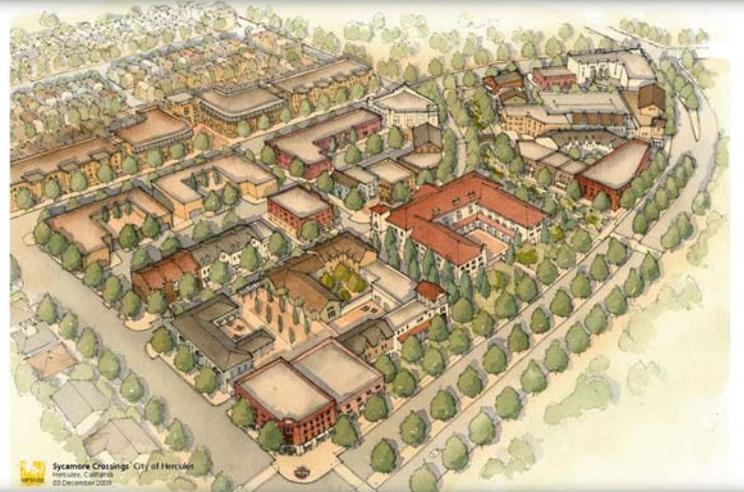


# Sycamore Crossing



The Next Chapter in the  
Central Hercules Plan

# Goal for Tonight

---

- Present the Site Plan for the Sycamore Crossing Project
- Solicit feedback from the community regarding the plan and suggestions for improvement.

# Site Context



Sycamore Crossing

# Location Location Location...

---

- At the heart of town
- Easy Access to I80 & SR4
- Ideal location for retail/commercial activity
- Natural Amenities ??



# What's Under All that Dirt ?

---

- Site remained undeveloped for many years due to constraints
- Underground Utilities
  - 24" Water Main
  - Overhead PG&E line
  - Sewer lines along Sycamore
- The Creek
  - Constraint or natural resource?

# A Few Brave Attempts

---

- People recognized the value of the location but ...



# December 08, 2004



**Sycamore Avenue - Parcel C**  
Conceptual Planned Development Plan  
12.08.2004

# May 12, 2006

Draft Site Plan

May 12, 2006



**Legend**

- Mixed Use
- Double Loaded (with corridor)
- Double Loaded, walkups
- Townhouses
- Townhouses over Flats
- Commercial
- P1 Parking Access
- P2 Parking Access
- Section Cut (see sections)

**DEVELOPMENT SUMMARY**

**BLOCK 1**

- 12,500 SF Commercial  $\Rightarrow$  = 31 spaces  
 105 Residential Units
- 32 Over Commercial
    - 16 700 TO 900 SF Flats
    - 16 1400 TO 1600 SF Townhomes
  - 27 Double Loaded 'Walkups'
    - 12 850 SF Flats on ground floor
    - 3 600 SF Flats (high ceiling)
    - 12 1700 SF Two Story Townhomes
  - 34 Double Loaded Bldgs (w/ Corridor)
    - 14 715 SF Flats (courtyard)
    - 4 600 SF Flats (high ceiling)
    - 16 1250 SF Two Story Townhomes
  - 12 Townhouses @ 1650 SF

**BLOCK 2**

- 12,500 SF Commercial  $\Rightarrow$  = 31 spaces  
 79 Residential Units
- 28 Over Commercial
    - 14 700 TO 900 SF Flats
    - 14 1400 TO 1600 SF Townhomes
  - 14 Double Loaded 'Walkups'
    - 6 850 SF Flats on ground floor
    - 2 600 SF Flats (high ceiling)
    - 6 1700 SF Two Story Townhomes
  - 31 Double Loaded Bldgs (w/Corridor)
    - 13 715 SF Flats (courtyard)
    - 3 600 SF Flats (high ceiling)
    - 15 1250 SF Two Story Townhomes
  - 6 Townhouses @ 1650 SF

**BLOCK 3**

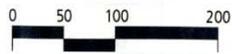
- 76 Residential Units
- 38 725 SF Ground Floor Flats
  - 38 1500 SF Two Story Townhouses

**BLOCK 4**

- 21,000 SF Commercial  $\Rightarrow$  = 52 spaces  
 24 Residential Units
- 12 725 SF Ground Floor Flats
  - 12 1500 SF Two Story Townhouses

**SUMMARY**

46,000 SF Commercial = 115  
 284 Residential Units = 355



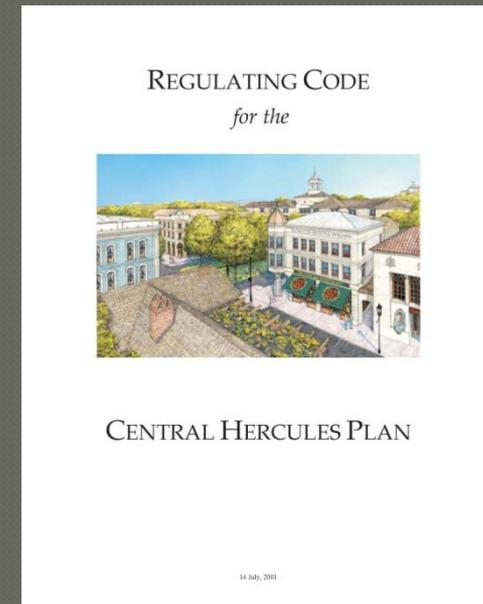
# Business As Usual

---

- Strip-mall suburban mentality
- Dense Residential Buildings
- No community input - CHP
- Not Liveable/Walkable
- Creek? What Creek

# Mixed Blessing

- ◉ Due to the multiple challenges on the site no project was completed
- ◉ 2007 Redevelopment Agency acquires property
- ◉ Armed with the CHP City began to look at the site possibilities



# History

## Put together a 1<sup>st</sup> class design team

- Architect
- Landscape Architect
- Engineers
- Planning
- Retail Consultant

## Community Open Houses

## Circulated Internally

- RHFD
- Police
- WestCAT
- City Depts



# On Going Efforts

---

- Engineering
- Architectural Plans for Sycamore South directly across from Sycamore North (on hold)
- Creek Restoration Design
- Preliminary Discussions with Developer for Phase Two
- Proposed Initial Planned Development Plan (Master Plan)

# What is an IPDP ?

## Initial Planned Development Plan

---

- It is a document that outlines the proposed “Site Plan” for the land in question
- City uses it to make a determination if it is consistent with regulating documents
- If approved, provides applicant with an envelope of what could be developed (scale and scope)
- It is a document upon which initial approvals are based (allows developer to move forward with detailed plans and financing)
- Must go through normal development review process including Planning Commission and City Council

# Initial Planned Development Plan

---

- IPDP must be followed by an FPDP in order to pull permits and build.
- CEQA must be completed to identify any impacts as a result of proposed development (gives the City a chance to impose conditions)
- No different than private development project however City is able to control development (within market constraints)

# Site Today

Sycamore "North"

Sycamore "South"

Sycamore  
"Crossing"

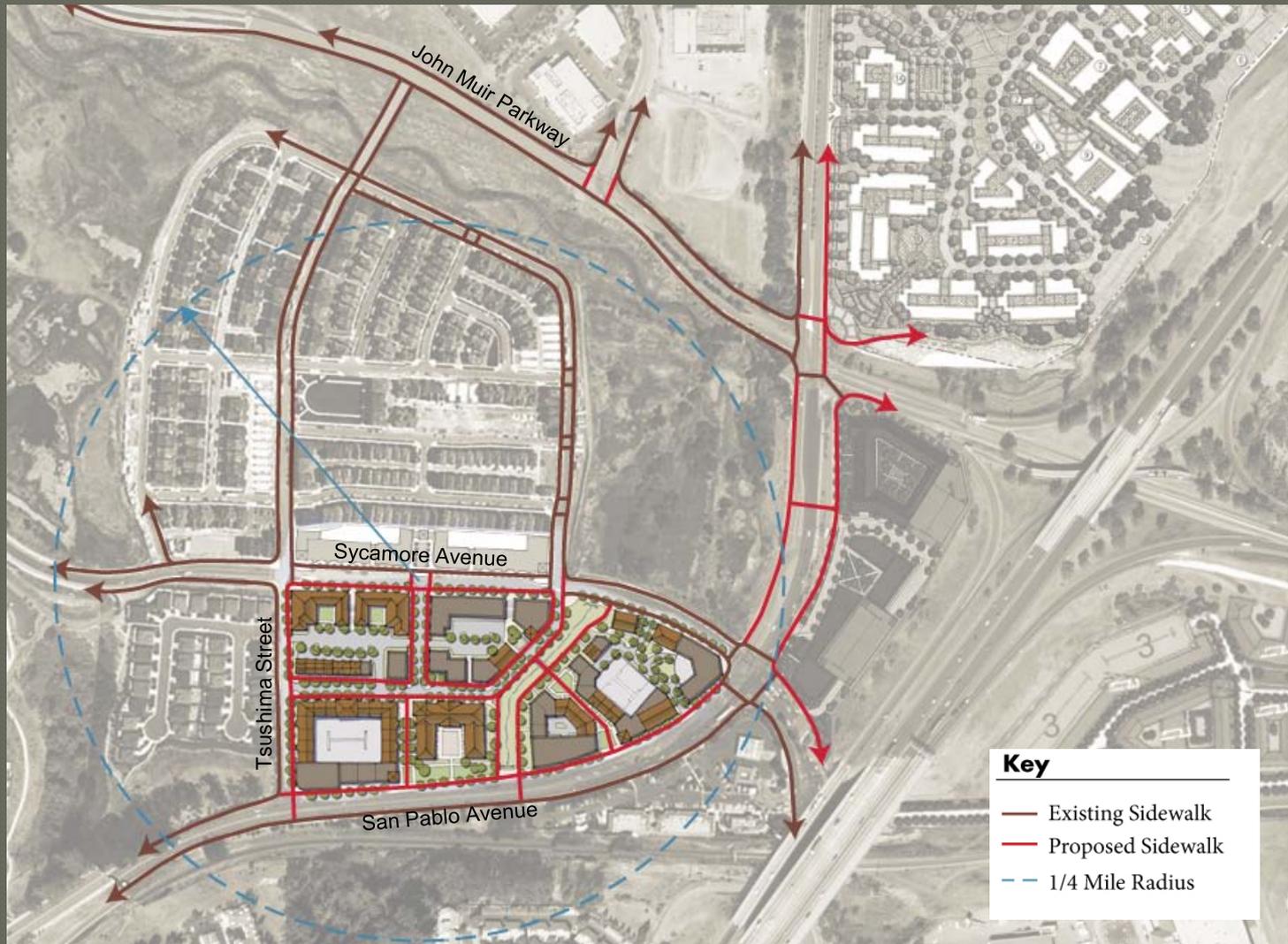
Sycamore  
"Downtown"



