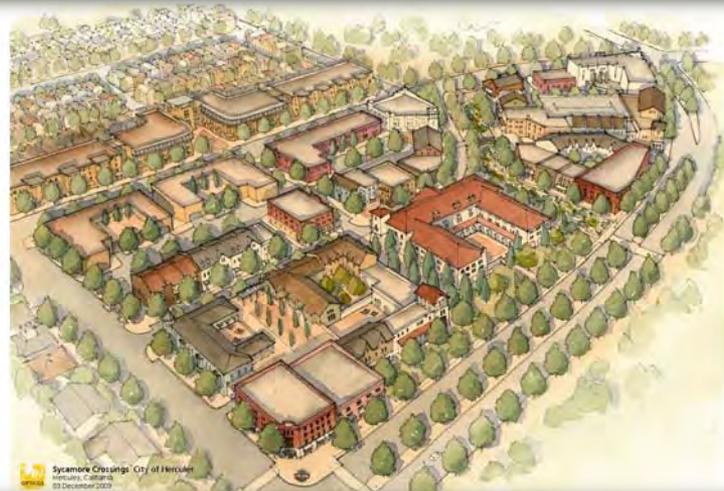


Sycamore Crossing



Planning Commission Workshop

19 April 2010

Goal for Tonight

- Present and discuss the Initial Planned Development Plan (IPDP) for Sycamore Crossing

Site Context



Location Location Location...

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



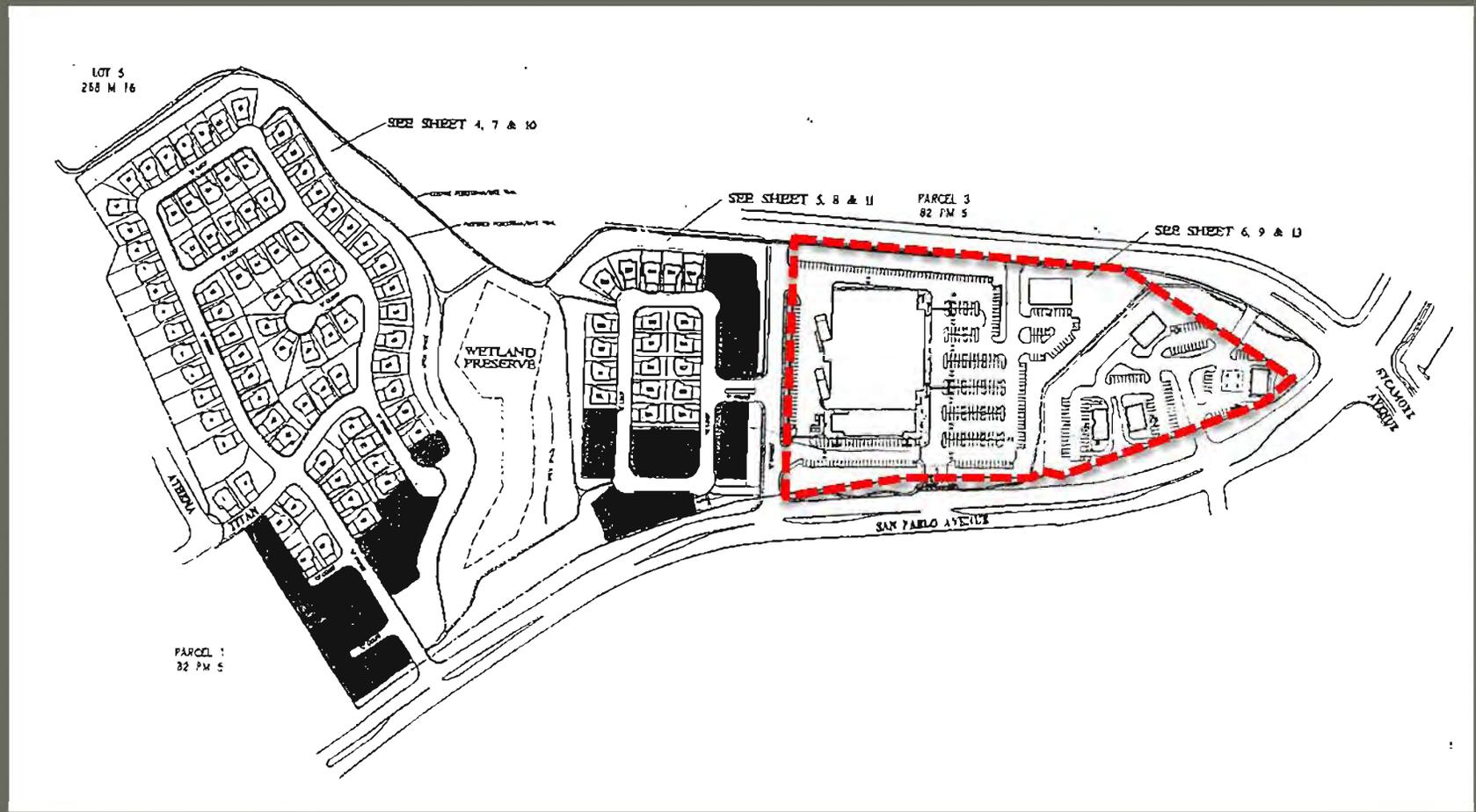
What's Under All that Dirt ?

- 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 ...

May 21, 1997



December 08, 2004



Sycamore Avenue - Parcel C
Conceptual Planned Development Plan
12.08.2004

May 12, 2006

Draft Site Plan

May 12, 2006



DEVELOPMENT SUMMARY

BLOCK 1

12,500 SF Commercial ≈ 9 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 ≈ 11 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

21,600 SF Commercial ≈ 21 spaces
24 Residential Units

- 12 725 SF Ground Floor Flats
- 12 1500 SF Two Story Townhouses

SUMMARY

46,000 SF Commercial ≈ 41 spaces
284 Residential Units ≈ 365

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)

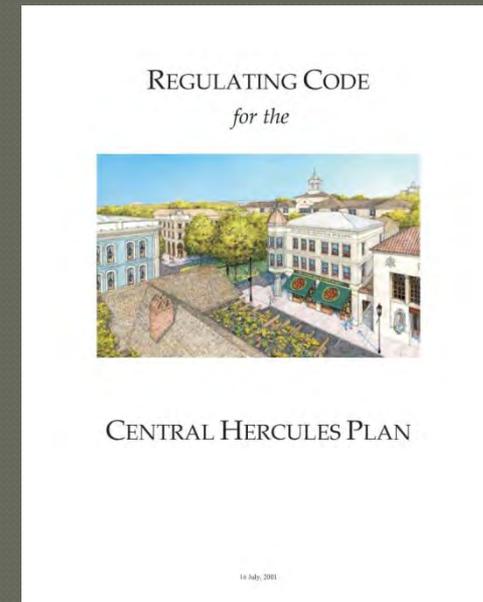


Business As Usual

- 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 1st class design team

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

3 Community Open Houses

Circulated Internally

- RHFD
- Police
- WestCAT
- City Depts



Community Meeting 9 February 2010

Design Review Committee Meeting 8 March 2010

On Going Efforts

- Engineering
 - Preliminary Grading Plan
 - Master Utility Plan
 - Tentative Parcel Map
 - San Pablo Improvements
- Creek Restoration Design
 - Preapplication Phase with Permitting Agencies
- Architectural Plans & FPDP for Sycamore South directly across from Sycamore North (on hold)
- Preliminary Discussions with Developer for Phase Two

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"

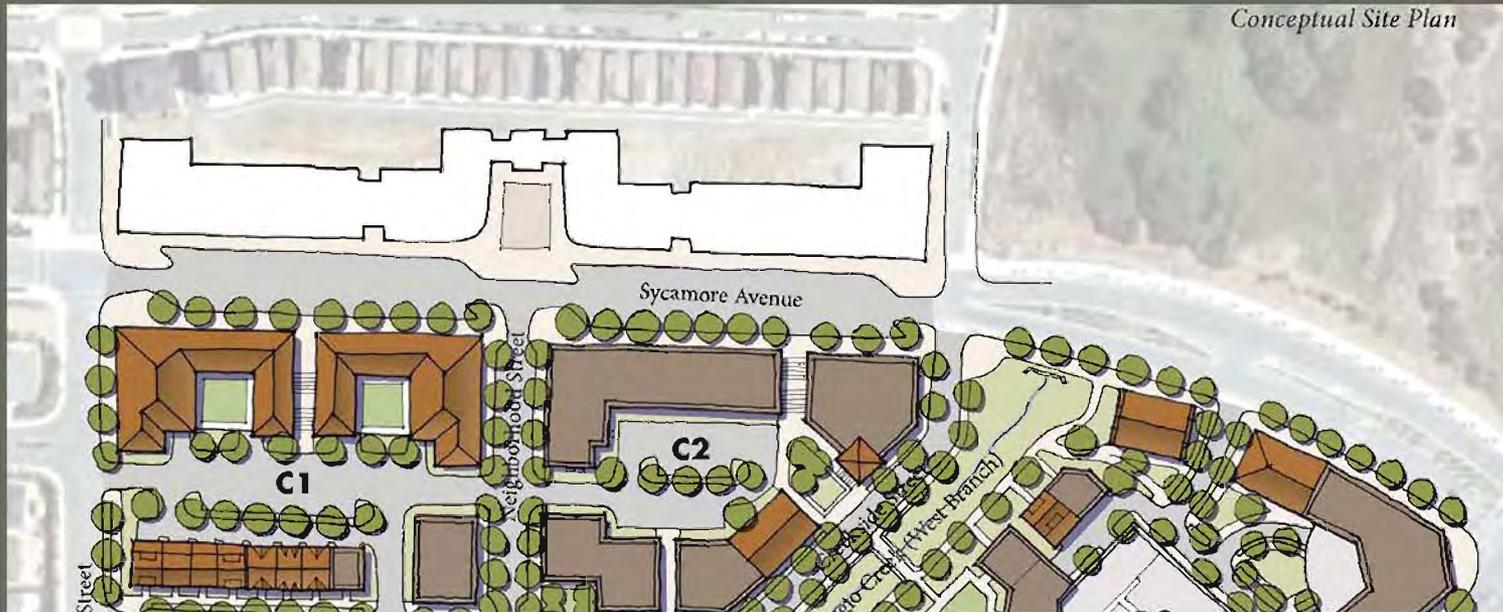
Sycamore "South"

Sycamore
"Crossing"

