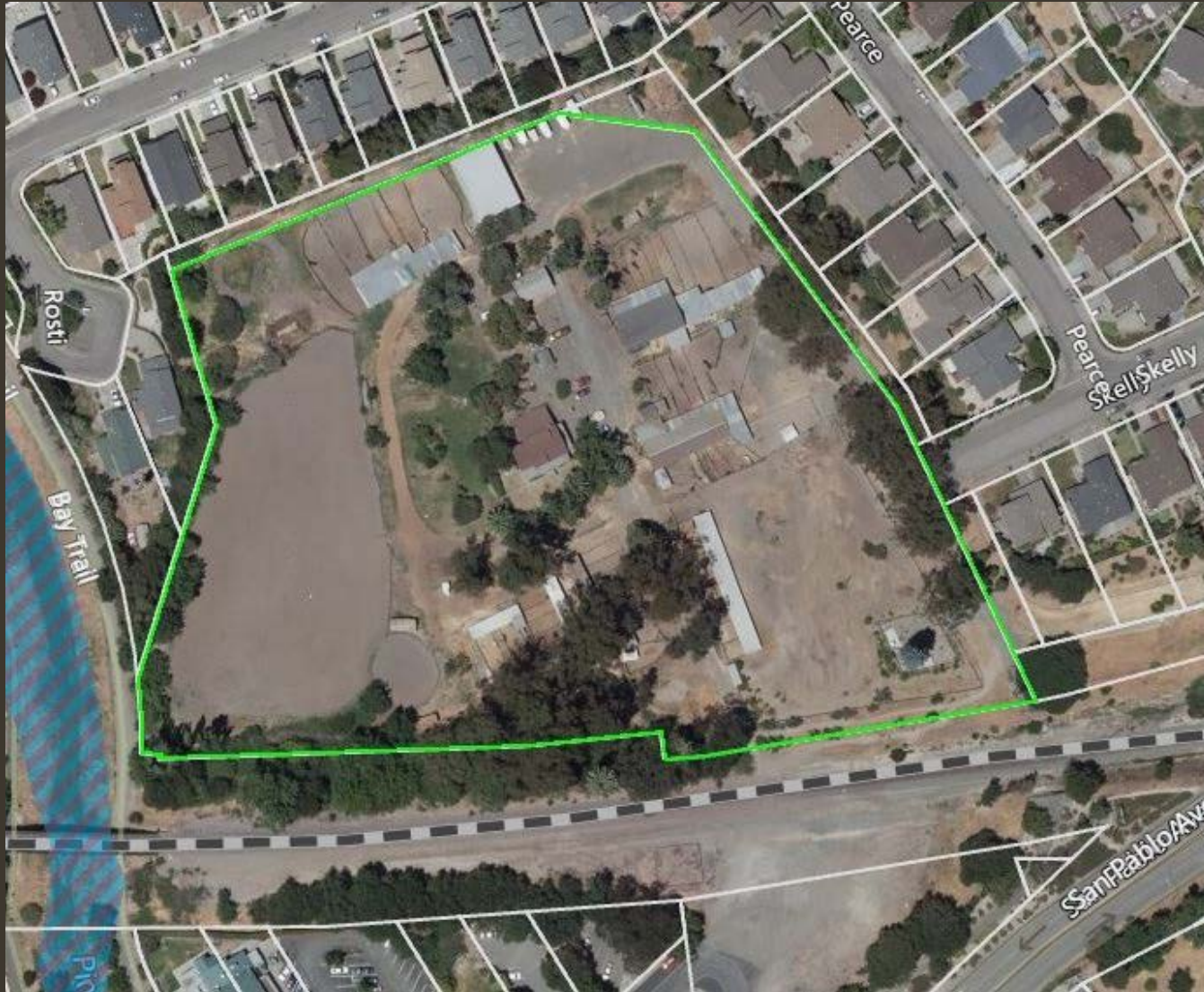
## Willow Loop

6.25-acre site currently being considered for sale suitable for small hotel/office development.