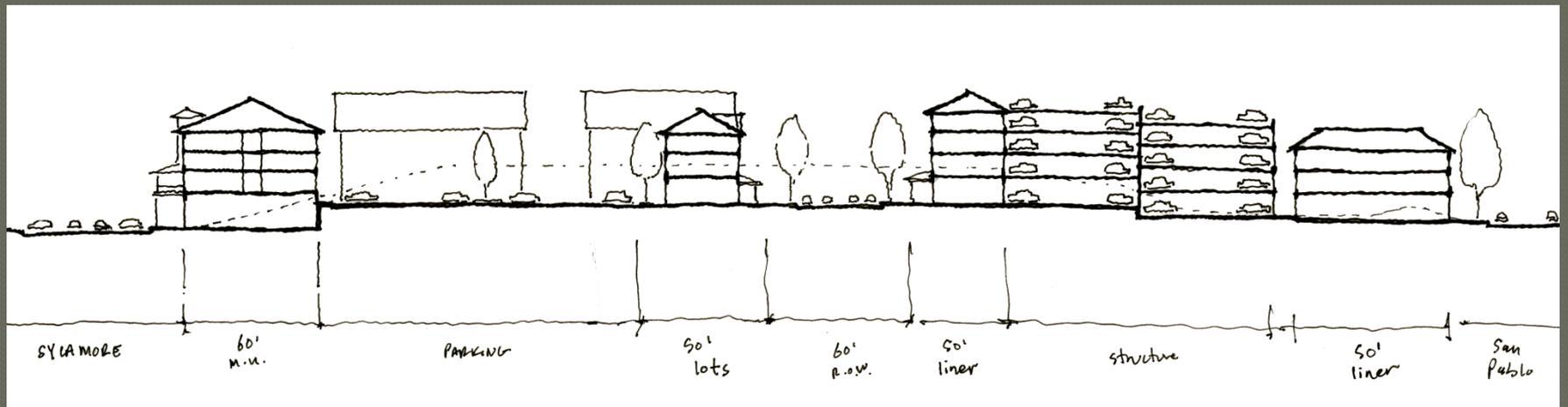
# Master Plan



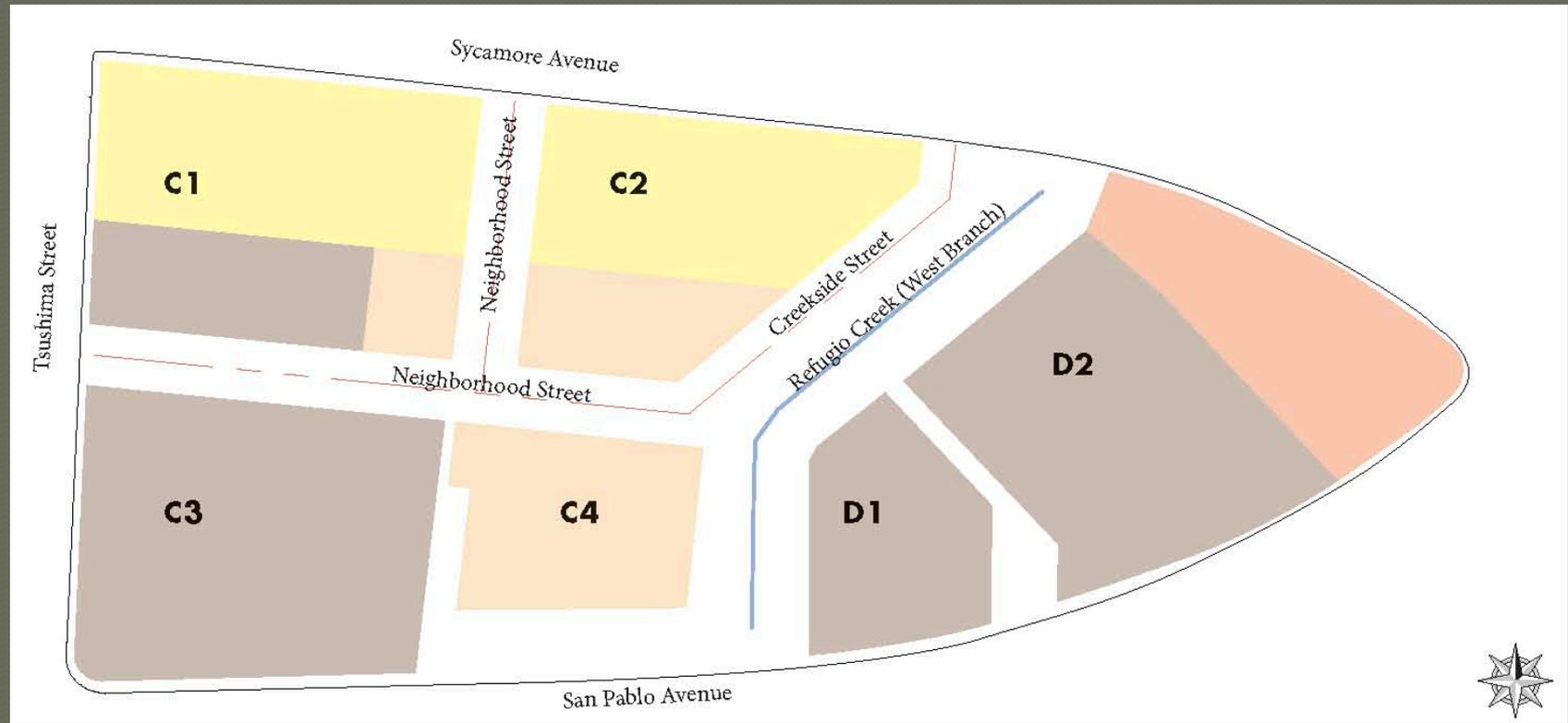
# Connectivity



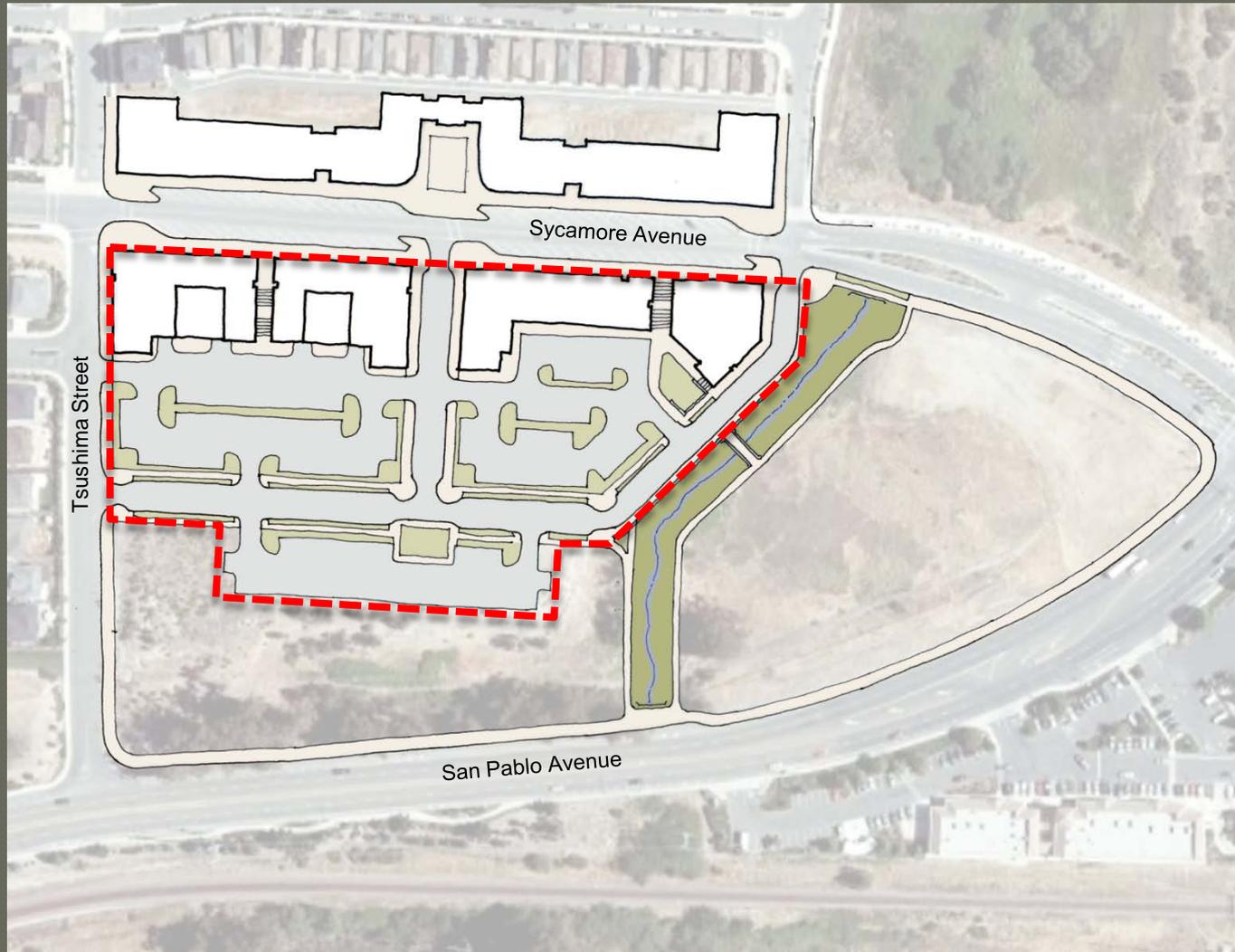
# Site Concept



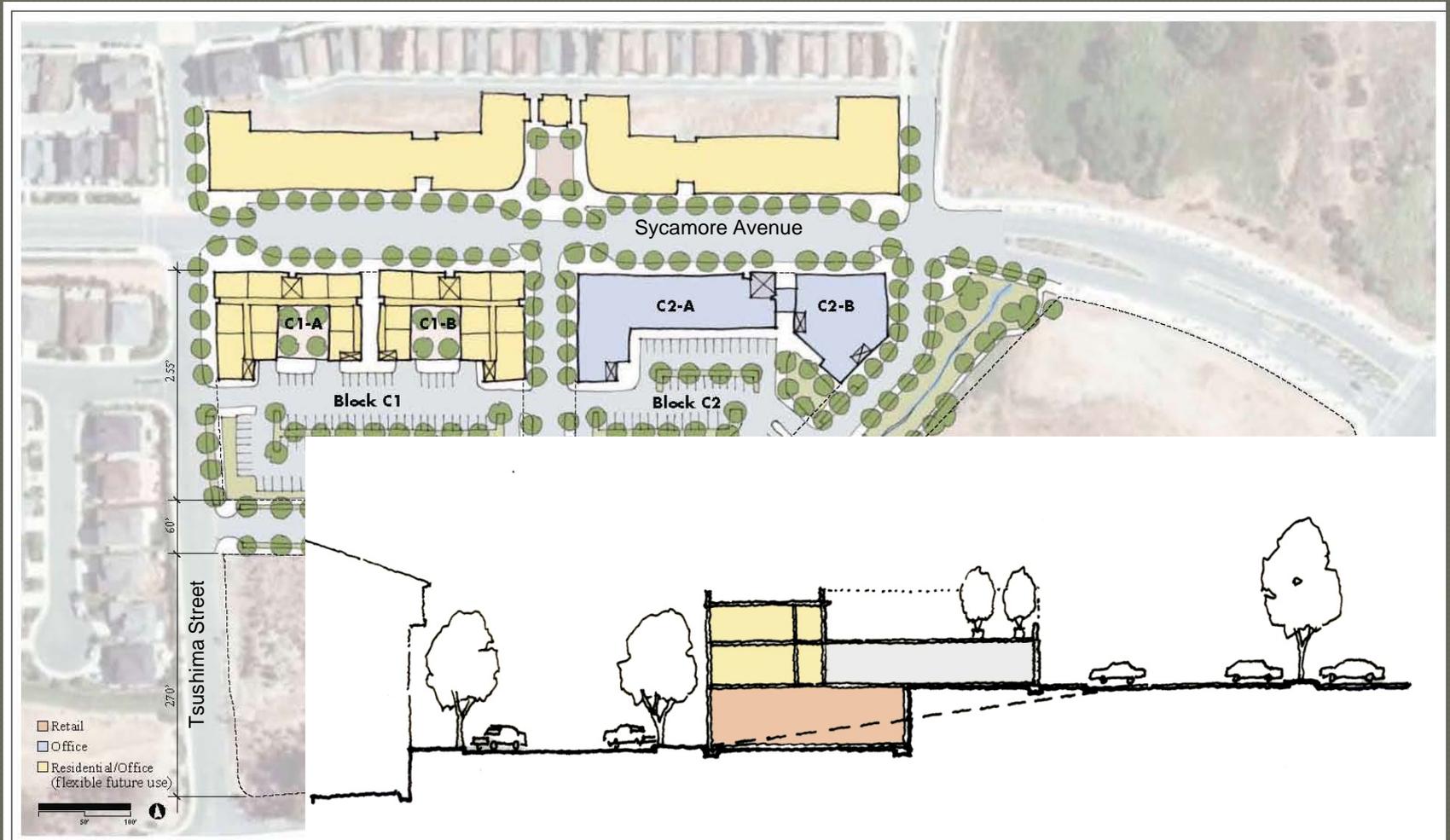
# Sycamore Crossing Potential Phasing



# Phase I = "Sycamore South"



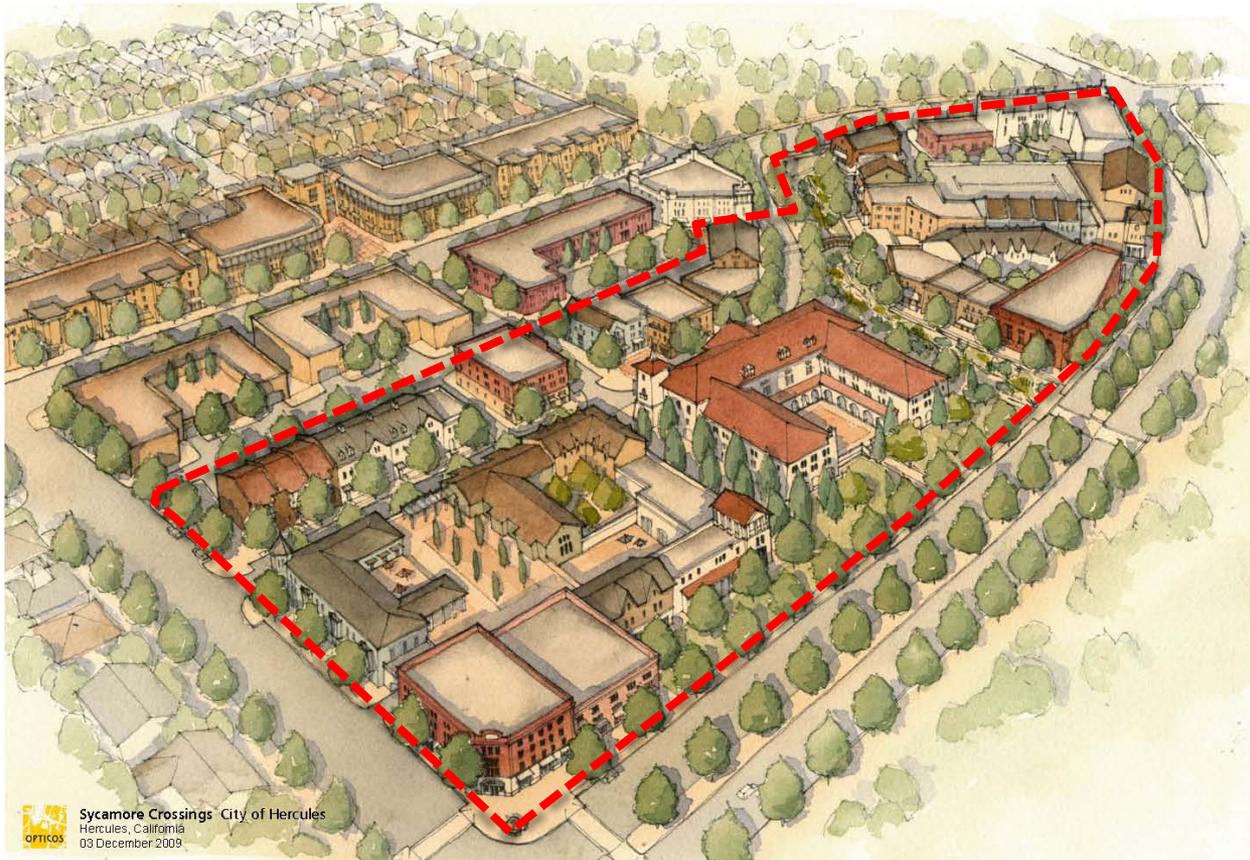
# Phase I = "Sycamore South"