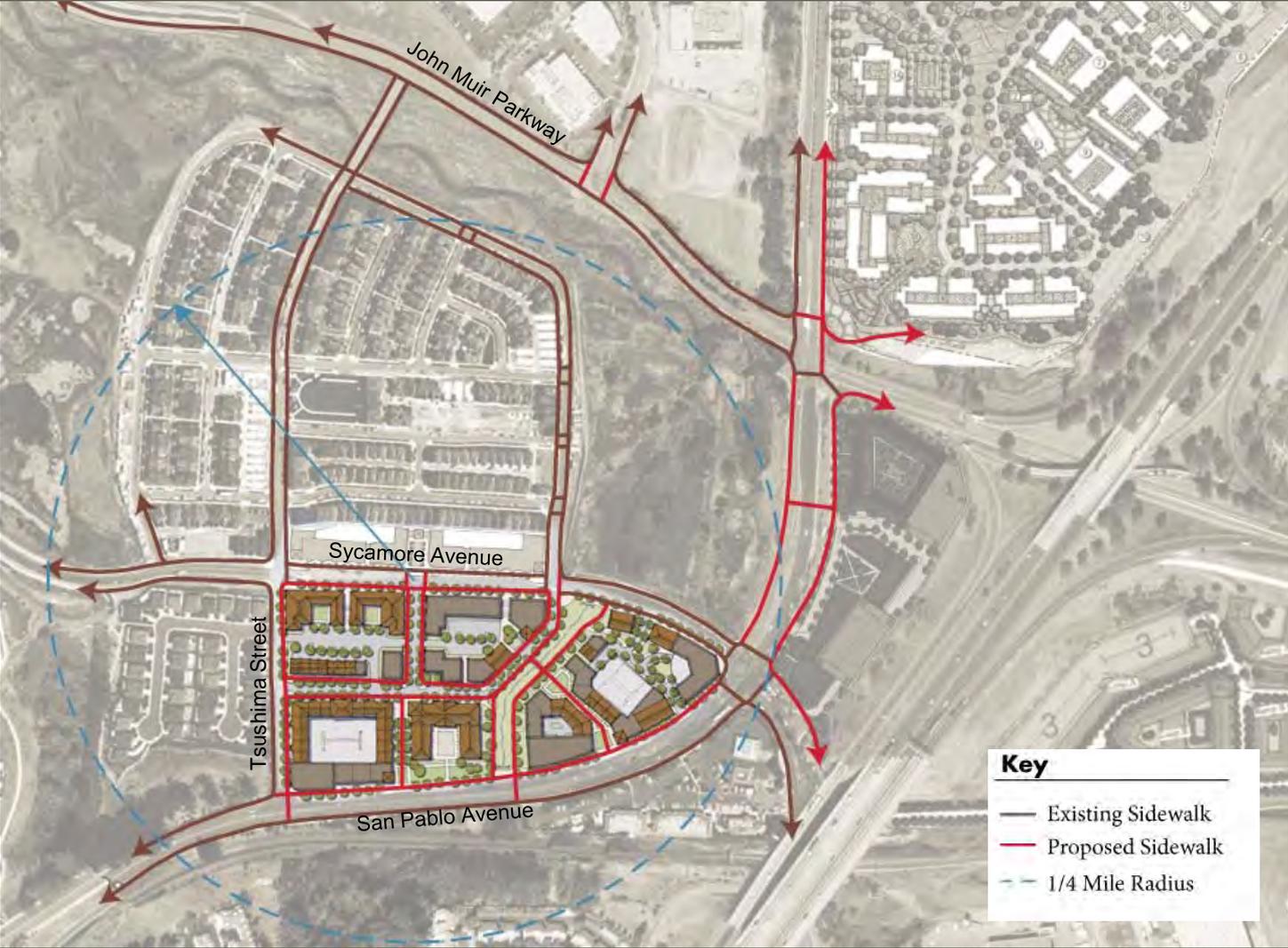
Sycamore
"Downtown"



