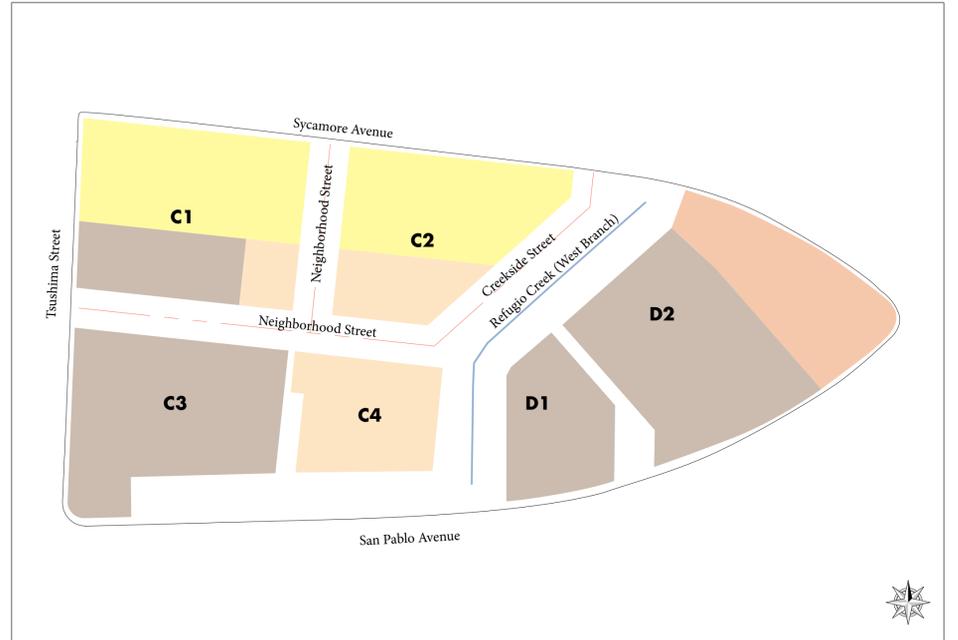
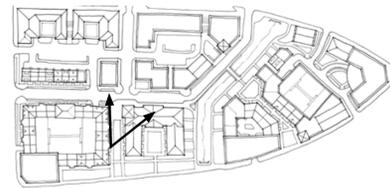
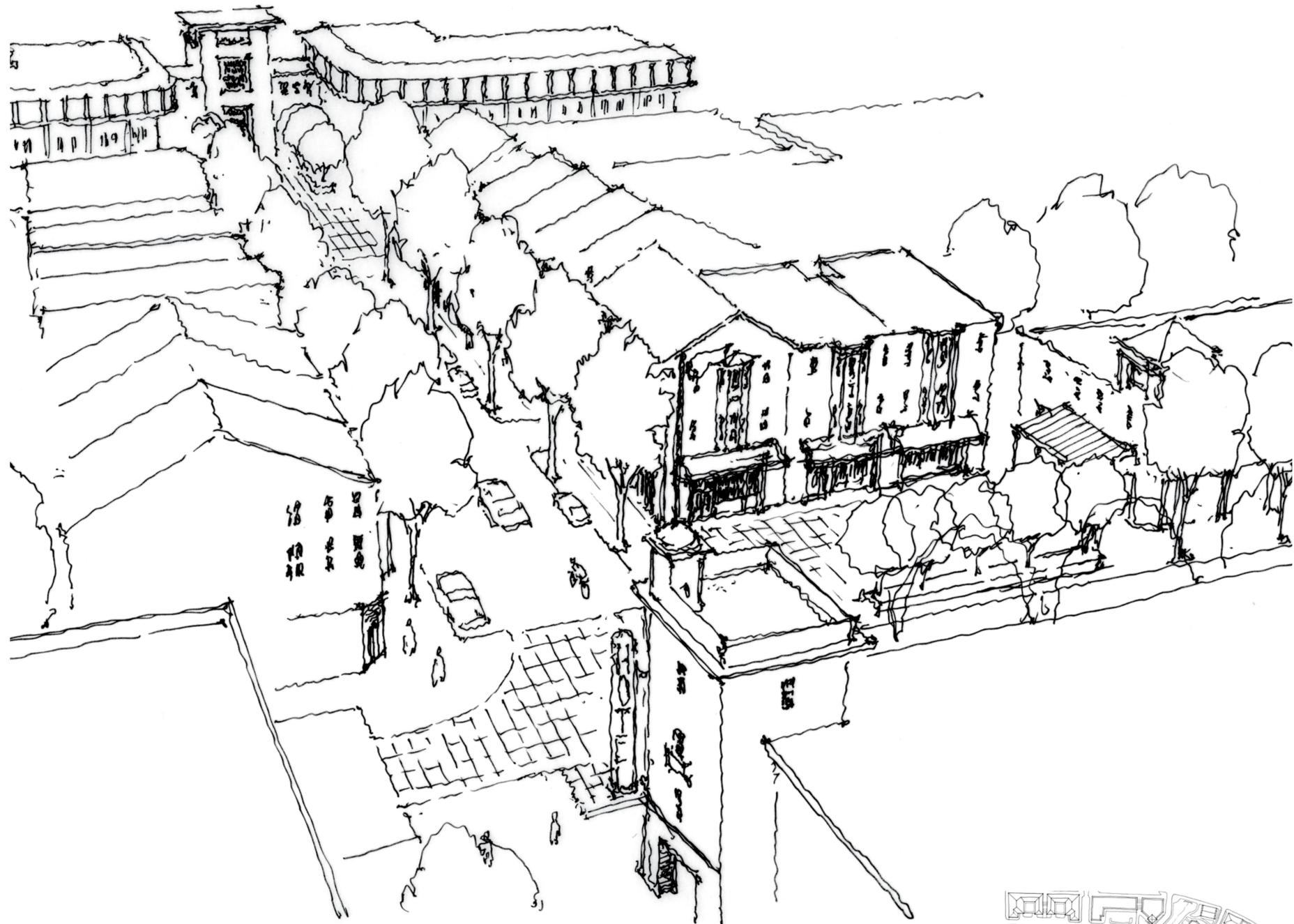




**Sycamore Crossing**  
Hercules, California





**Phase 1**

Four mixed use buildings will be built along Sycamore Avenue facing Sycamore Crossing – North. The buildings will provide ground floor retail with residential and office uses above. Three new streets will connect through the project site providing direct access from Tsushima and Sycamore. It is anticipated that surface parking behind the buildings will be redeveloped into housing and structured parking in later phases of development.



**Phase 2**

Blocks C3 and C4 will follow in the second phase. Block C4 will accommodate either a boutique hotel of up to 150 rooms or a small to medium-sized retail anchor. Surface parking for the hotel/retail anchor store will be located on Block C3 immediately to the west. With this additional parking provided, Blocks C1 and C2 can be further developed to provide live work housing or additional mixed-use development on former surface parking areas.



**Phase 3**

Block D1 will be developed in a third phase that could overlap or happen concurrently with Phases 2 and 4. Development would include a large building at the intersection of Sycamore and San Pablo Avenues. This could be either a boutique hotel of up to 150 rooms or a commercial building with ground floor retail and office uses above. A central surface parking lot would serve either use and could be redeveloped as later infill occurs.



**Phase 4**

In the final phase of development, Blocks C1, C3, D1 and D2 can accommodate additional development as surface lots are replaced with lined parking structures, commercial buildings along San Pablo Avenue and live/work or residential units along the creek and neighborhood streets.