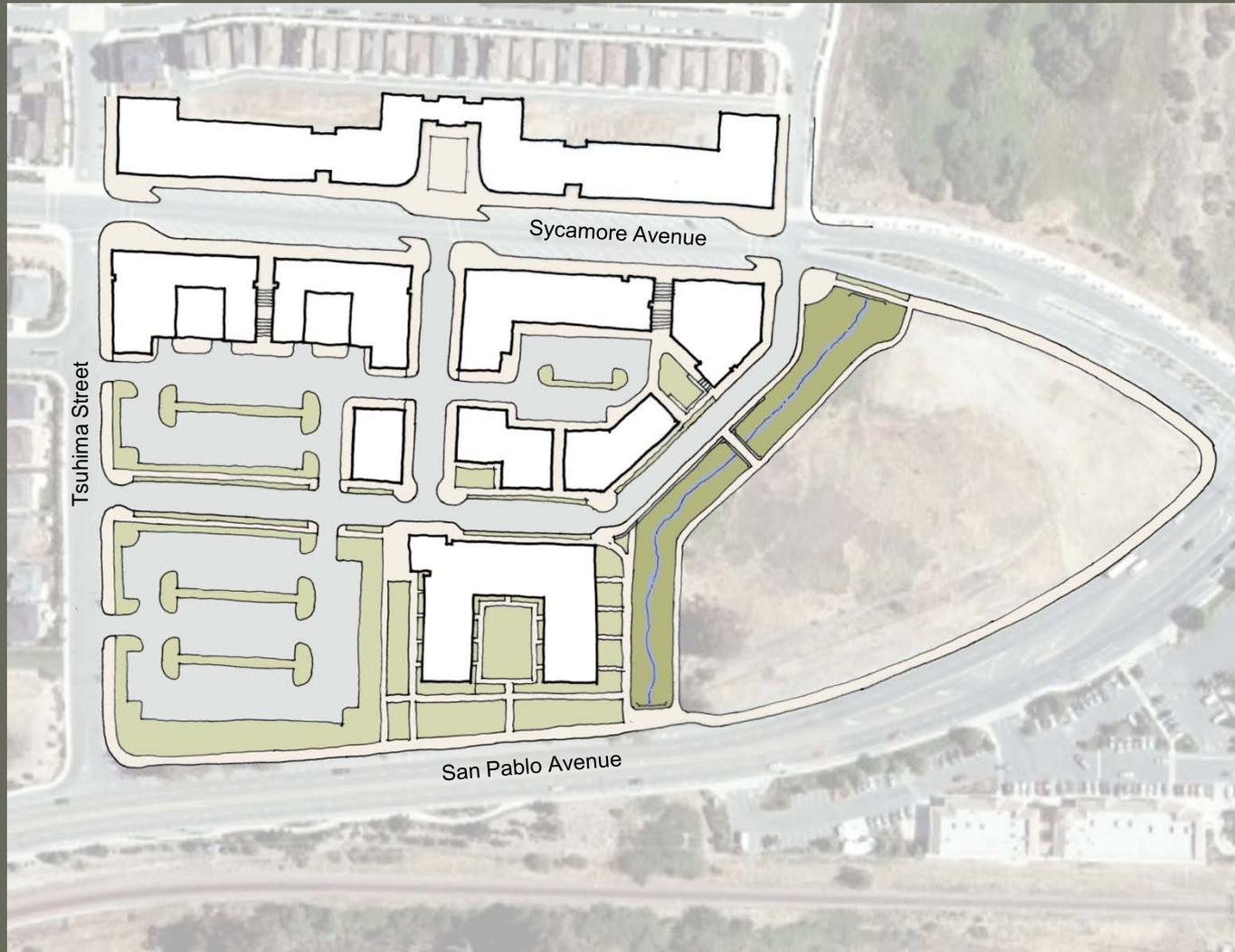


 **Sycamore Crossings** City of Hercules  
Hercules, California  
03 December 2009

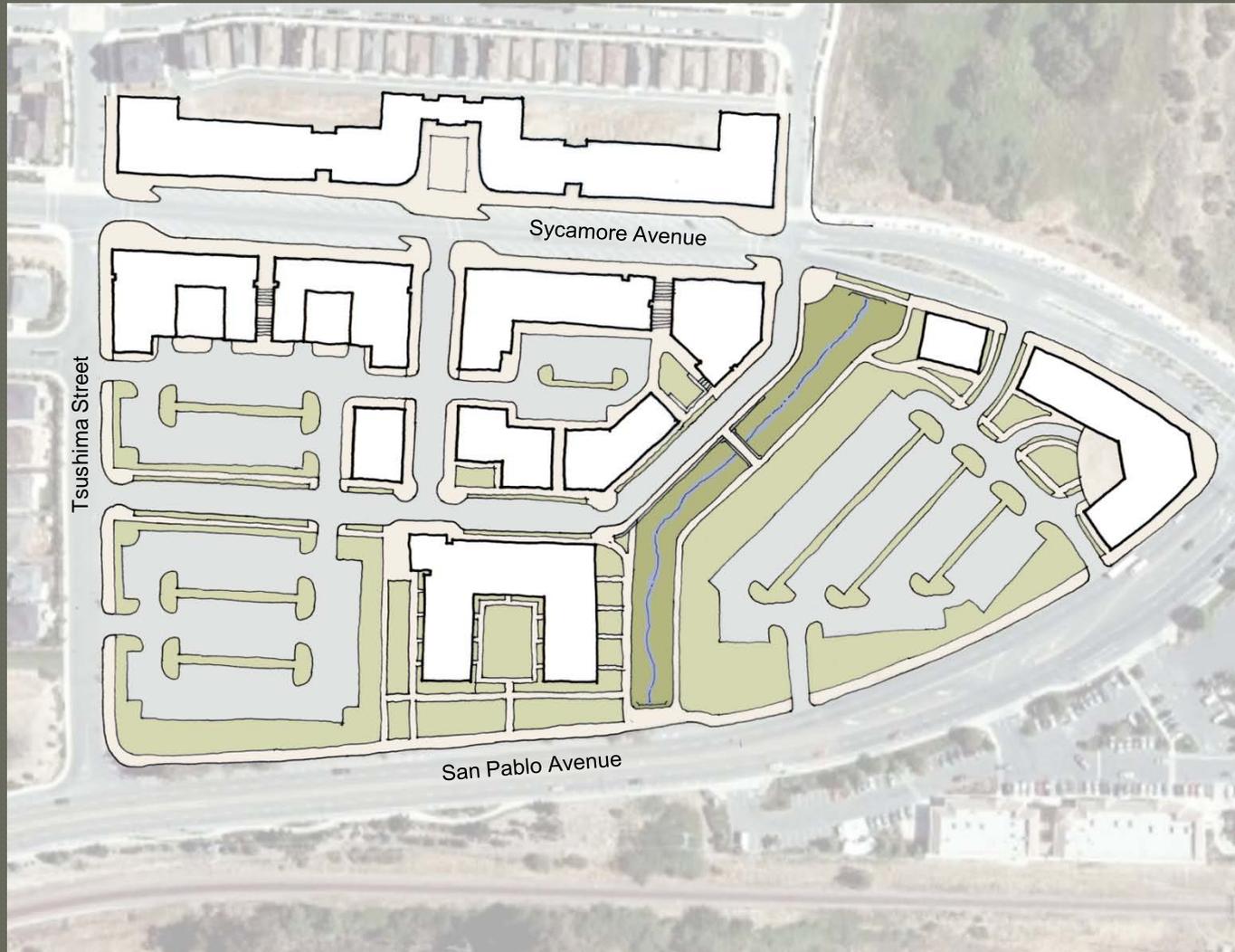
# Later Phases



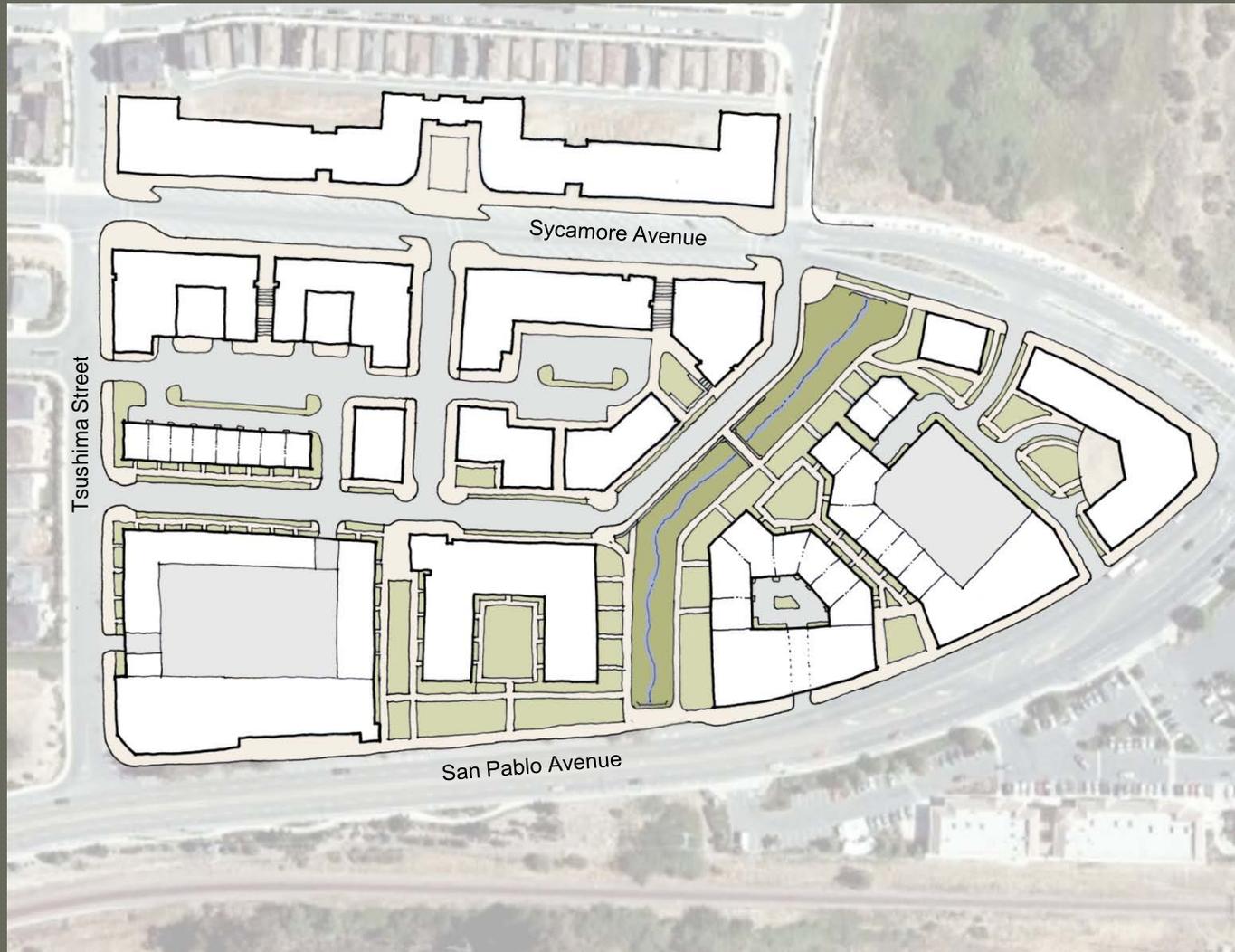
# Phase II



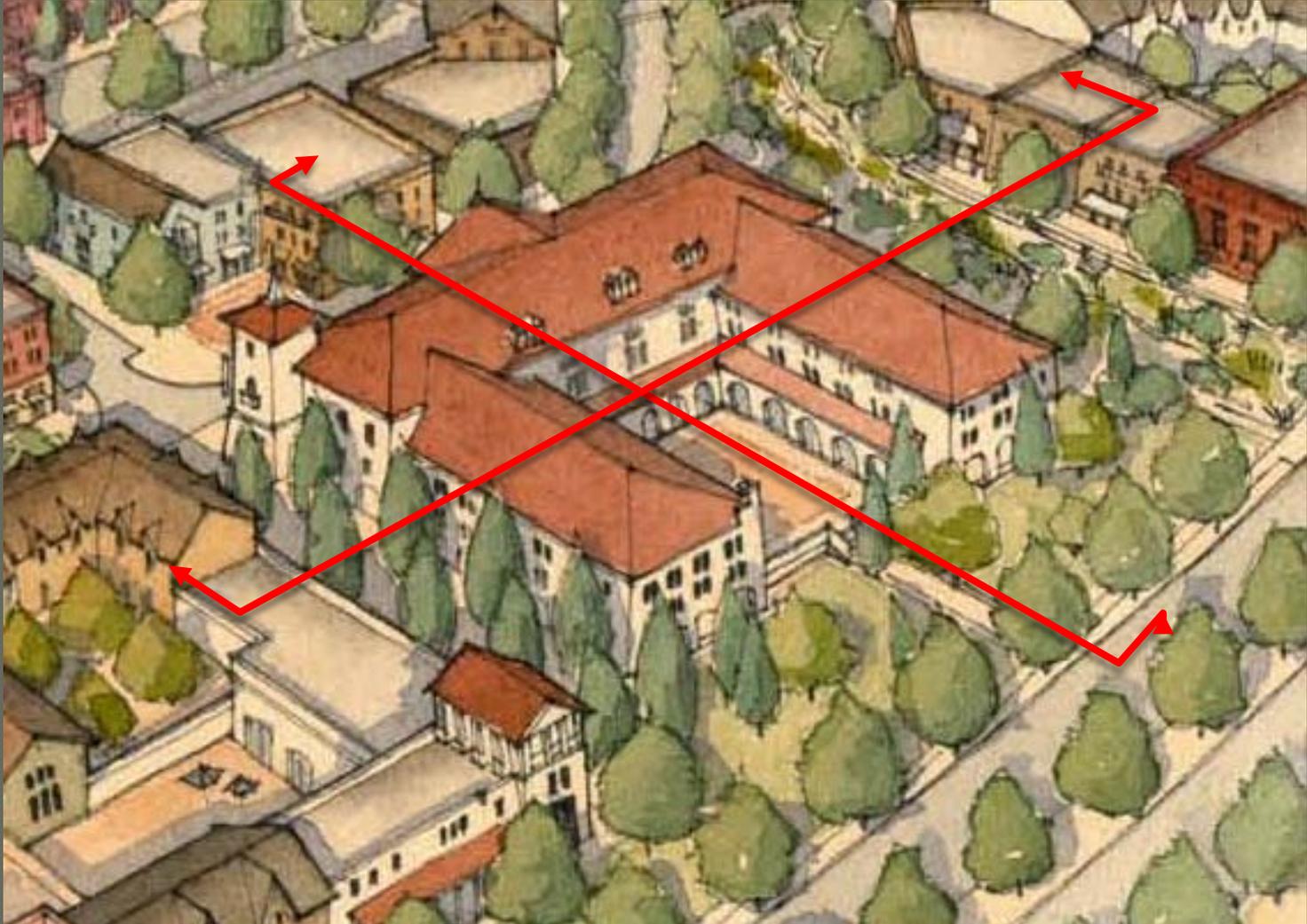
# Phase III



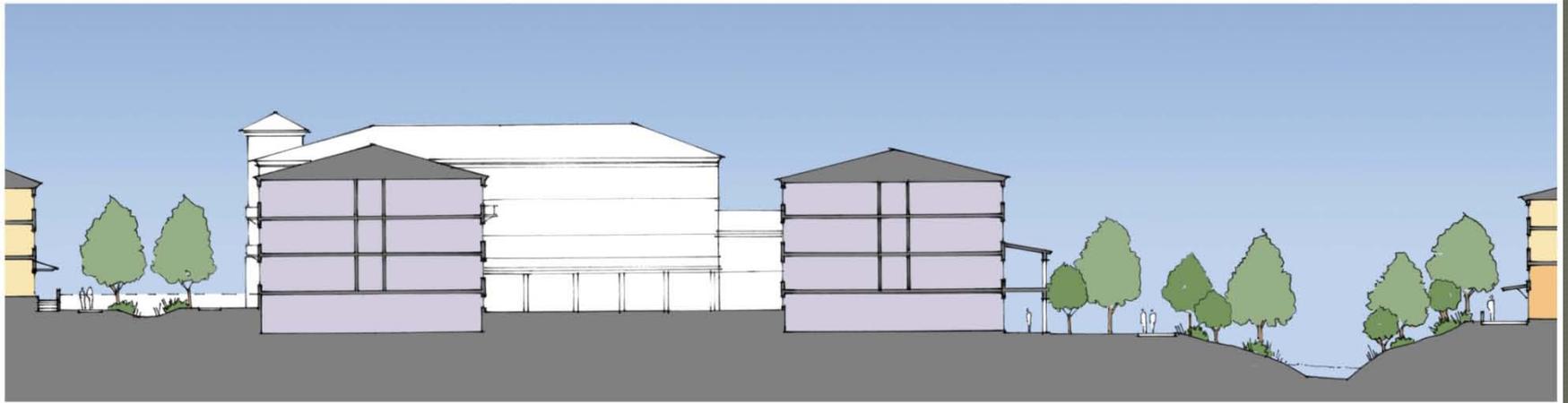
# Phase IV



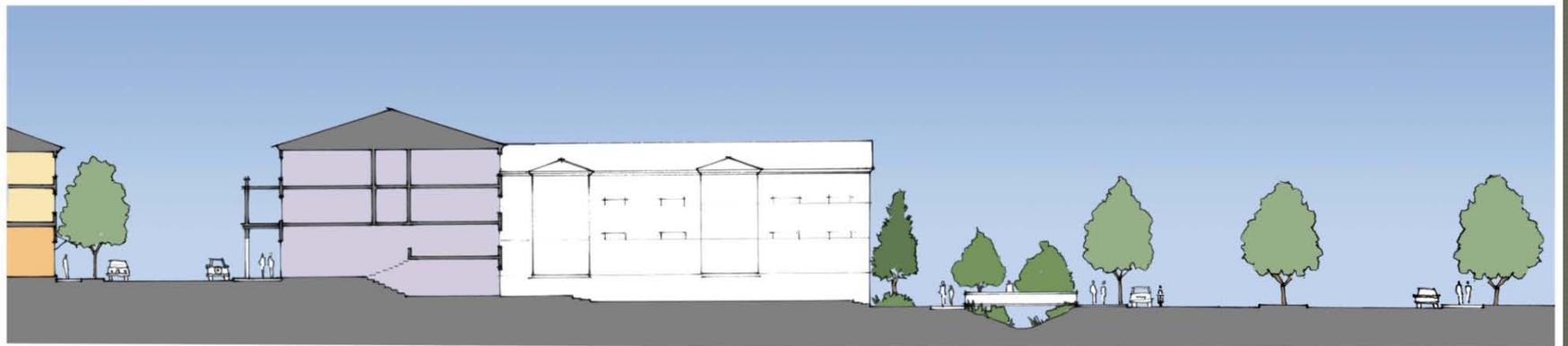
# Hotel Concept – Block C



# Hotel Concept – Block C

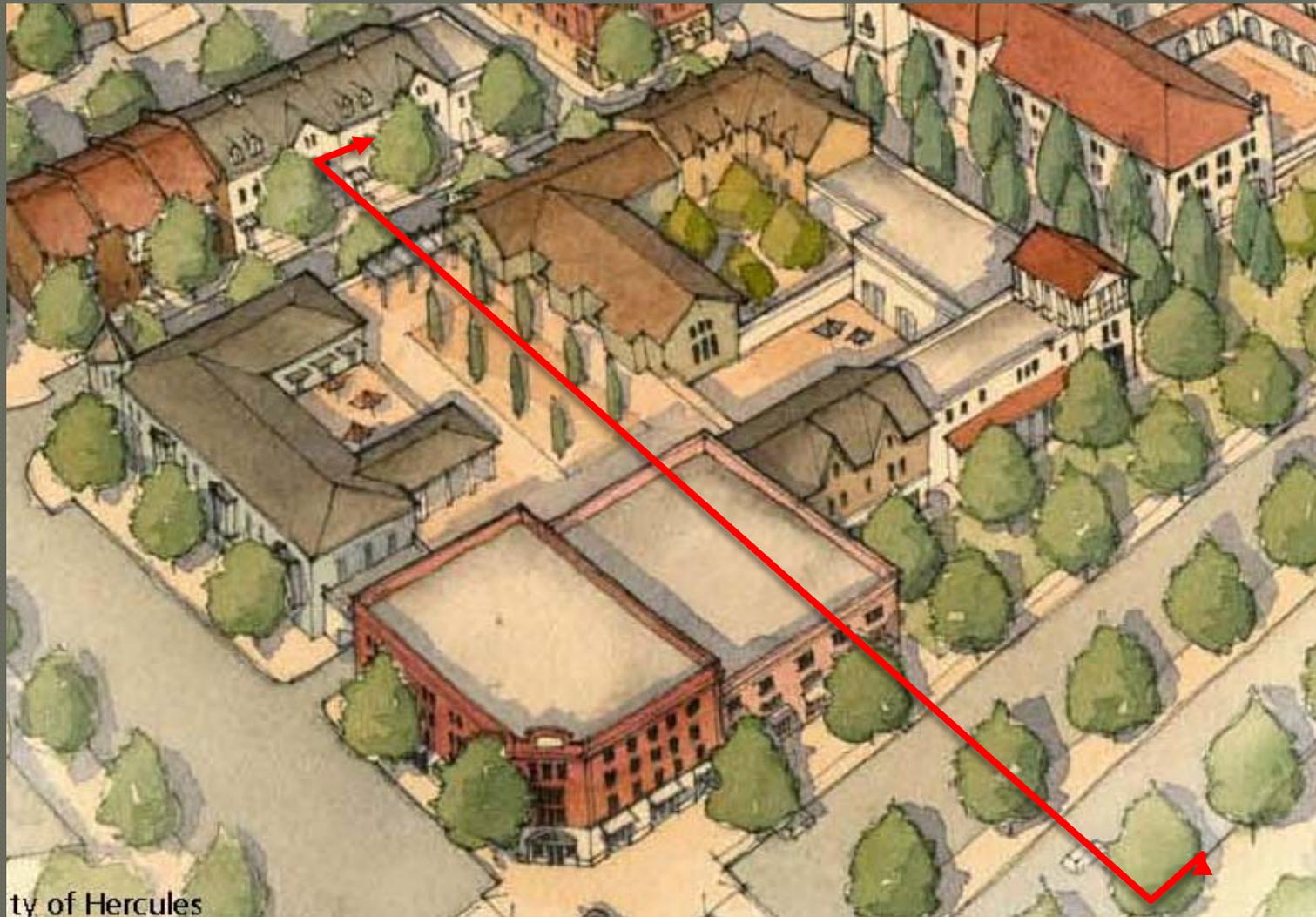


Site Section A-A



Site Section B-B

# Mixed Use Concept – Block C



# Mixed Use Concept – Block C

---



Site Section C-C

Neighborhood Street

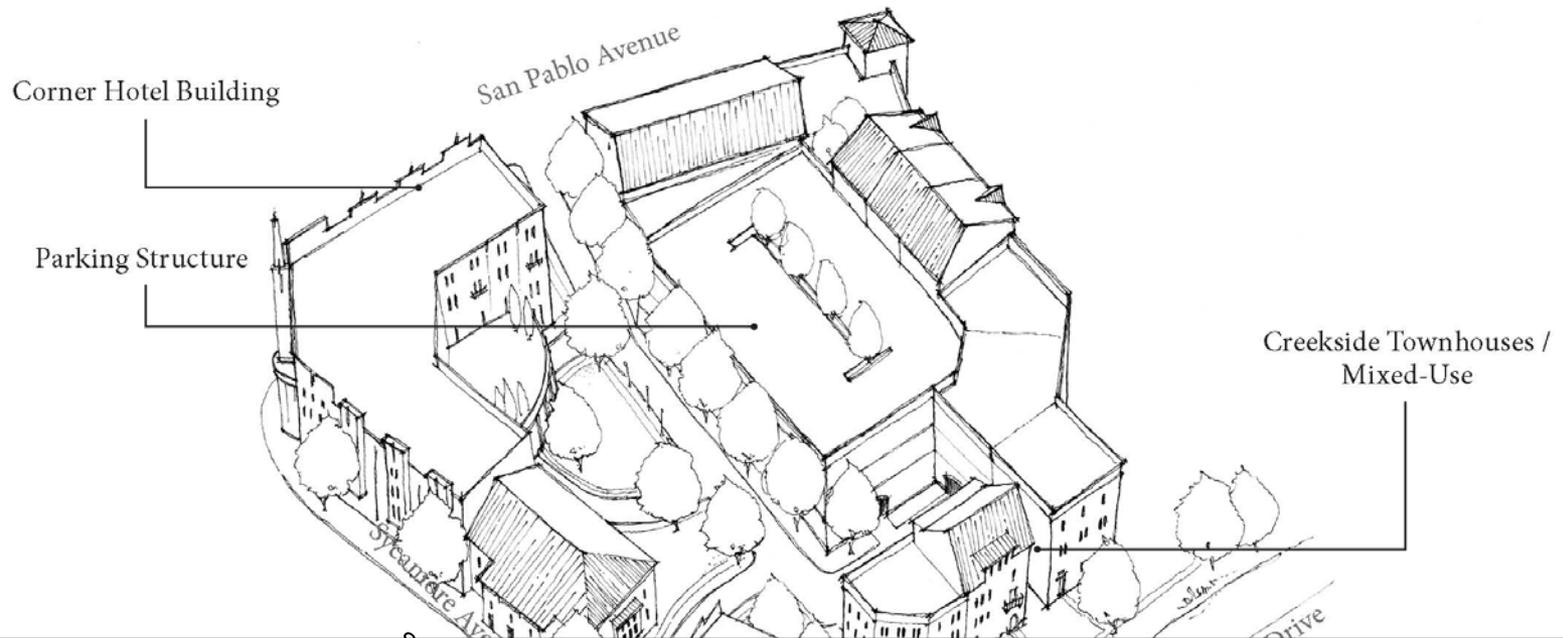
Block C3

San Pablo Avenue

# Mixed Use Concept – Block D

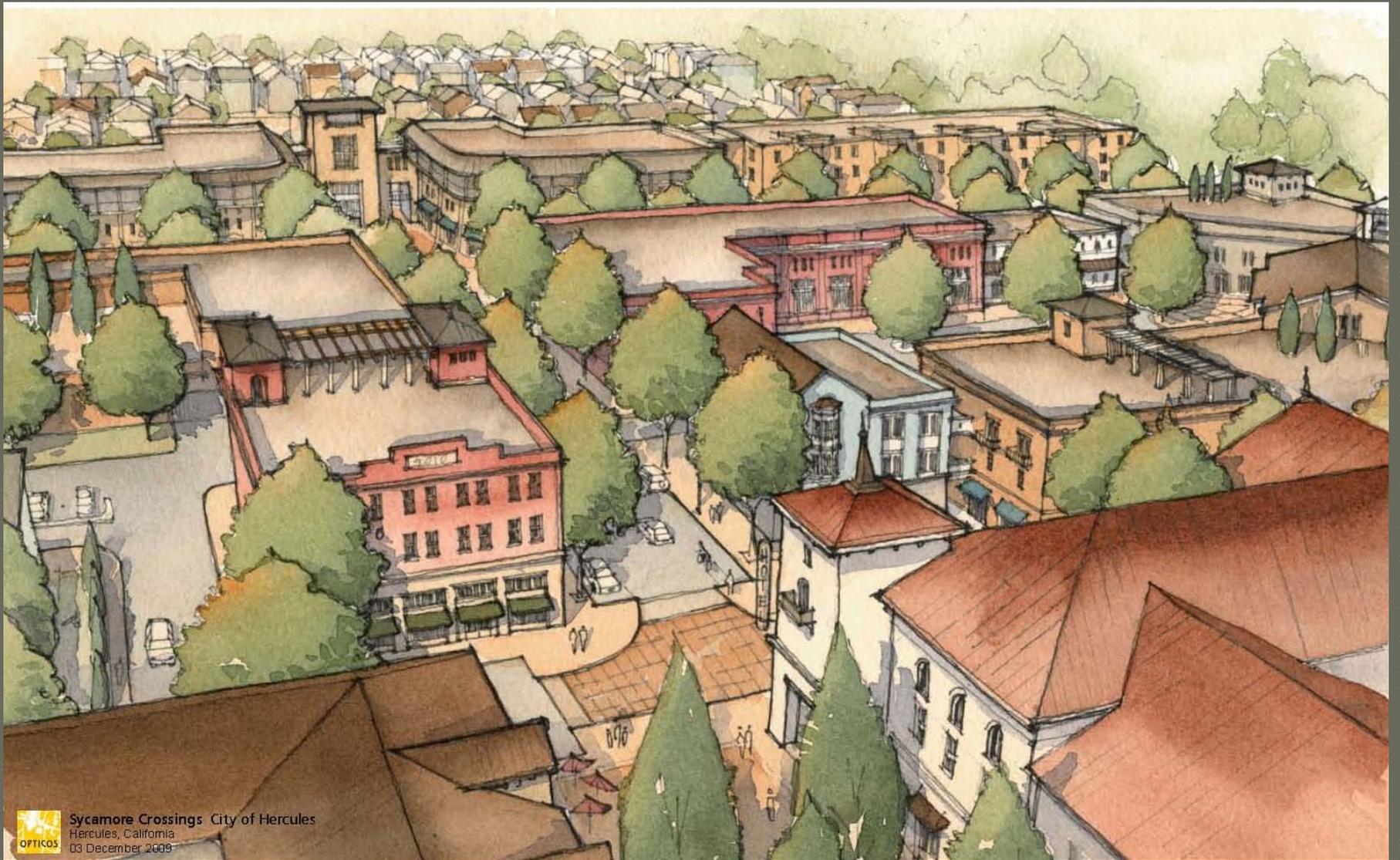


# Mixed Use Concept – Block D





**Sycamore Crossings** City of Hercules  
Hercules, California  
03 December 2009



Sycamore Crossings City of Hercules  
Hercules, California  
03 December 2009

# Refugio Creek

*Conceptual Site Plan*



# Components of the IPDP

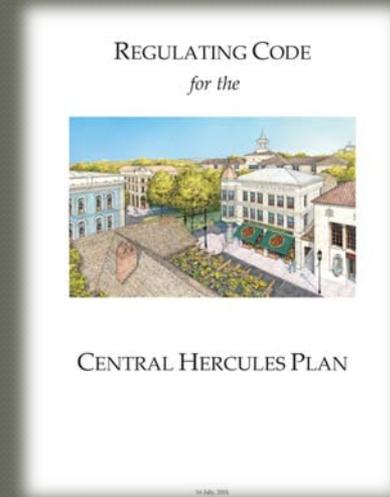
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It's a Framework

“What is possible” vs. “What it will be”

# The Program

- ❖ Consistent w/principles of Central Hercules Plan
- ❖ Retail – up to 136,000 sf
- ❖ Office - up to 192,000 sf
- ❖ Residential units – up to 170 units
- ❖ Hotel – up to 180 rooms
- ❖ Parking Spaces - up to 1,500



# Building Form Standards



**T5-M5**



**Main Street**

**Purpose:**

To encourage development of a neighborhood serving commercial district within the Hercules Central Quarter.

**Use Mix:**

Vertical mixed use with retail or commercial on the ground floor and residential or commercial above.

**Heights:**

2-5 Stories

**T4-NG**



**Neighborhood General**

**Purpose:**

To encourage a residential neighborhood within close proximity of retail in order to support the 'main street' uses in the Hercules Central Quarter.

**Use Mix:**

Primarily residential uses in medium density building types that can evolve over time to provide additional mixed use opportunities in the future.

**Heights:**

2-4 Stories

# Proposed Use Mix

**Table 2.1: Sycamore Crossing Composite Use Table**

Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.

| Land Use Type <sup>1</sup>   | Specific Use Restrictions | T5-M5            | T4-NG |
|--|---------------------------|------------------|-------|
| <b>Agriculture &amp; Resources</b>   |                           |                  |       |
| Farmers' Market  |                           | P                | P     |
| <b>Recreation, Education &amp; Public Assembly</b>                           |                           |                  |       |
| Commercial recreation facility, Indoor                                       | ≤3,000sf                  | AUP              | —     |
|  | >3,000sf                  | CUP              | —     |
| Health/fitness facility  | ≤3,000sf                  | AUP              | —     |