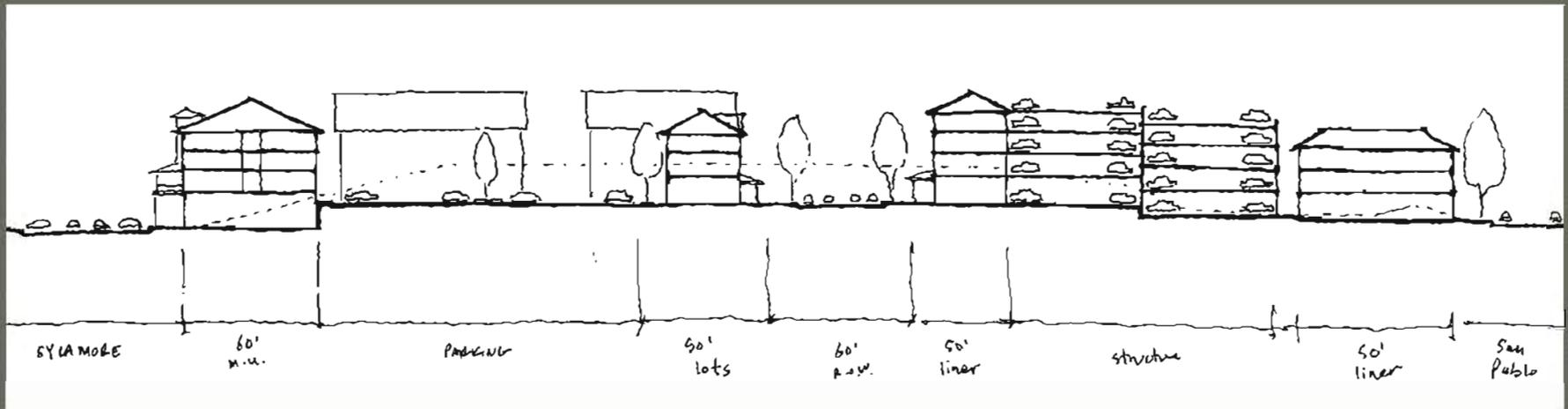
Master Plan



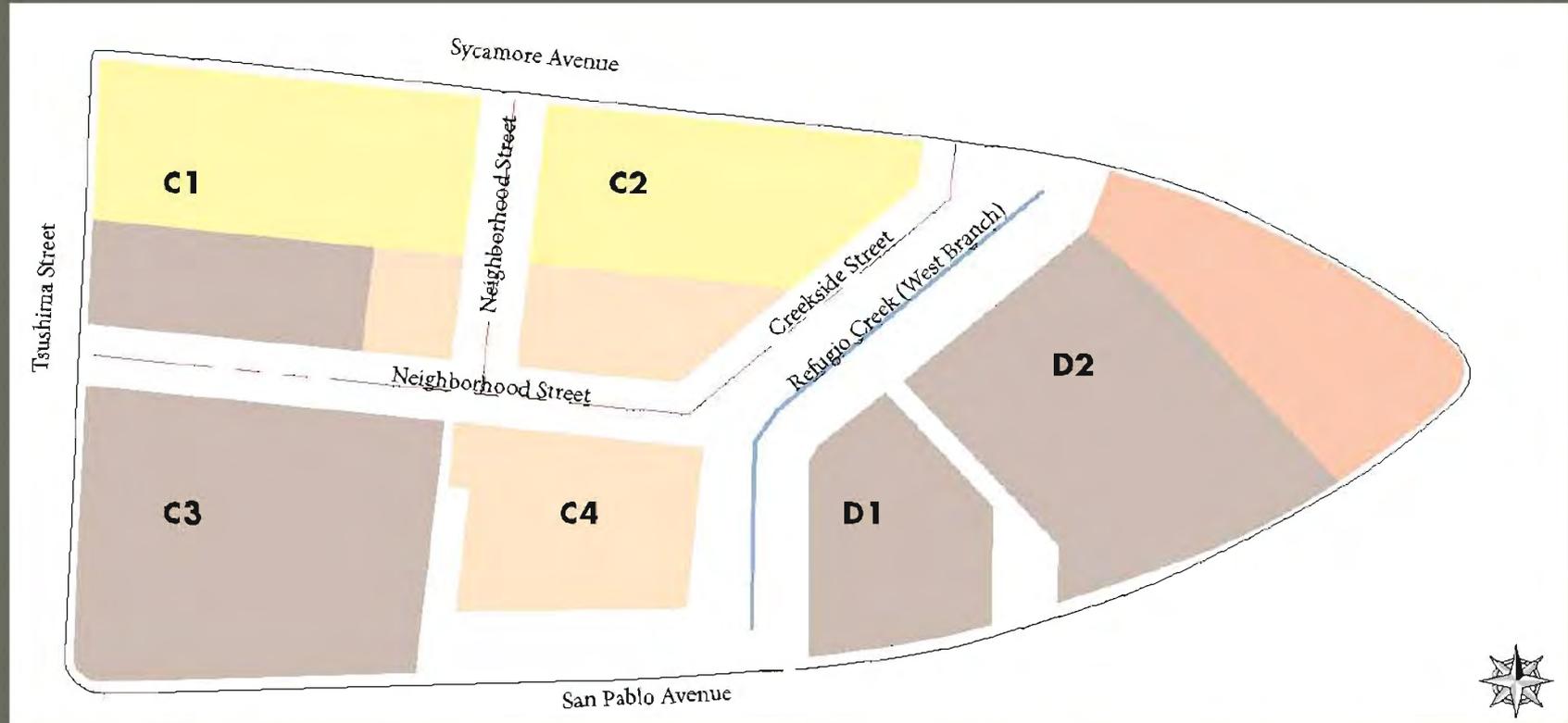
Connectivity



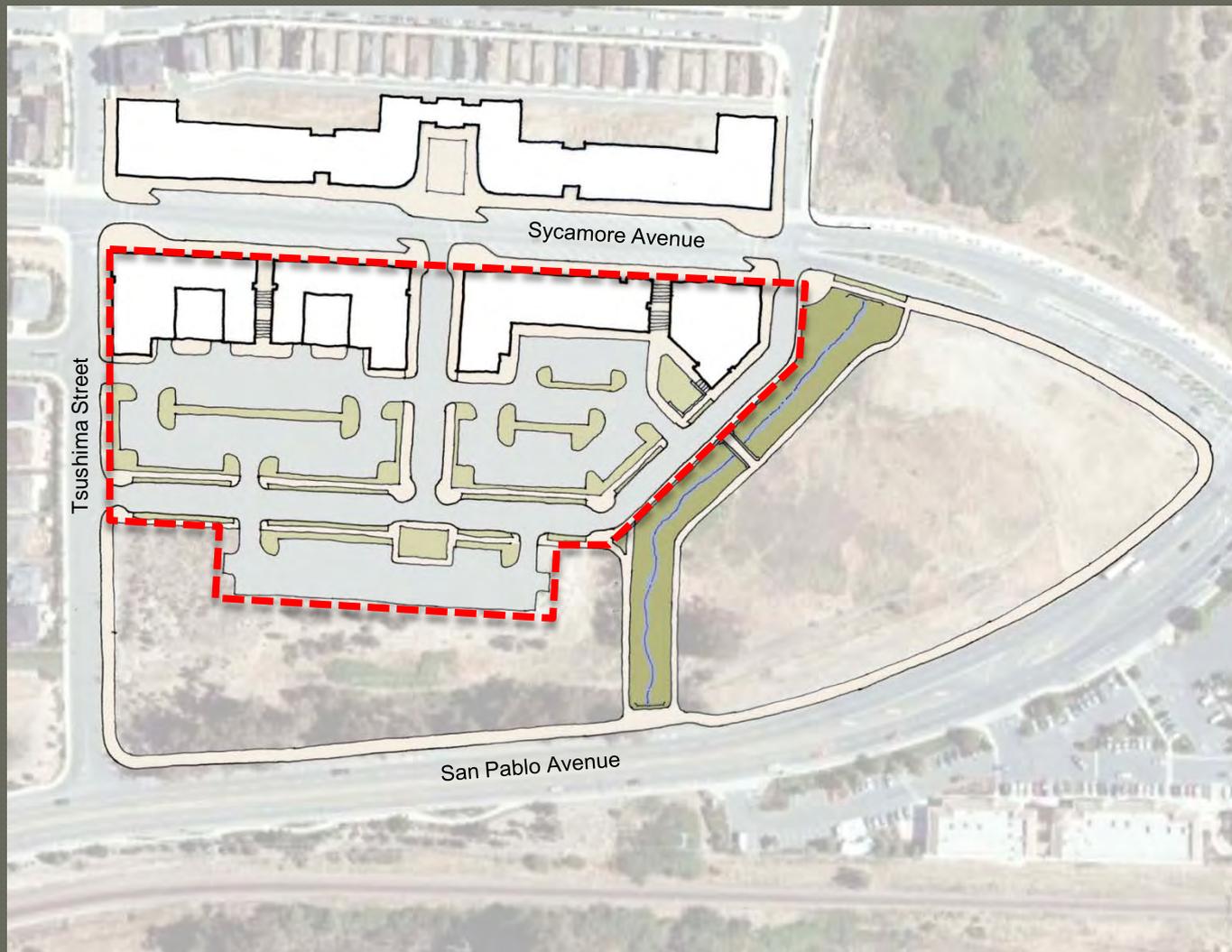
Site Concept



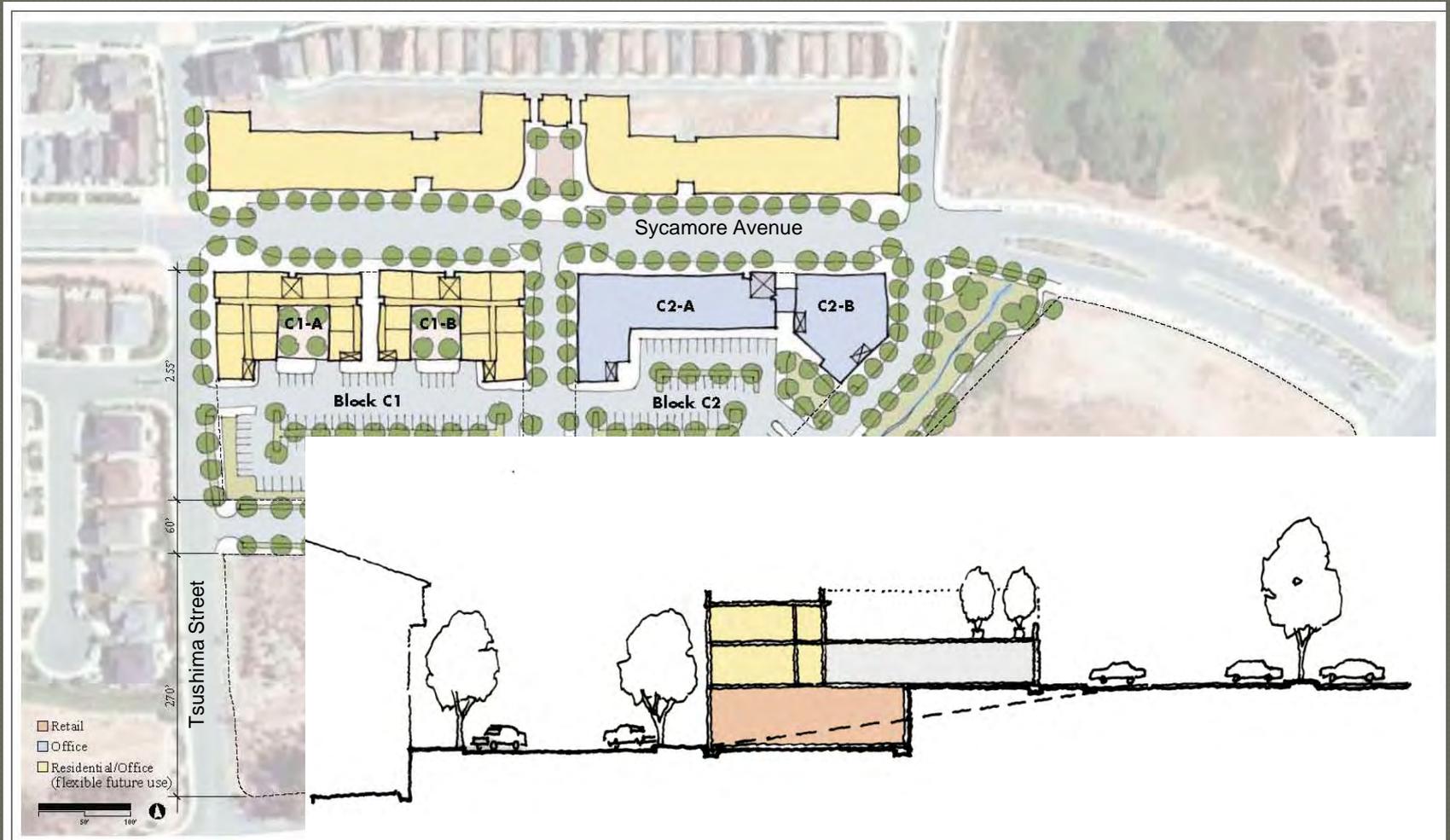
Sycamore Crossing Potential Phasing



Phase I = "Sycamore South"



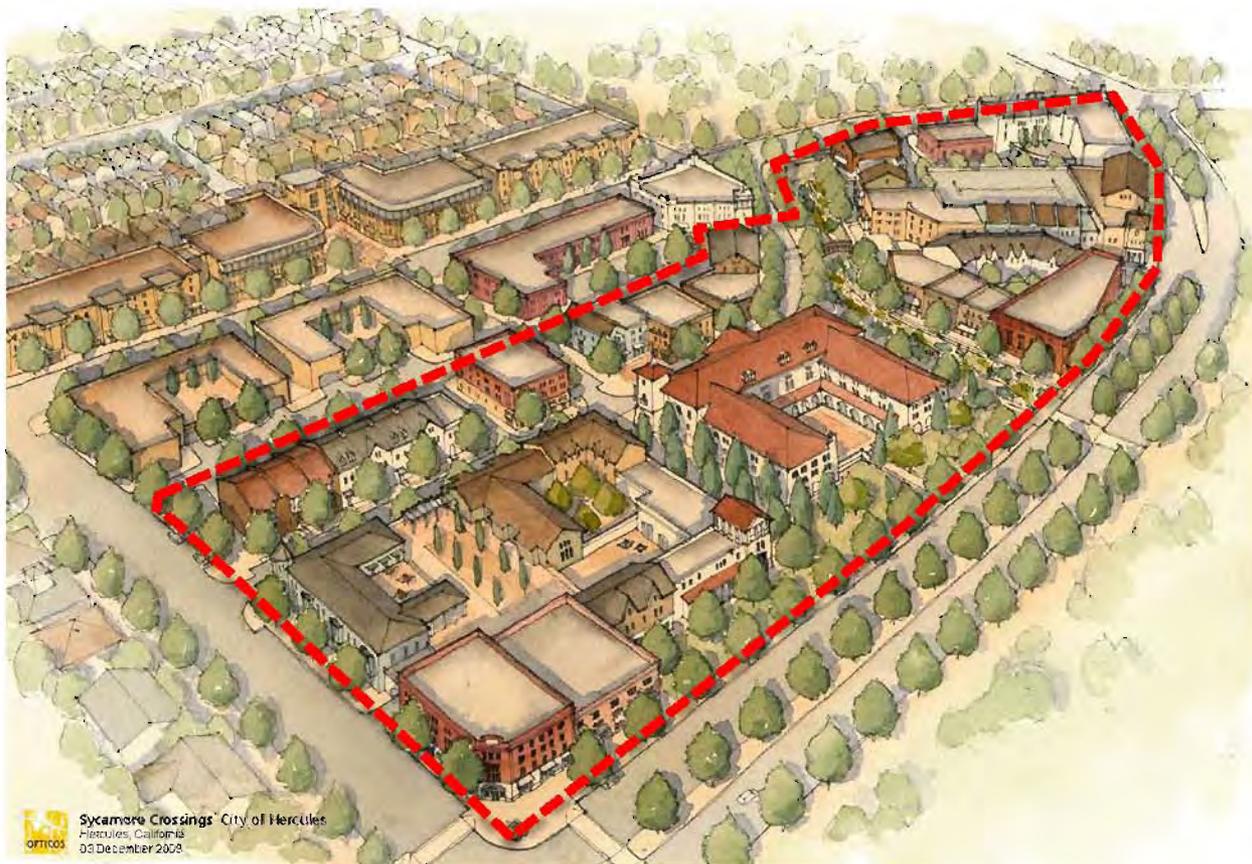
Phase I = "Sycamore South"