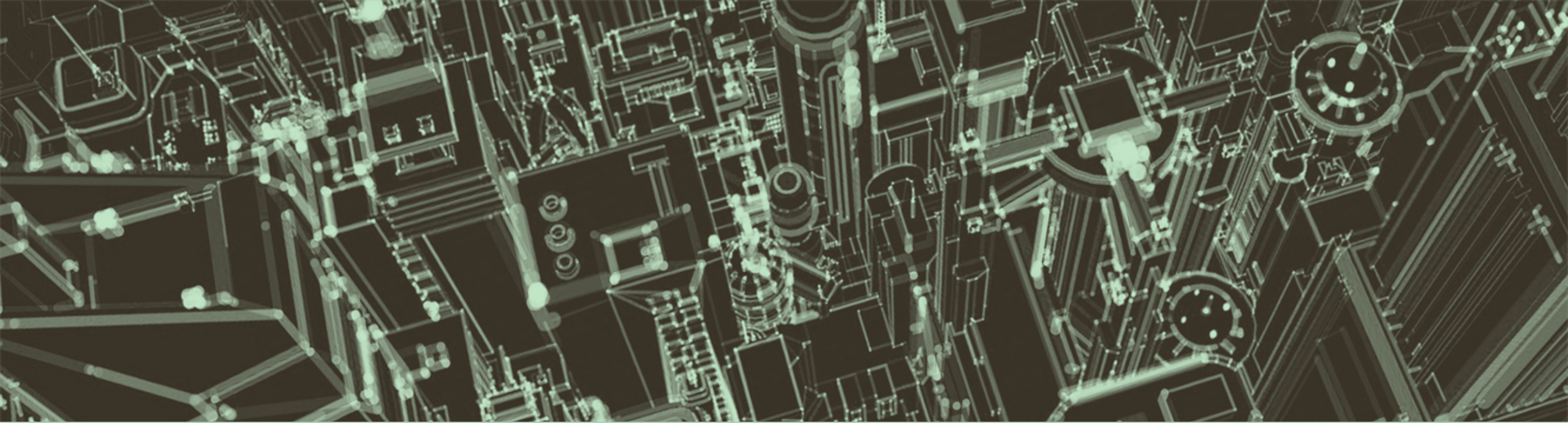
## Willow & Highway 4

6.98-acre site currently for sale  
with commercial potential



## McLeod Ranch

6.98-acre site currently being considered for an in-fill residential community of 38 units.