|  | >3,000sf                  | CUP <sup>2</sup> | —     |
| Library, museum  |                           | P                | —     |
| Meeting or educational facility, public or private                           |                           | P <sup>2</sup>   | —     |
| Park, playground   |                           | AUP              | AUP   |
| Studio: Art, dance, martial arts, music, etc.                                | ≤3,000sf                  | P                | —     |
|  | >3,000sf                  | AUP              | —     |
| Theater (cinema or performing arts)  | ≤10,000sf                 | AUP              | —     |
|  | >10,000sf                 | CUP              | —     |
| <b>Residential</b>   |                           |                  |       |
| Home occupation  |                           | AUP <sup>2</sup> | AUP   |
| Live/Work  |                           | AUP              | P     |
| Mixed use project, residential component                                     |                           | P <sup>3</sup>   | P     |
| Multi-Family Housing   |                           | —                | P     |
| Residential accessory use or structure                                       |                           | —                | P     |
| Residential care   | ≤ 6 Clients               | P <sup>3</sup>   | P     |
|  | > 6 Clients               | P <sup>3</sup>   | AUP   |
| <b>Retail</b>  |                           |                  |       |
| Eating or drinking establishment, except with any of the following features: |                           | P                | AUP   |
| Alcoholic beverage sales   | <50% gross revenue        | AUP              | CUP   |
|  | >50% gross revenue        | CUP              | —     |
| Operating between  | 11pm-5am                  | CUP              | —     |
| General retail, except with any of the following features:                   |                           | P                | P     |
| Alcoholic beverage sales   | <25% gross revenue        | AUP              | CUP   |
|  | ≥25% gross revenue        | CUP              | —     |
| Floor area   | >5,000sf                  | AUP              | —     |
|  | >25,000sf                 | CUP              | —     |
| On-site production of goods sold   | ≤5,000sf                  | AUP              | CUP   |
|  | >5,000sf                  | CUP              | —     |
|  | >10,000sf                 | —                | —     |
| Operating between  | 11pm-5am                  | CUP              | —     |
| Neighborhood market  | ≤5,000sf                  | P                | AUP   |
|  | >5,000sf                  | P                | —     |
|  | >10,000sf                 | AUP              | —     |

| Land Use Type <sup>1</sup>                            | Specific Use Restrictions | T5-M5            | T4-NG |
|---|---------------------------|------------------|-------|