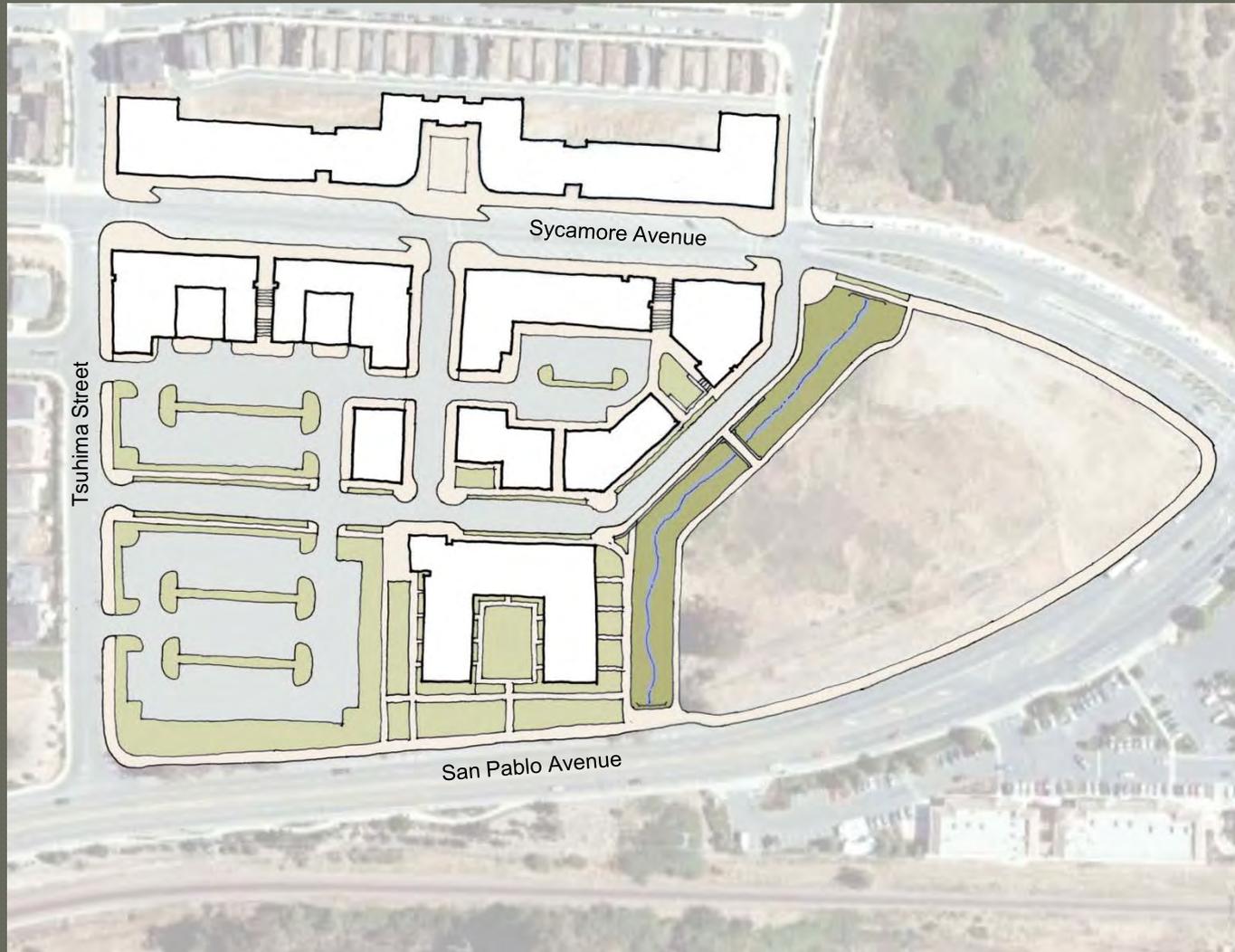


 **Sycamore Crossings** City of Hercules
Hercules, California
03 December 2009

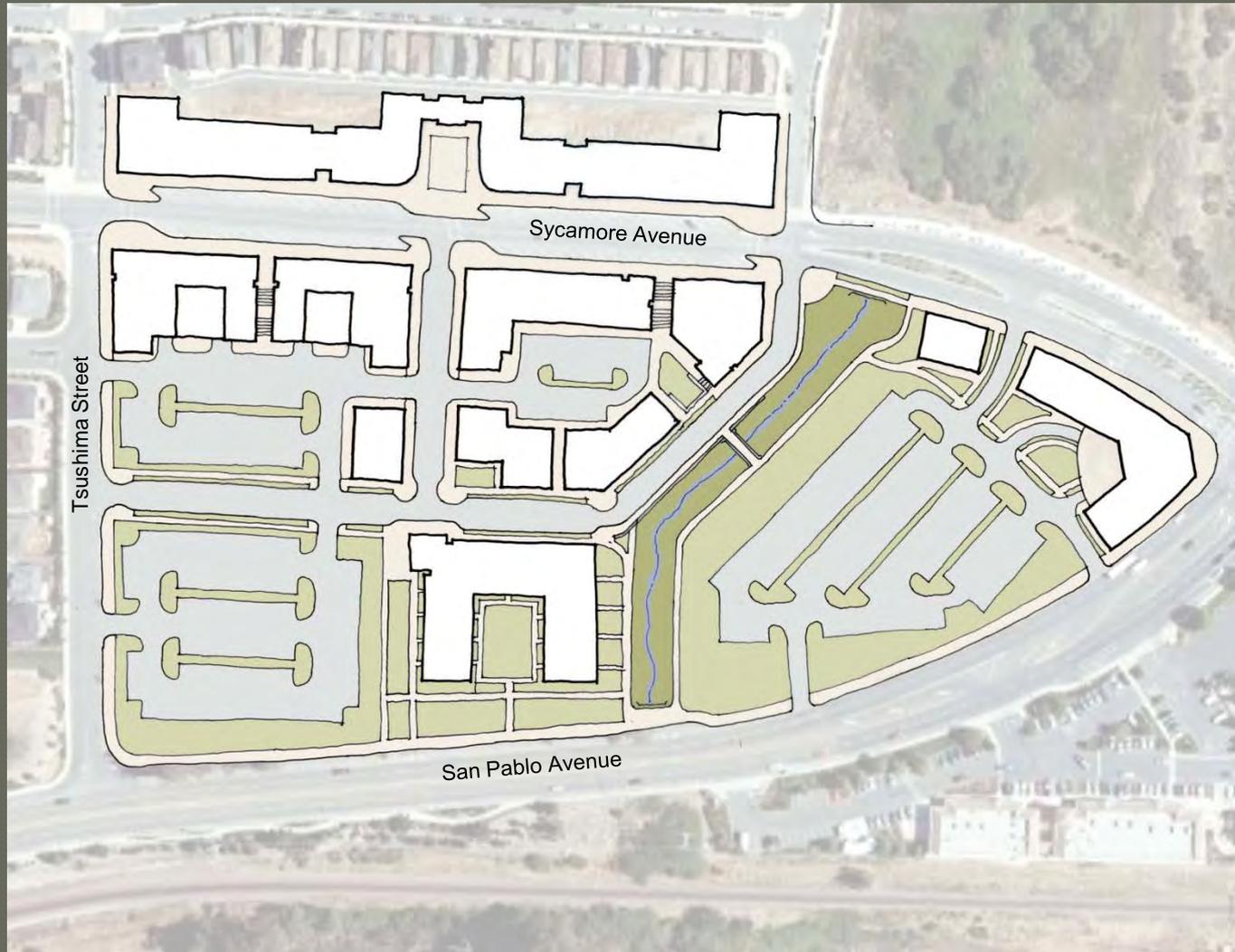
Later Phases



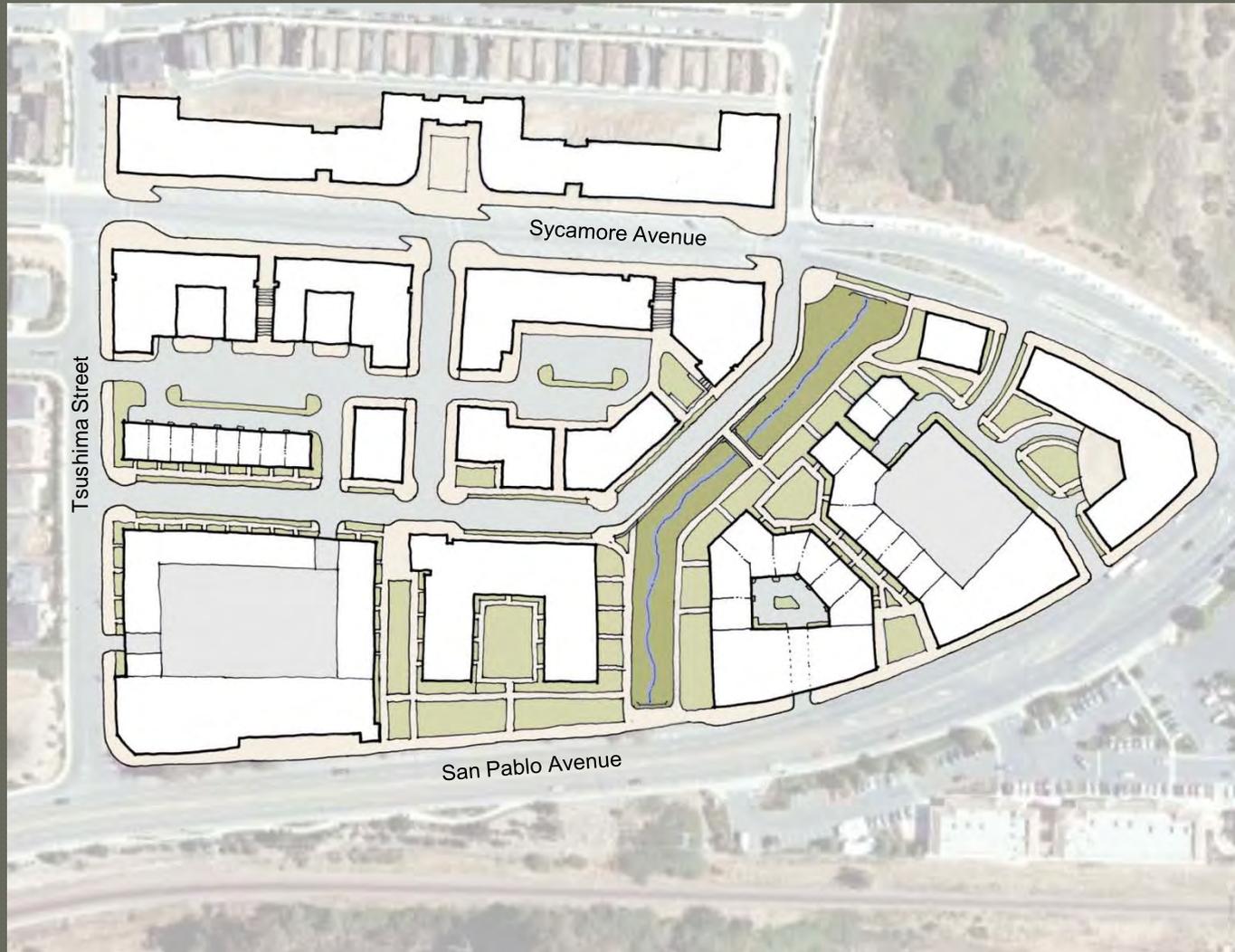
Phase II



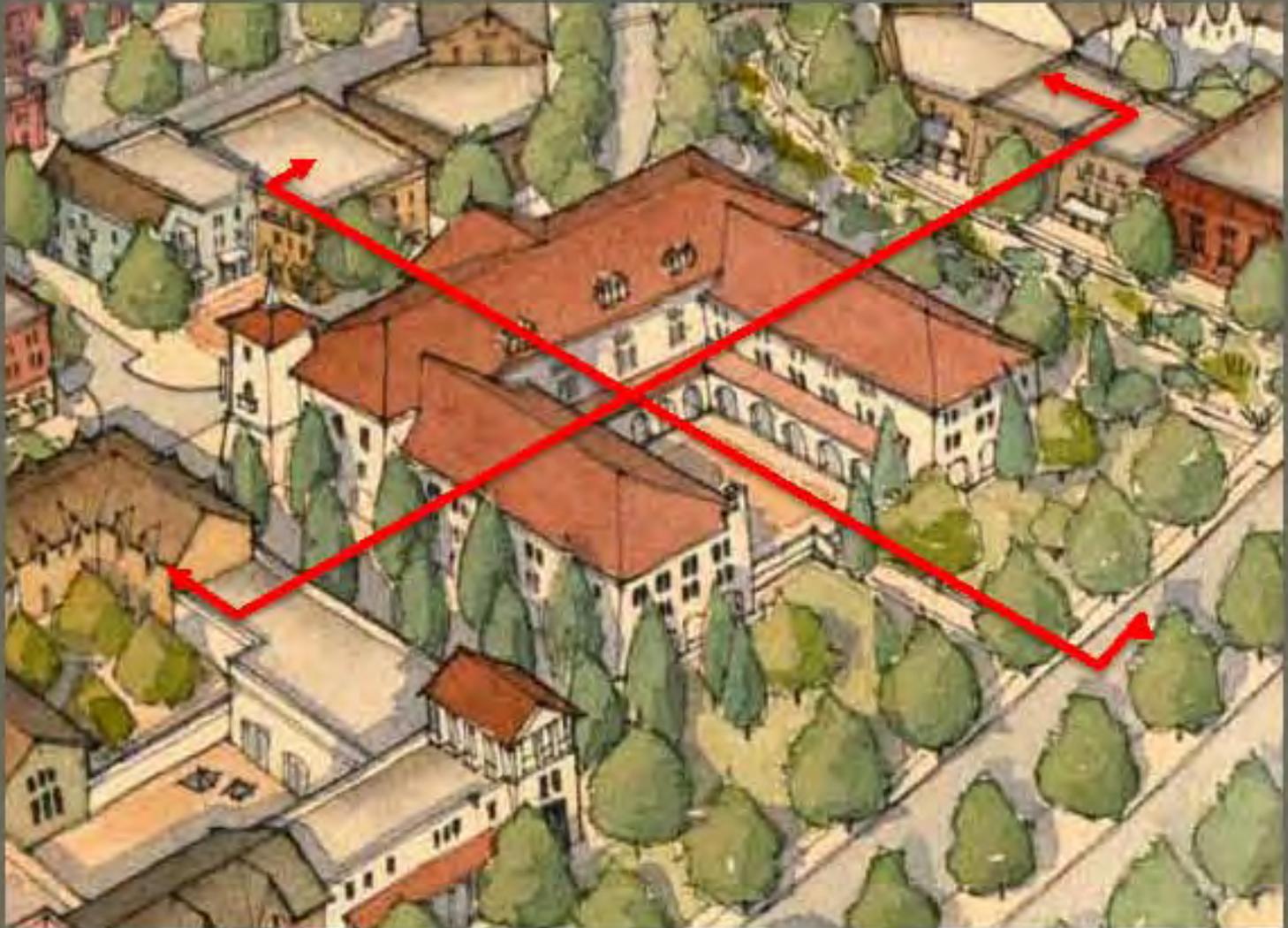
Phase III



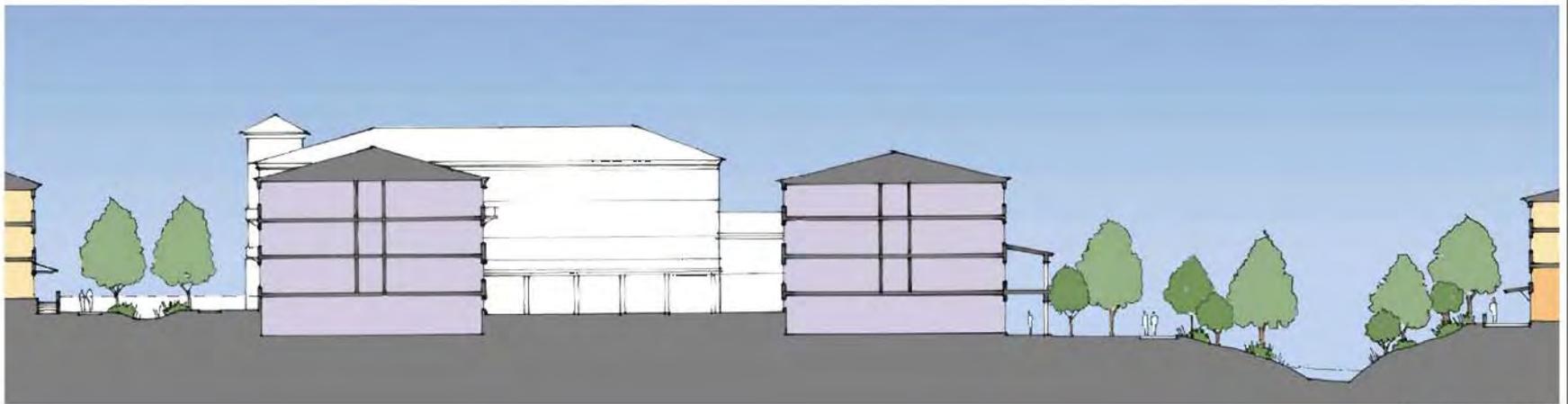
Phase IV



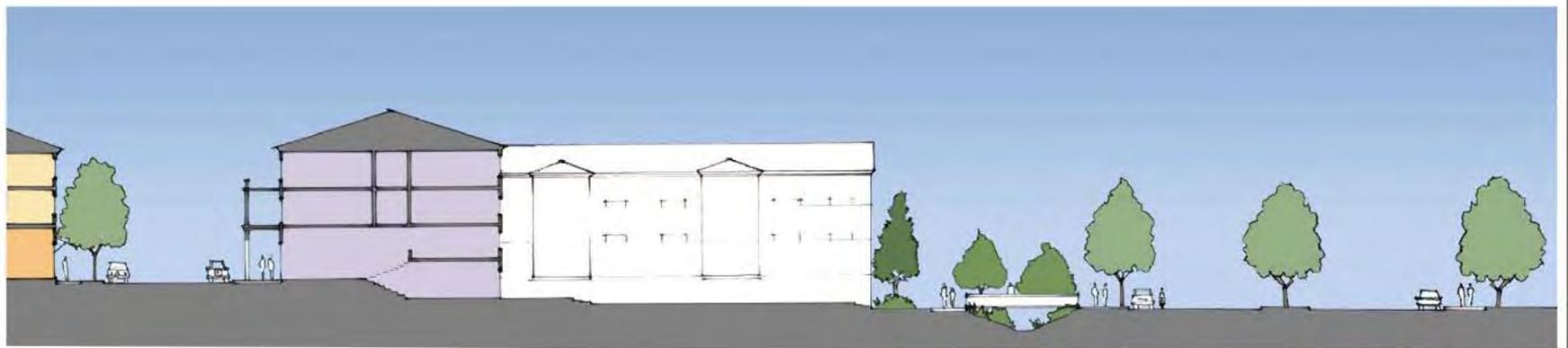
Hotel Concept – Block C



Hotel Concept – Block C

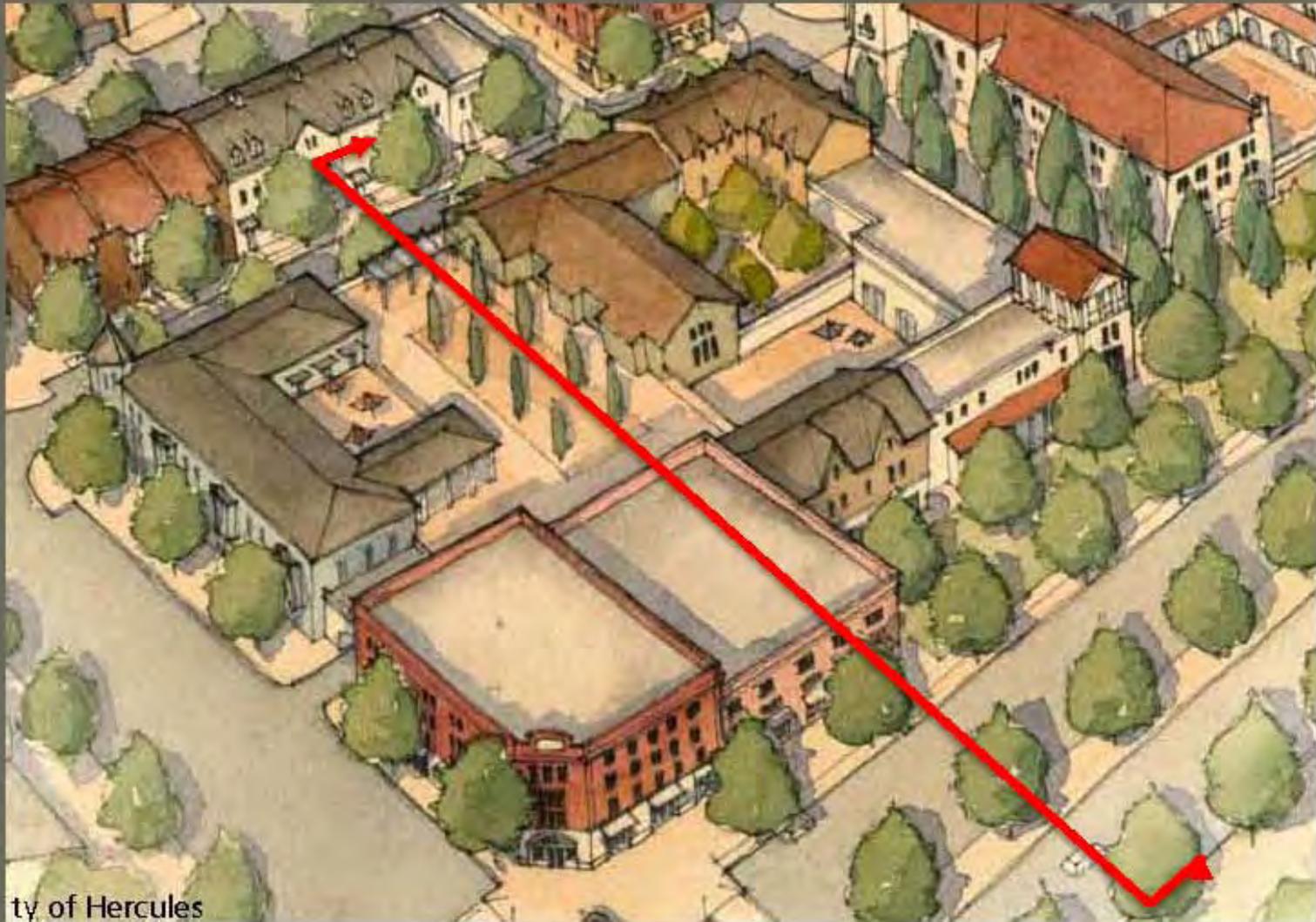


Site Section A-A



Site Section B-B

Mixed Use Concept – Block C



Mixed Use Concept – Block C



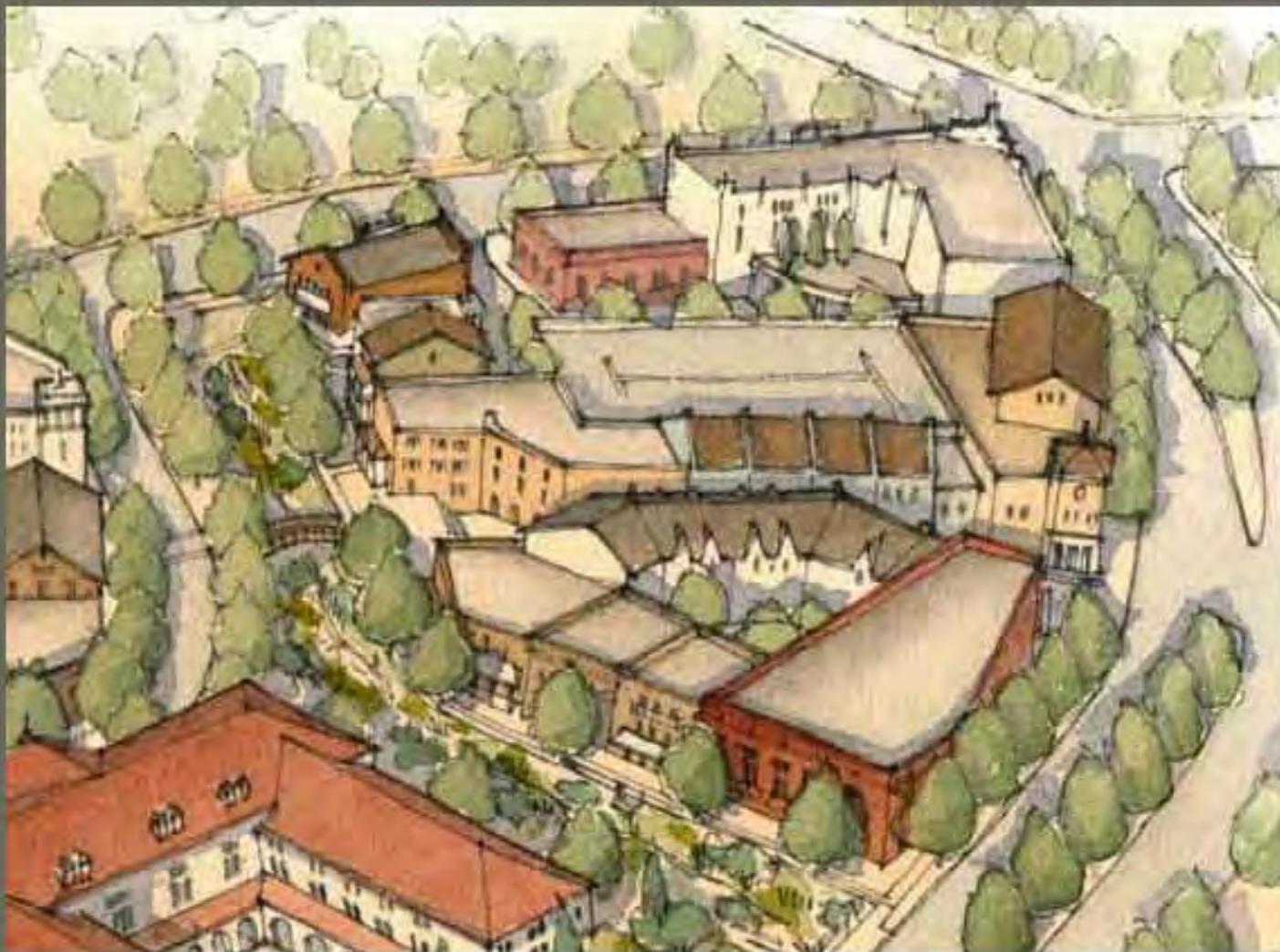
Site Section C-C

Neighborhood Street

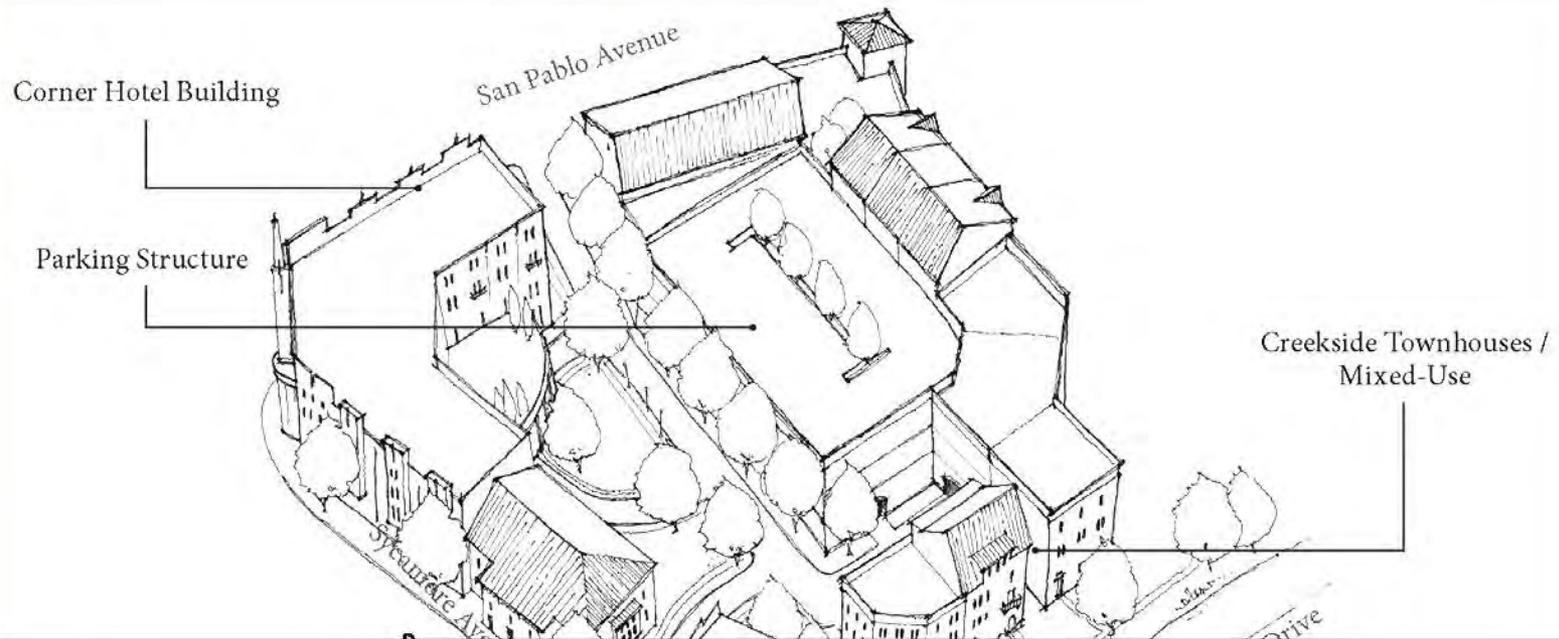
Block C3

San Pablo Avenue

Mixed Use Concept – Block D

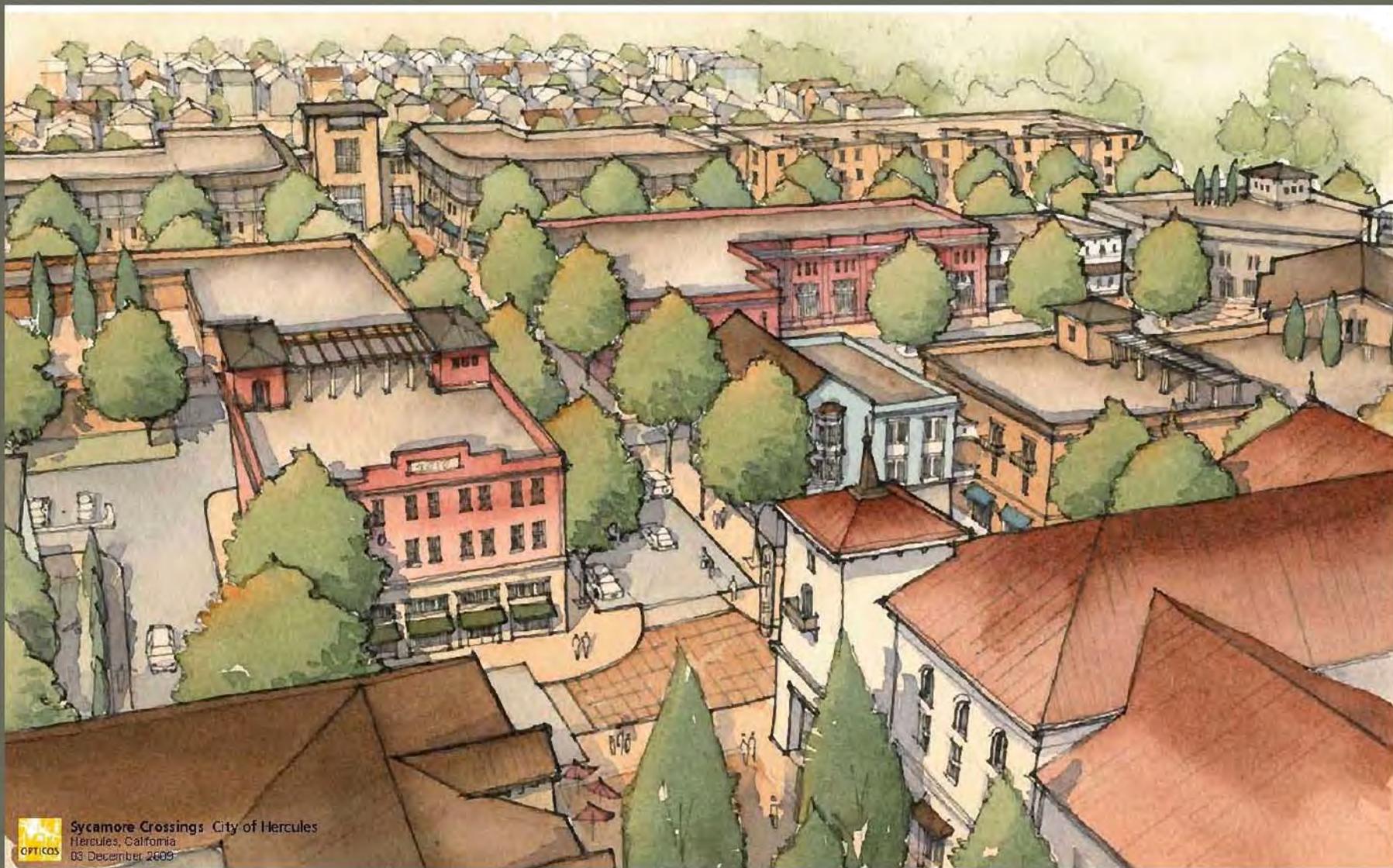


Mixed Use Concept – Block D





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



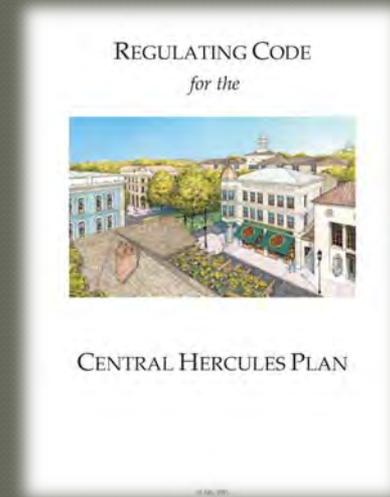
Components of the IPDP

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.

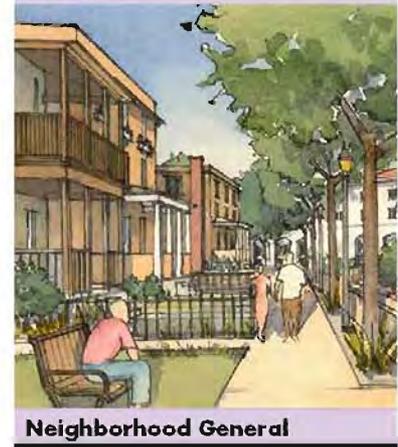
Use Mix:

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 ¹	Specific Use Restrictions	TS-MS	T4-NG
Agriculture & Resources			
Farmer's Market		P	P
Recreation, Education & Public Assembly			
Commercial recreation facility-Indoor	≤ 1,000sf	AUP	-
	> 1,000sf	CUP	-
Health/fitness facility	≤ 3,000sf	AUP	-
	> 3,000sf	CUP	-
Library, museum		P	-