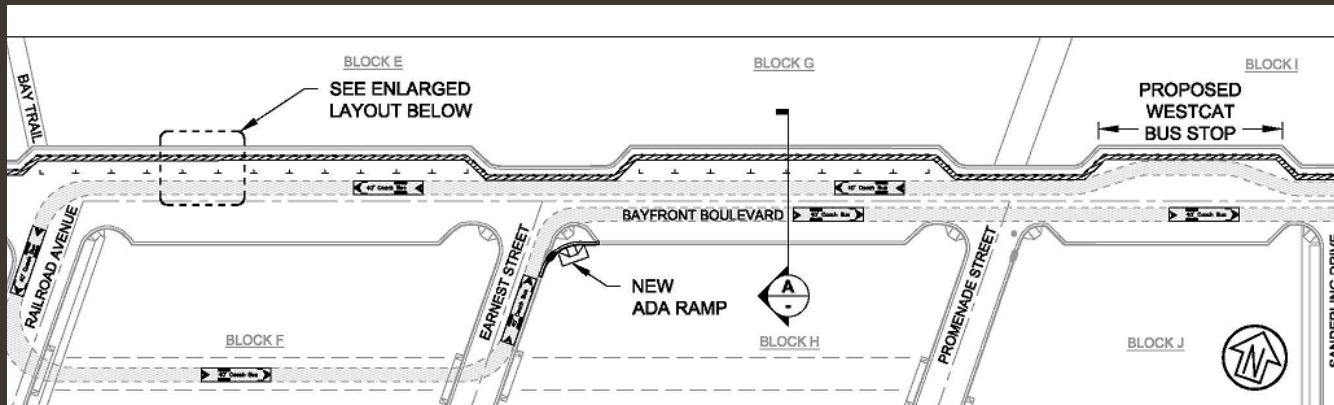
# Public Projects





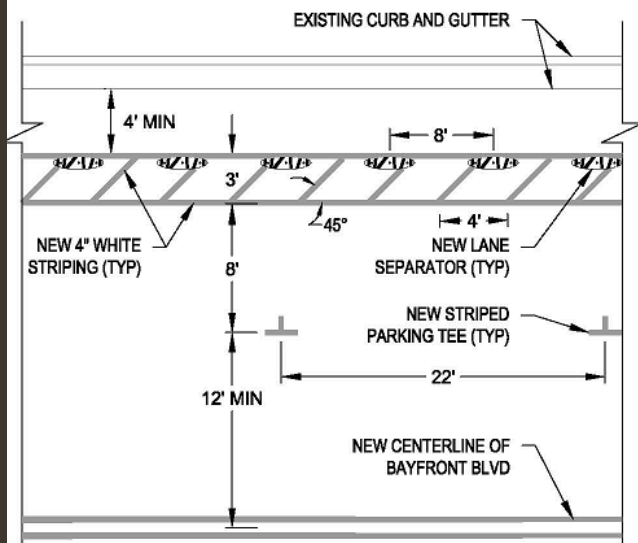
# Regional Intermodal Transportation Center

Bay Trail and Path to Transit  
Phases completed. Bay Trail West  
completed. Interim bus  
improvements completed.



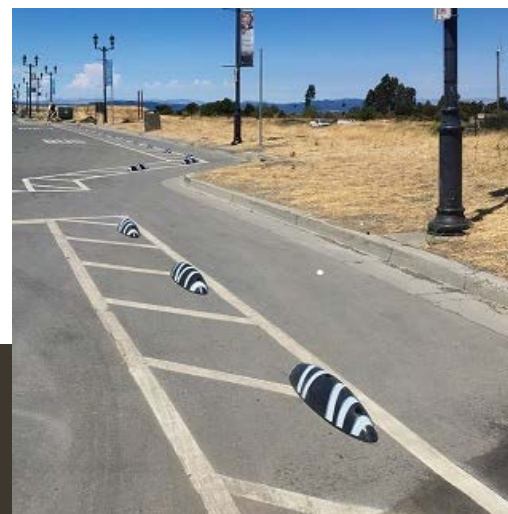
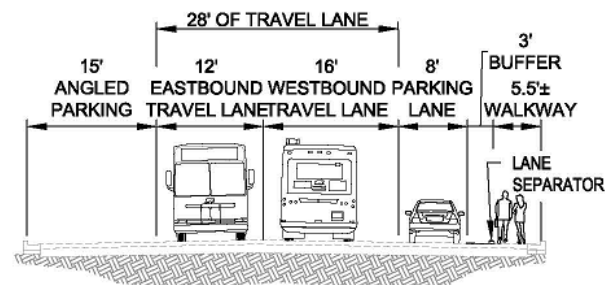
### PLAN

SCALE: NOT TO SCALE



### ENLARGED LAYOUT

SCALE: NOT TO SCALE



# Regional Intermodal Transportation Center

Interim bus improvements completed in early 2020 with bus service to start in mid-2021.



# Regional Intermodal Transportation Center

Next Phases: Utility  
relocation, track  
improvements, and station  
facilities - seeking funding

[www.HerculesTrainStop.com](http://www.HerculesTrainStop.com)





# Wastewater Treatment Plant Upgrade

The \$50 Million upgrade of the joint Pinole/Hercules Wastewater Treatment Plant has been completed.

# Bay Trail Extension to Rodeo

The East Bay Regional Parks District is constructing an extension of the Bay Trail from Hercules to Rodeo.





Questions?