| <b>Services: Business, Financial, Professional</b>    |                           |                  |       |
| ATM   |                           | P                | —     |
| Bank, financial services                              |                           | P                | —     |
| Business support services                             |                           | P                | —     |
| Medical services: Doctor's office                     |                           | P <sup>2</sup>   | —     |
| Office:   |                           |                  |       |
| Business, service                                     |                           | P <sup>2</sup>   | —     |
| Professional, administrative                          | ≤5,000sf                  | P <sup>2</sup>   | AUP   |
|   | >5,000sf                  | AUP <sup>2</sup> | —     |
| <b>Services: General</b>                              |                           |                  |       |
| Day Care, Child or Adult                              |                           |                  |       |
| Day Care Center                                       |                           | P <sup>3</sup>   | —     |
| Family Day Care Home, Large                           |                           | P <sup>3</sup>   | —     |
| Family Day Care Home, Small                           |                           | P <sup>3</sup>   | P     |
| Lodging:  |                           |                  |       |
| Hotel   |                           | P <sup>3</sup>   | CUP   |
| Bed & Breakfast Inn (B&B)                             | ≤ 6 Rooms                 | P <sup>3</sup>   | P     |
|   | > 6 Rooms                 | P <sup>3</sup>   | CUP   |
| Public safety facility                                |                           | CUP              | —     |
| Personal services                                     | ≤2,500sf                  | P                | AUP   |
|   | ≤5,000sf                  | AUP              | —     |
|   | >5,000sf                  | AUP              | —     |
| <b>Transportation, Communications, Infrastructure</b> |                           |                  |       |
| Parking facility, public or commercial                |                           | P                | P     |
| Wireless telecommunications facility                  |                           | CUP              | —     |

| Key |                                    |
|-----|------------------------------------|
| P   | Permitted Use                      |
| AUP | Administrative Use Permit Required |
| CUP | Conditional Use Permit Required    |
| —   | Not Allowed                        |

**End Notes**

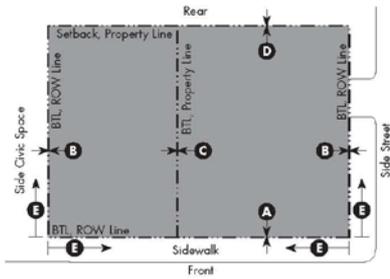
- <sup>1</sup> A definition of each listed use type is in the Appendix.
- <sup>2</sup> Allowed only on upper floors or behind ground-floor use.
- <sup>3</sup> Guest rooms only allowed on upper floors or behind ground floor use.