Meeting or educational facility, public or private		P ²	-
Park, playground		AUP	AUP
Studio: Art, dance, martial arts, music, etc.	≤ 1,000sf	P	-
	> 1,000sf	AUP	-
Theater (cinema or performing arts)	≤ 10,000sf	AUP	-
	> 10,000sf	CUP	-
Residential			
Home occupation		AUP ³	AUP
Live/Work		AUP	P
Mixed use project, residential component		P ³	P
Multi-Family Housing		-	P
Residential accessory use or structure		-	P
Residential care	≤ 4 Clients	P ³	P
	> 4 Clients	P ³	AUP

Land Use Type ¹	Specific Use Restrictions	TS-MS	T4-NG
Retail			
Eating or drinking establishment, except with any of the following features:		P	AUP ⁴
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 ¹	Specific Use Restrictions	TS-MS	T4-NG
Services: Business, Financial, Professional			
ATM		P	-
Bank financial services		P	-
Business support services		P	-
Medical services: Doctor's office		P ⁵	-
Office:			
Business, service		P ⁵	-
Professional, administrative	≤ 8,000sf	P ⁵	AUP
	> 8,000sf	AUP ⁵	-
Services: General			
Day Care, Child or Adult:			
Day Care Center		P ⁶	-
Family Day Care Home, Large		P ⁶	-
Family Day Care Home, Small		P ⁶	P
Lodging:			
Hotel		P ⁶	CUP
Bed & Breakfast (B&B)	≤ 6 Rooms	P ⁶	P
	> 6 Rooms	P ⁶	CUP
Public safety facility		CUP	-
Personal services	≤ 2,500sf	P	AUP
	≤ 5,000sf	AUP	-
	> 5,000sf	AUP	-
Transportation, Communications, Infrastructure			
Parking facility, public or commercial		P	P
Wireless telecommunication facility		CUP	-

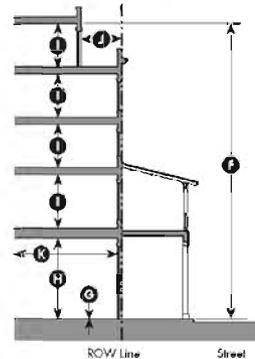
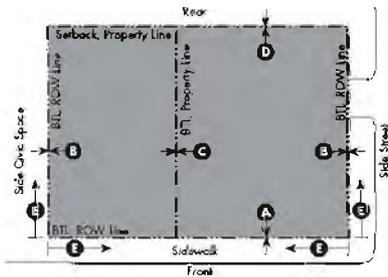
Land Use Type ¹	Specific Use Restrictions	TS-MS	T4-NG
Key			
P	Permitted Use		
AUP	Administrative Use Permit Required		
CUP	Conditional Use Permit Required		
-	Not Allowed		
End Notes			
A definition of each listed use type is in the Appendix.			
⁴ Allowed only on upper floors or behind ground-floor use.			
⁵ Guest rooms only allowed on upper floors or behind ground-floor use.			

Secondary of carriage times

Retail			
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
 - (Build-to Line (BTL))
 - Setback Line
 - Building Area

Building Placement

Build-to Line (Distance from Right of Way)

Front	0'	A
Side Street / Side Civic Space	0' min.; 12' max.	B
Side	0'	C

BTL Defined by a Building

Front	80% min.
Side Street / Side Civic Space	60% min.

* 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.	D
	5' min. adjacent to T4	

Miscellaneous

Buildings must be built to the BTL along each facade within 30' of a corner along the Front.¹

Consult the definition of "Front" in the Appendix for direction on determining which frontage(s) is the Front.

A building form with a chamfered corner is permitted only if a corner entry is provided.

Building Form

Height

Building	2 Stories min.	F
	5 Stories max. ¹	
Ground Floor Finish Level	6' max	G

Ground Floor Ceiling