Secondary of carriage units

| <b>Retail</b>  |                    |     |     |
|--|--------------------|-----|-----|
| Eating or drinking establishment, except with any of the following features: |                    | P   | AUP |
| Alcoholic beverage sales   | <50% gross revenue | AUP | CUP |
|  | >50% gross revenue | CUP | —   |
| Operating between  | 11pm-5am           | CUP | —   |
| General retail, except with any of the following features:                   |                    | P   | P   |
| Alcoholic beverage sales   | <25% gross revenue | AUP | CUP |
|  | ≥25% gross revenue | CUP | —   |
| Floor area   | >5,000sf           | AUP | —   |
|  | >25,000sf          | CUP | —   |
| On-site production of goods sold   | ≤5,000sf           | AUP | CUP |
|  | >5,000sf           | CUP | —   |
|  | >10,000sf          | —   | —   |
| Operating between  | 11pm-5am           | CUP | —   |
| Neighborhood market  | ≤5,000sf           | P   | AUP |
|  | >5,000sf           | P   | —   |
|  | >10,000sf          | AUP | —   |

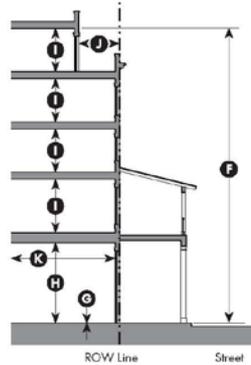
# Building Form Standards

## T5-MS: Main Street Standards



**Key**

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area



**Building Placement**

**Build-to Line (Distance from Right of Way)**

|                                |                   |          |
|--------------------------------|-------------------|----------|
| Front                          | 0'                | <b>A</b> |
| Side Street / Side Civic Space | 0' min.; 12' max. | <b>B</b> |
| Side                           | 0'                | <b>C</b> |
| BTL Defined by a Building      |                   |          |
| Front                          | 80% min.          |          |
| Side Street / Side Civic Space | 60% min.          |          |

<sup>1</sup> The BTL for the first building to receive planning department approval becomes the set BTL (within the range permitted) along that frontage. All subsequent buildings along the frontage must match the first building's BTL.

**Setback (Distance from Property Line or ROW)**

|      |                        |          |
|------|------------------------|----------|
| Rear | 0' min.                | <b>D</b> |
|      | 5' min. adjacent to T4 |          |

**Miscellaneous**

Buildings must be built to the BTL along each facade within 30' of a corner along the Front.<sup>1</sup>  
Consult the definition of "Front" in the Appendix for direction on determining which frontage(s) is the Front.

<sup>1</sup> A building form with a chamfered corner is permitted only if a corner entry is provided.

**Building Form**

**Height**

|                            |                             |          |
|----------------------------|-----------------------------|----------|
| Building                   | 2 Stories min.              | <b>F</b> |
|                            | 5 Stories max. <sup>1</sup> |          |
| Ground Floor Finish Level  | 6" max.                     | <b>G</b> |
| Ground Floor Ceiling       |                             | <b>H</b> |
| Sycamore Avenue            | 14' min. clear              |          |
| Other Street / Civic Space | 60% min.                    |          |

<sup>1</sup> 5th story must be setback 8' min.

**Footprint**

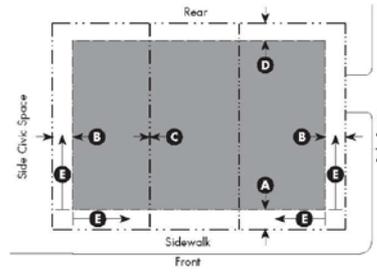
|  |          |          |
|--|----------|----------|
| Depth, Ground-floor Commercial Space along Front |          | <b>K</b> |
| Sycamore Avenue                                  | 60' min. |          |
| Other Street / Civic Space                       | 30' min. |          |

**Miscellaneous**

Distance between Entries  
To Ground Floor Uses 50' max.

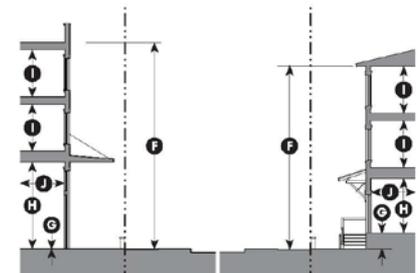
All floors must have a primary entrance along the Front.  
Service entries may not be located on Sycamore Avenue.  
Buildings with facades longer than 200' must be designed to read as a series of buildings no wider than 150' each.

## T4-NG: Neighborhood General Standards



**Key**

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area



Ground Floor Commercial

Ground Floor Residential

**Building Placement**

**Build-to Line (Distance from Right of Way)**

|                                |                                |          |
|--------------------------------|--------------------------------|----------|
| Front                          | 8' min.; 12' max. <sup>1</sup> | <b>A</b> |
| Side Street / Side Civic Space | Equal to Front                 | <b>B</b> |
| BTL Defined by a Building      |                                |          |
| Front                          | 60% min.                       |          |
| Side Street / Side Civic Space | 60% min.                       |          |

<sup>1</sup> The BTL for the first building to receive planning department approval becomes the set BTL (within the range permitted) along that frontage. All subsequent buildings along the frontage must match the first building's BTL.

**Setback (Distance from Property Line or ROW)**

|      |                   |          |
|------|-------------------|----------|
| Side | 0' min.; 10' max. | <b>C</b> |
| Rear | 5' min.           | <b>D</b> |

**Miscellaneous**

Buildings must be built to the BTL along each facade within 30' of a corner along the Front.<sup>1</sup>  
Consult the definition of "Front" in the Appendix for direction on determining which frontage(s) is the Front.

<sup>1</sup> A building form with a chamfered corner is permitted only if a corner entry is provided.

**Building Form**

**Height**

|                           |                  |          |
|---------------------------|------------------|----------|
| Building Height           | 2 Stories min.   | <b>F</b> |
|                           | 4 Stories max.   |          |
| Ground Floor Finish Level |                  | <b>G</b> |
| Commercial Uses           | 6" max.          |          |
| Residential Uses          | 18" min.         |          |
| Ground Floor Ceiling      |                  | <b>H</b> |
| Commercial Uses           | 12' min. clear   |          |
| Residential Uses          | 10' min. clear   |          |
| Upper Floor(s) Ceiling    | 8'-6" min. clear | <b>I</b> |

<sup>1</sup> The BTL for the first building to receive planning department approval becomes the set BTL (within the range permitted) along that frontage. All subsequent buildings along the frontage must match the first building's BTL.

**Footprint**

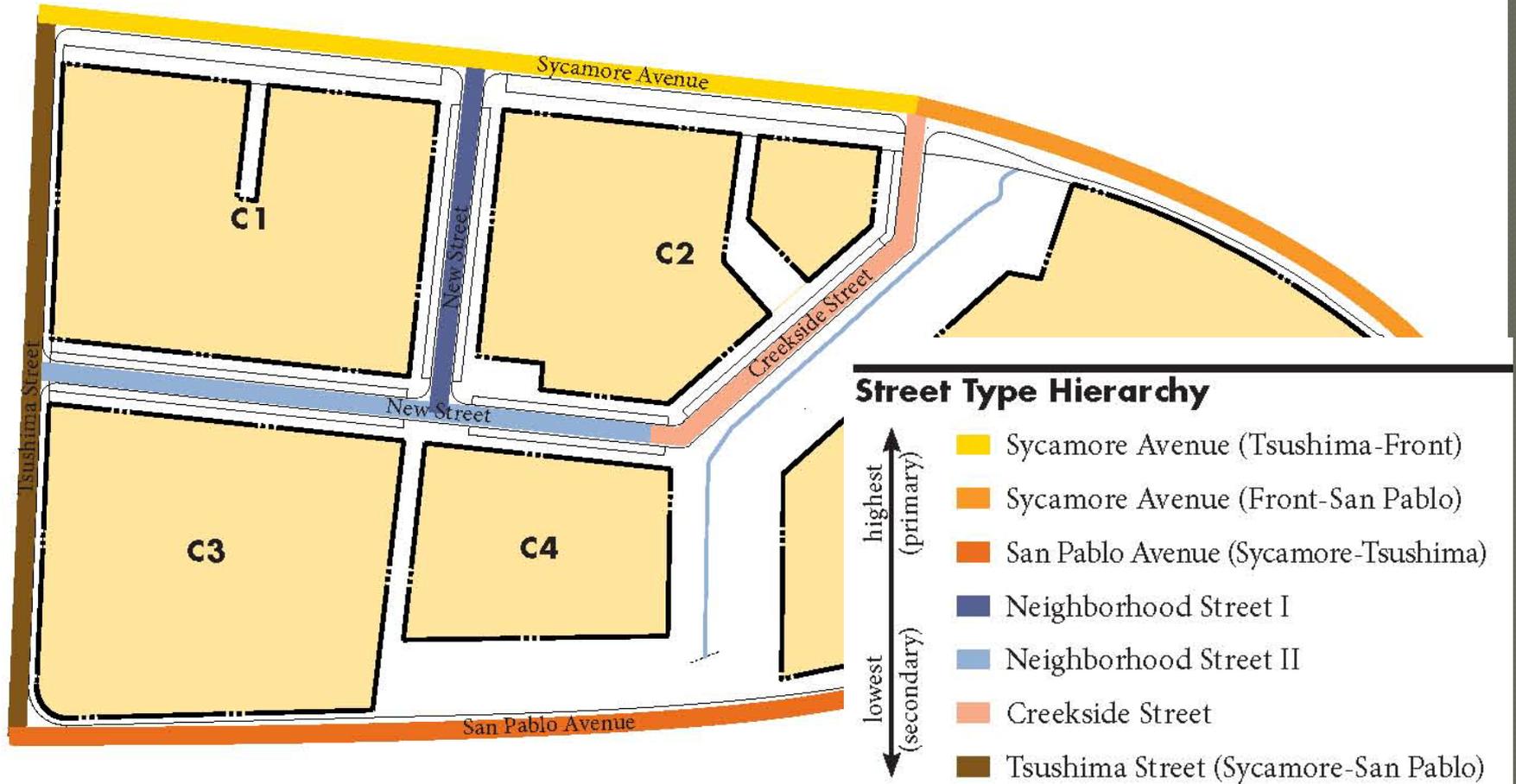
|                                       |          |          |
|---------------------------------------|----------|----------|
| Depth, Ground-floor Commercial Space  | 24' min. | <b>J</b> |
| Depth, Ground-floor Residential Space | 12' min. | <b>J</b> |

**Miscellaneous**

Distance between Entries  
To Upper Floor(s) 80' max.

All upper floors must have a primary entrance along the Front.  
All ground floor units fronting a street must have a direct entry to the unit from the street or from a forecourt along the street.  
Service entries may not be located along streets or civic spaces.  
Any buildings wider than 100' must be designed to read as a series of buildings no wider than 80' each.

# Street Standards

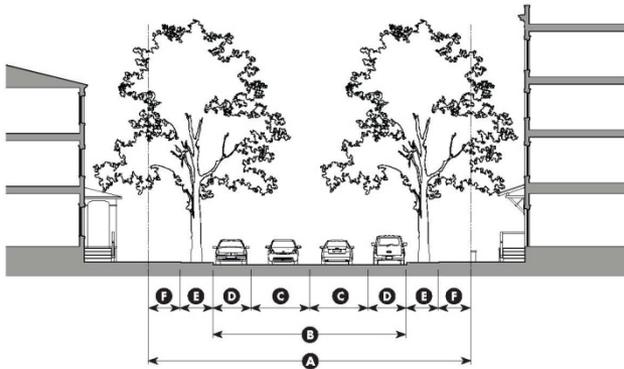


# Street Standards

Chapter 4: Street and Circulation Standards

Administrative Draft: 10.23.09

## Neighborhood Street II



| Application              |                | Edges          |  |
|--------------------------|----------------|----------------|--|
| Movement Type            | Slow           | Curb Type      | Square   |
| Design Speed             | 25-30 mph      | Planter Type   | 6' continuous <b>E</b>   |
| Pedestrian Crossing Time |                | Landscape Type | Medium trees @ 30' o.c. avg.<br>No trees along galleries/arcades |
| With bulb-outs           | 6 seconds      | Walkway Type   | 6' sidewalk <b>F</b>   |
| Zones                    | T5-MS<br>T4-NG |                |  |

| Overall Widths               |              |
|------------------------------|--------------|
| Right-of-Way (ROW) Width     | 60' <b>A</b> |
| Curb Face to Curb Face Width | 36' <b>B</b> |

| Lanes         |                                 |
|---------------|---------------------------------|
| Traffic Lanes | 2 @ 10' (2-way travel) <b>C</b> |
| Bicycle Lanes | None                            |
| Parking Lanes | 2 @ 8' parallel <b>D</b>        |
| Medians       | None                            |

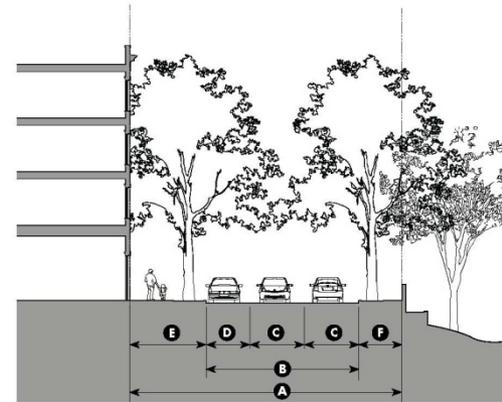
| Intersection                   |           |
|--------------------------------|-----------|
| Curb Radius                    | 20' max.  |
| Distance Between Intersections | 400' max. |



Chapter 4: Street and Circulation Standards

Administrative Draft: 10.23.09

## Creekside Street



| Application              |                | Edges               |  |
|--------------------------|----------------|---------------------|--|
| Movement Type            | Slow           | Curb Type           | Square   |
| Design Speed             | 25-30 mph      | Planter Type        |  |
| Pedestrian Crossing Time |                | West side of Street | 6' continuous / tree pits  |
| With bulb-outs           | 6 seconds      | East side of Street | Tree pits  |
| Zones                    | T5-MS<br>T4-NG | Landscape Type      | Medium trees @ 30' o.c. avg.<br>No trees along galleries/arcades |

| Overall Widths               |              | Walkway Type        |                                      |
|------------------------------|--------------|---------------------|--------------------------------------|
| Right-of-Way (ROW) Width     | 48' <b>A</b> | West side of Street | 12' sidewalk (tree pits) or <b>E</b> |
| Curb Face to Curb Face Width | 28' <b>B</b> | East side of Street | 6' sidewalk (planter strip) <b>F</b> |

| Lanes         |                                 |
|---------------|---------------------------------|
| Traffic Lanes | 2 @ 10' (2-way travel) <b>C</b> |
| Bicycle Lanes | None                            |
| Parking Lanes | 1 @ 8' parallel <b>D</b>        |
| Medians       | None                            |

| Intersection                   |           |
|--------------------------------|-----------|
| Curb Radius                    | 20' max.  |
| Distance Between Intersections | 400' max. |



# Architectural Guidelines



Chamfered bay window, bracketed cornice



Round corner bay, deep overhanging cornice



Recessed entry storefront with canvas awnings



Angled corner entry storefront with awnings



Paired double-hung windows with ornamental surround



Square corner bay with formal cornice



Simple window surround



Formal surround with cap



Paired doors with transoms



Rectilinear building massing, rectilinear bay windows engage a prominent cornice



Corner bay window, prominent cornice, painted signage



# Architectural Guidelines



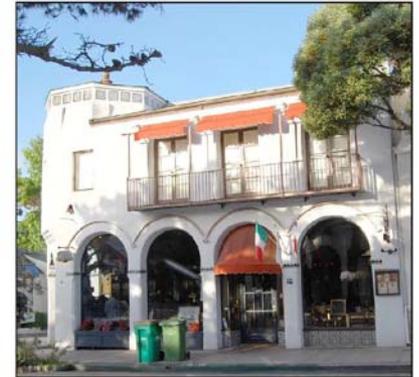
*Elevation with parapeted roof form and corner bay*



*Parapeted gable end elevation*



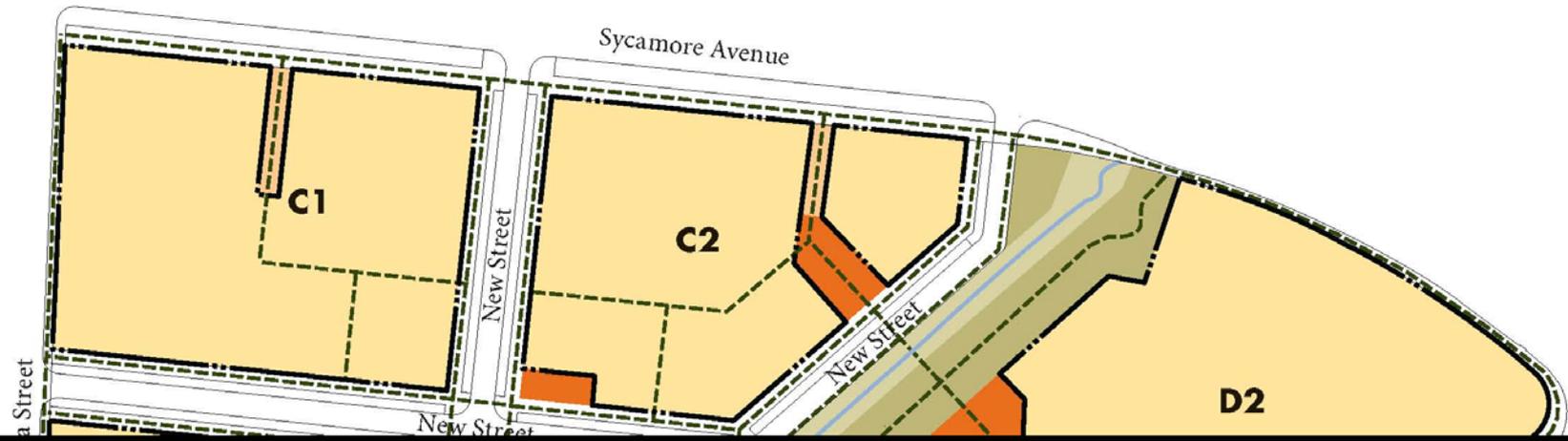
*Simple, rectilinear form with ground floor loggia and shallow, upper floor balconies*



*Arched storefronts with balcony above, accented by small corner tower*



# Civic Space Standards



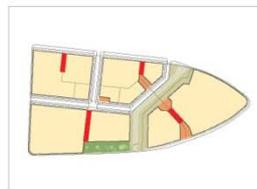
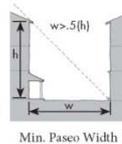
# Civic Space Standards

## Paseo Standards



### Description

Paseos create intimate passageways through buildings and blocks within designated locations. These paths provide mid-block passages and may be used to provide direct pedestrian access to commercial and residential addresses, creating unique spaces for frontages to engage, similar to many European Hill Towns. Paseos allow for social and commercial activity to spill into the public realm. Paseos shall consist of a hardscape pathway activated by frequent entries. Paseos are primarily open-air passageways that may be intermittently crossed by pedestrian bridges or landscape features (such as trellises or pergolas) at upper levels. The edges may be simply landscaped with minimal planting and potted plants.



### Typical Characteristics

#### General Character

- Hardscaped pathway
- Defined by building frontages
- Activated by frequent entries and exterior stairs.
- Potted plants, minimal planting
- Maintain the character of surrounding buildings.

#### Standards

- Min. Width 12'
- Min. Width 1/2 Bldg Height (at building face)
- Max. Width 30'
- Paseos greater than 150' long must incorporate a min. 15' x 15' court or pocket plaza.

#### Typical Uses

- Residential and commercial addresses
- Mid-block passage
- Casual seating

## Plaza Standards

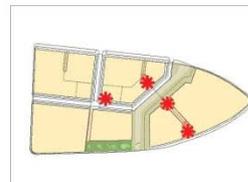


### Description

Plazas add to the vibrancy of streets within more urban areas and create open spaces available for civic purposes and commercial activity. Building frontages and tree-lined street edges shall define these spaces. The landscape shall consist primarily of hardscape. If trees are included, they shall be formally arranged and of appropriate scale. Casual seating shall be provided.

The plaza located within block C2 shall be more intimate in both character and scale. This plaza will help draw activity from Sycamore Avenue and transition between commercial and residential uses. This space shall be more heavily landscaped.

The plaza along San Pablo shall express a more urban character that supports the surrounding retail. This space shall be of a larger scale and primarily hardscaped. A fountain may be included.



### Typical Characteristics

#### General Character

- Formal open space
- Hardscaped edge
- Trees and shrubs optional
- Urban or intimate character
- Spatially defined by building frontages or tree-lined streets
- Kiosks or fountains

#### Standards

- Min. Width 20'
- Must Front On At Least 1 street or another civic space.

#### Typical Uses

- Commercial and civic uses
- Casual seating
- Chairs, tables, and umbrellas for outdoor dining

# Refugio Creek



# Linear Park in Urban Environment



# Refugio Creek Concept Plan

- Existing Trees
- Existing Creek Alignment
- Pedestrian Trail
- Sycamore/San Pablo Link
- Neighborhood Access



# Refugio Creek Concept Plan

- Public Plazas
- Creek Bridges
- Urban Bridge
- Native Plantings
- Storm Water Filtration

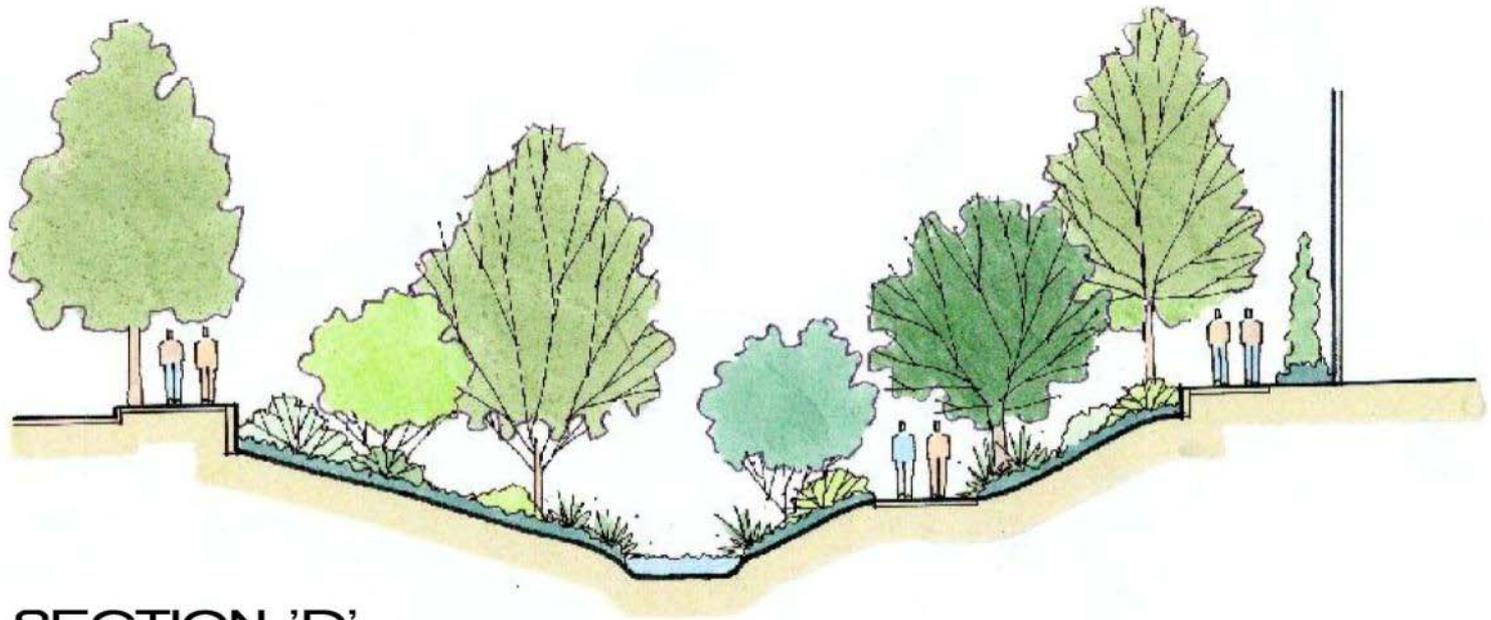


# Refugio Creek Area 1

- Public Plaza
- Creek Bridge
- Urban Bridge
- Pedestrian Trail
- Neighborhood Access
- Native Plantings



# Refugio Creek Area 1 Section



**SECTION 'D'**

SCALE: 1"=10'-0"



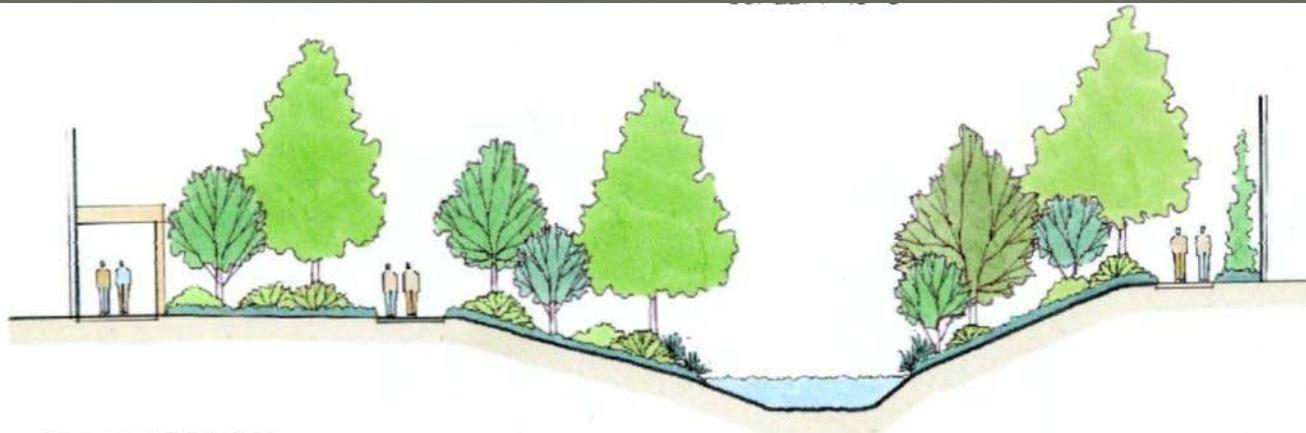
Sycamore Crossings City of Hercules  
Hercules, California  
03 December 2009