Sycamore Avenue	14' min. clear	H
Other Street / Civic Space	60% min.	

Upper Floor(s) Ceiling

	8'-6" min. clear	I
--	------------------	----------

¹ 5th story must be setback 8' min. **J**

Footprint

Depth, Ground-floor Commercial Space along Front

Sycamore Avenue	60' min.	K
Other Street / Civic Space	30' min.	

Miscellaneous

Distance between Entries

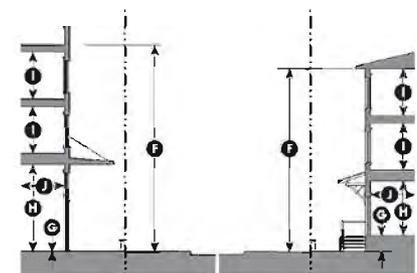
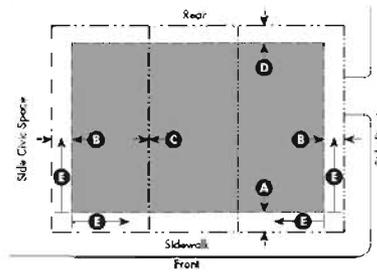
To Ground Floor Uses	50' max.
----------------------	----------

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
 - Build-to Line (BTL)
 - Setback Line
 - Building Area

Building Placement

Build-to Line (Distance from Right of Way)

Front	8' min.; 12' max. ¹	A
Side Street / Side Civic Space	Equal to Front	B

BTL Defined by a Building

Front	60% min.
Side Street / Side Civic Space	60% min.

¹ 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.	C
Rear	5' min.	D

Miscellaneous

Buildings must be built to the BTL along each facade within 30' of a corner along the Front.¹

Consult the definition of "Front" in the Appendix for direction on determining which frontage(s) is the Front.

¹ A building form with a chamfered corner is permitted only if a corner entry is provided.

Building Form

Height

Building Height	2 Stories min.	F
	4 Stories max.	
Ground Floor Finish Level	6' max.	G

Ground Floor Ceiling

Commercial Uses	6' max.	H
Residential Uses	18' min.	