# Refugio Creek Area 2

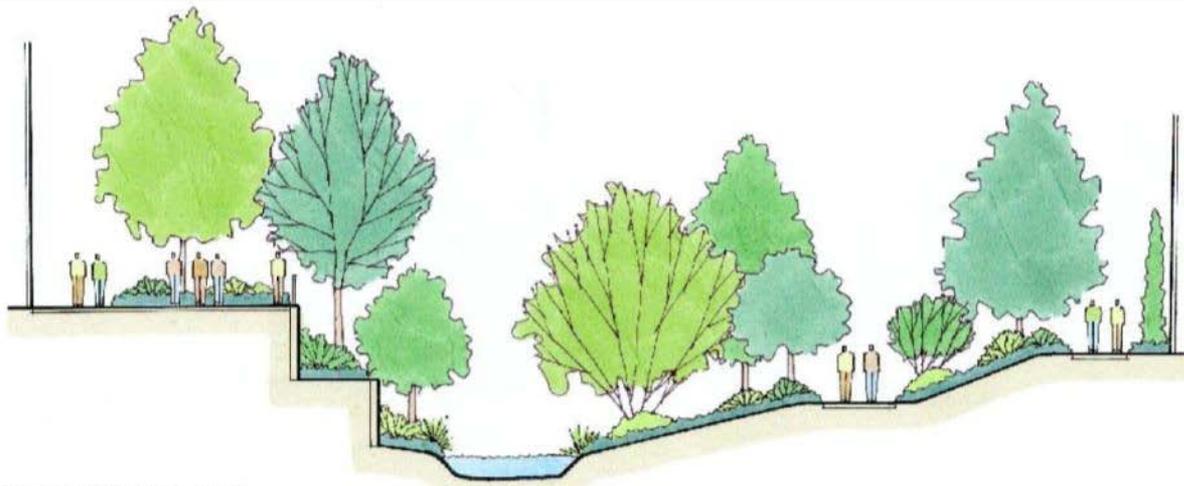
- Public Plaza
- Creek Bridge
- Pedestrian Trail
- Neighborhood Access
- Native Plantings



# Refugio Creek Area 2 Sections



**SECTION 'B'**

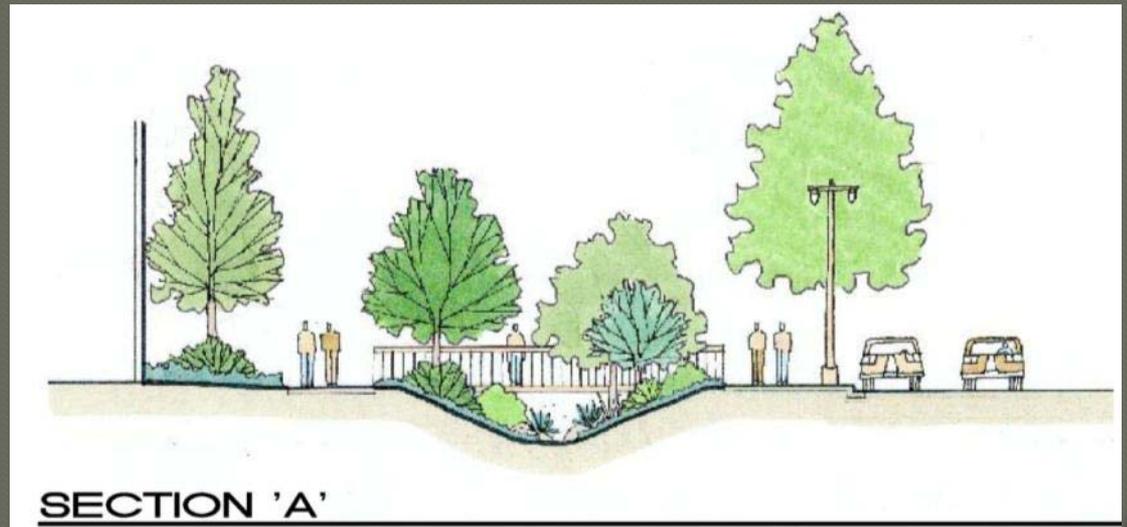


**SECTION 'C'**

# Native Garden



- Storm Water Filtration
- Pedestrian Bridge
- Neighborhood Access
- Native Plantings



# Preliminary Plant Palette: Trees

## PRELIMINARY PLANT PALETTE

### TREES:



ACER NEGUNDO  
BOX ELDER



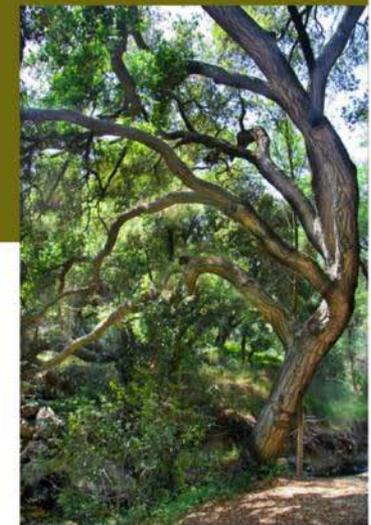
QUERCUS LOBATA  
VALLEY OAK



ACER MACROPHYLLUM  
BIG LEAF MAPLE



QUERCUS AGRIFOLIA  
COAST LIVE OAK



## REFUGIO CREEK

SYCAMORE CROSSING  
HERCULES, CALIFORNIA  
DECEMBER, 2009

David Evans  
Urban Design/Landscape Architects  
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Livermore, CA 94550  
925-784-9019  
d.evans@refugio.com

CARLISLE • MACY



CERCIS OCCIDENTALIS  
WESTERN RED BUD



ALNUS RHOMBIFOLIA  
CALIFORNIA ALDER



AESCULUS CALIFORNICA  
CALIFORNIA BUCKEYE



PLATANUS RACEMOSA  
CALIFORNIA SYCAMORE



# Preliminary Plant Palette: Shrubs

## PRELIMINARY PLANT PALETTE

### UNDERSTORY SHRUBS:



CORNUS STOLONIFERA  
RED TWIG DOGWOOD



VITIS CALIFORNICA  
WILD GRAPE



BACHARRIS PILULARIS  
COYOTE BUSH



HETEROMELES ARBUTIFOLIA / TOYON



CEANOTHUS THYRSIFLORUS  
BLUE BLOSSOM



RHAMNUS CALIFORNICA  
COFFEEBERRY



FREMONTODENDRON 'CALIFORNIA GLORY'  
FLANNEL BUSH



MIMULUS GUTATUS  
STICKY MONKEY FLOWER

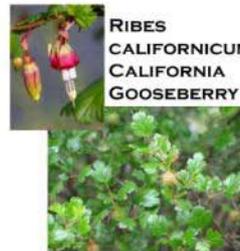
SYMPHORICARPUS ALBUS  
SNOWBERRY



ROSA NUTKANA / WILD ROSE



MIMULUS AURANTIACUS  
STICKY MONKEY FLOWER



TRIBES  
CALIFORNICUM  
CALIFORNIA  
GOOSEBERRY

## REFUGIO CREEK

SYCAMORE CROSSING  
HERCULES, CALIFORNIA  
DECEMBER, 2009

David Evans  
urban design/landscape architecture  
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Livermore, CA 94550  
925.784.2613  
d.evans@refugio.com

CARLILE · MACY

# Preliminary Plant Palette: Groundcovers

## PRELIMINARY PLANT PALETTE

### PERENNIALS, HERBS, AND GRASSES:



LOTUS CORNICULATUS  
BIRD'S FOOT TREFOIL



ACHILLEA MILEFOL.  
YARROW



ESCHSCHOLZIA CAL.  
CALIFORNIA POPPY



EPILOBIUM BRACHYCARPUM  
WILLOW HERB



CAREX OBNUPTA / SEDGE



IRIS DOUGLASIANA  
WILD DOUGLAS IRIS



OENANTHE SARMENTOSA  
WATER PARSLEY

POTENTILLA ANSERINA 'PACIFICA'  
SILVER WEED CINQUEFOIL



DESCHAMPSIA  
CAESPITOSA  
HAIR GRASS

HORDEUM  
BRACHERANTHEMUM  
MEADOW BARLEY



ELYMUS GLAUCUS  
BLUE WILD RYE



NASSELLA PULCHRA  
PURPLE NEEDLE GRASS



JUNCUS SPECIES / RUSHES



## REFUGIO CREEK

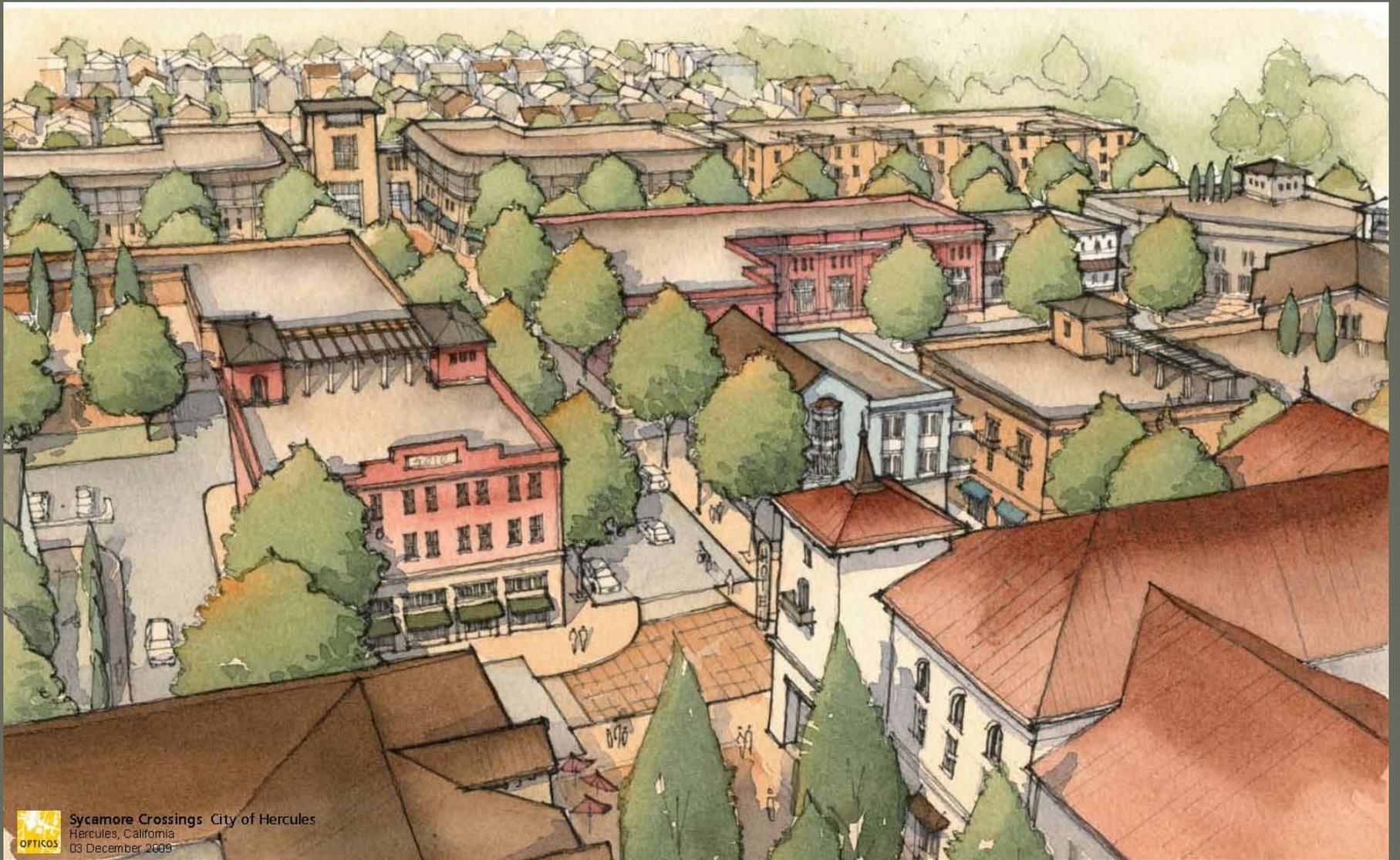
SYCAMORE CROSSING  
HERCULES, CALIFORNIA  
DECEMBER, 2009

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**Sycamore Crossings** City of Hercules  
Hercules, California  
03 December 2009



Sycamore Crossings City of Hercules  
Hercules, California  
03 December 2009



**Sycamore Crossings** City of Hercules  
Hercules, California  
03 December 2009



Sycamore Crossings City of Hercules  
Hercules, California  
03 December 2009

# Project Timeline

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- Sycamore North Construction – 18 months, completion early 2011
  - Sycamore Avenue Closure
    - Sanitary Sewer Line Relocation into Sycamore ROW
- Sycamore South Phase I
  - Architecture/FPDP – currently on hold, once started, 18 months, possible completion late 2011
  - Construction – 12 – 18 months, possible completion 2012
- Sycamore South
  - Utility Relocation – EBMUD, PG&E, AT&T – completion late 2011
  - Creek Revitalization – tentative completion late 2011
  - Perimeter Improvements – tentative completion late 2011
    - San Pablo Avenue
    - Tsushima Intersection
  - Subsequent Phases – timeline TBD

# Thank You

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- Questions ?
- Time with Boards and Staff
- Contact:
  - Liz Warmerdam:  
[LWarmerdam@ci.hercules.ca.us](mailto:LWarmerdam@ci.hercules.ca.us)
  - David Evans, ASLA:  
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  - Stefan Pellegrini, AICP:  
[stefan.pellegrini@opticosdesign.com](mailto:stefan.pellegrini@opticosdesign.com)