Upper Floor(s) Ceiling

Commercial Uses	12' min. clear	I
Residential Uses	10' min. clear	

Footprint

Depth, Ground-floor Commercial Space

	24' min.	J
--	----------	----------

Depth, Ground-floor Residential Space

	12' min.	J
--	----------	----------

Miscellaneous

Distance between Entries

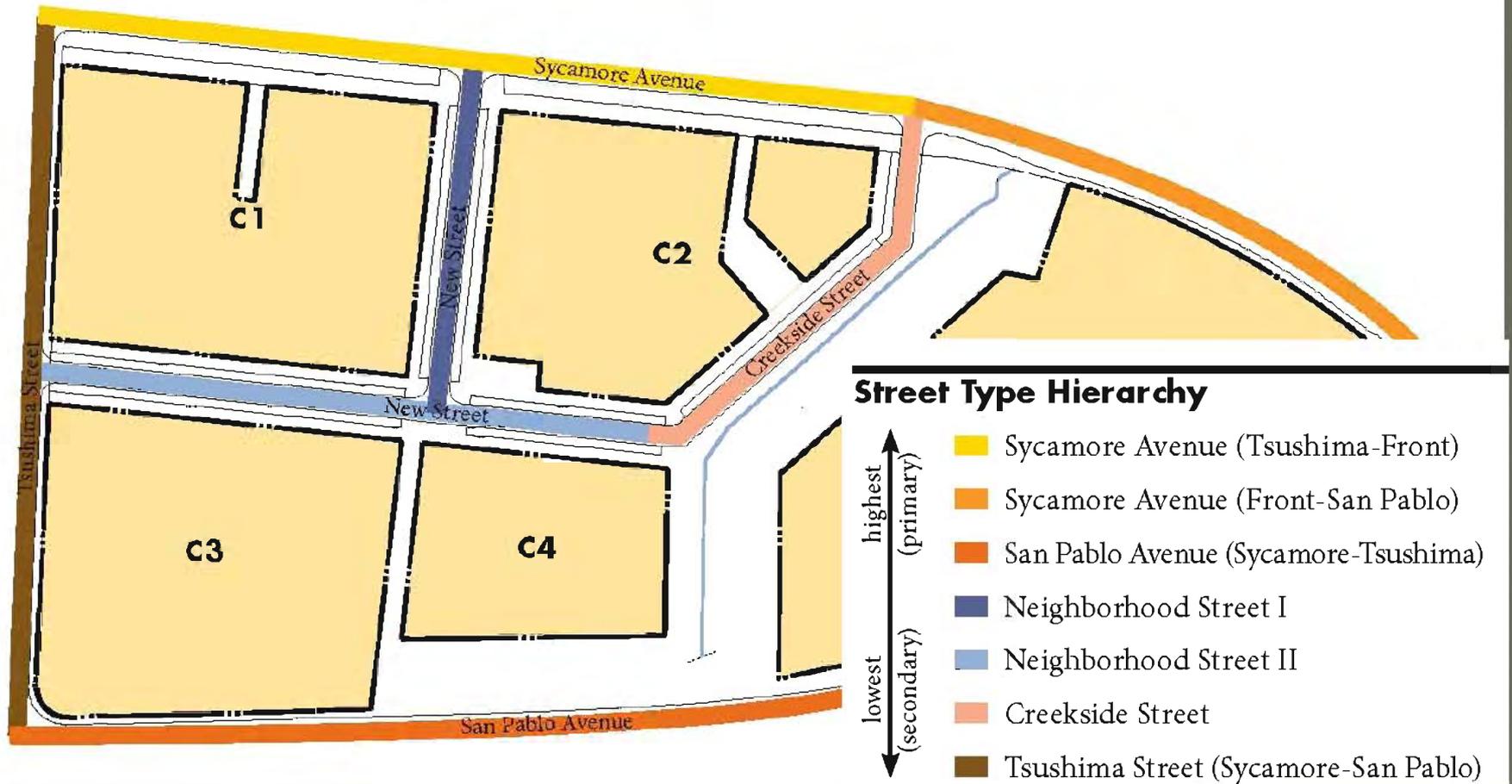
To Upper Floor(s)	80' max.
-------------------	----------

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

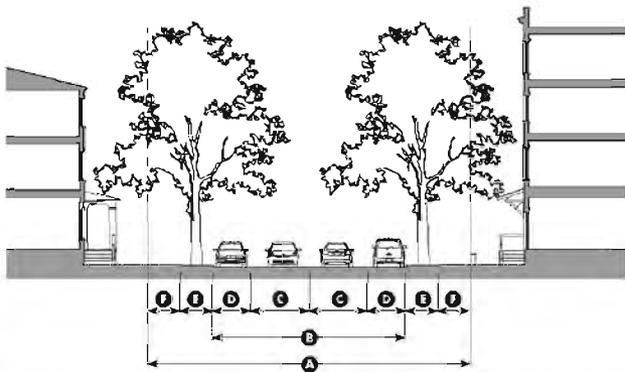


Street Standards

Chapter 4: Street and Circulation Standards

Administrative Draft: 10.23.09

Neighborhood Street II



Application	
Movement Type	Slow
Design Speed	25-30 mph
Pedestrian Crossing Time	
With bulb-outs	6 seconds
Zones	T3-MS T4-NG

Edges	
Curb Type	Square
Planter Type	6' continuous (E)
Landscape Type	Medium trees @ 30' o.c. avg. No trees along galleries/readies
Walkway Type	6' sidewalk (F)

Overall Widths	
Right-of-Way (ROW) Width	60' (A)
Curb Face to Curb Face Width	36' (B)

Lanes	
Traffic Lanes	2 @ 10' (2-way travel) (C)
Bicycle Lanes	None
Parking Lanes	2 @ 8' parallel (D)
Medians	None

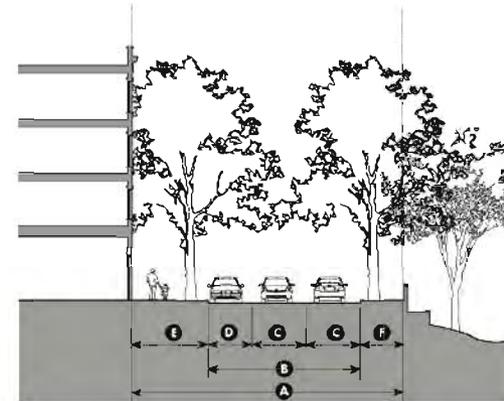
Intersection	
Curb Radius	20' max.
Distance Between Intersections	400' max.



Chapter 4: Street and Circulation Standards

Administrative Draft: 10.23.09

Creekside Street



Application	
Movement Type	Slow
Design Speed	25-30 mph
Pedestrian Crossing Time	
With bulb-outs	6 seconds
Zones	T3-MS T4-NG

Edges	
Curb Type	Square
Planter Type	
West side of Street	6' continuous / tree pits
East side of Street	Tree pits
Landscape Type	Medium trees @ 30' o.c. avg. No trees along galleries/readies

Overall Widths	
Right-of-Way (ROW) Width	48' (A)
Curb Face to Curb Face Width	28' (B)

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

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

Walkway Type	
West side of Street	12' sidewalk (tree pits) or (E)
East side of Street	6' sidewalk (planter strip) (F)
Both sides of Street	8' sidewalk (F)



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



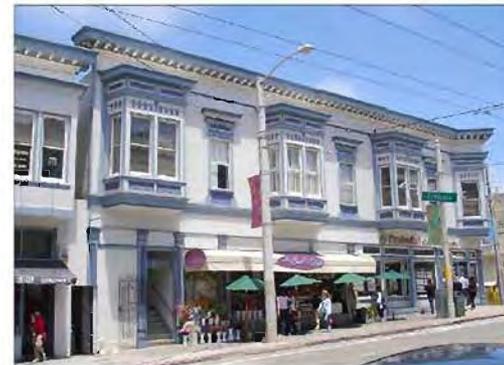
Simple window surround



Formal surround with cap



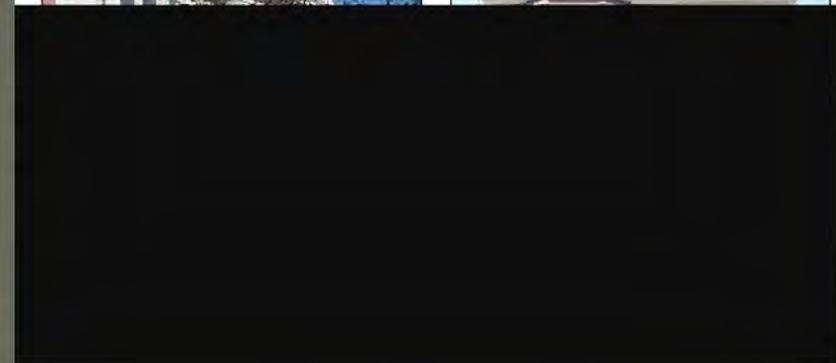
Paired doors with transoms



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



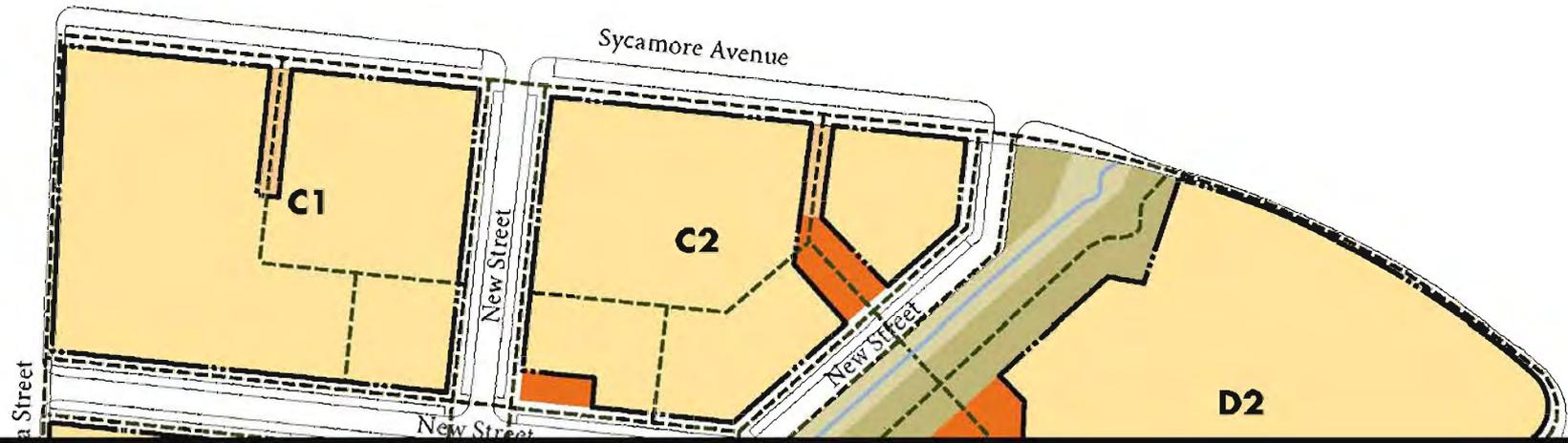
Simple, rectilinear form with ground floor loggia and shallow, upper floor balconies



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.



Min. Paseo Width

Typical Characteristics

General Character

Hardscaped pathway

Defined by building frontages

Activated by frequent entries and exterior stairs.

Potted plants, minimal planting

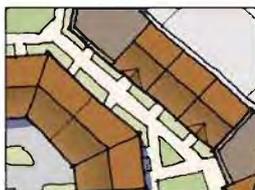
Maintain the character of surrounding buildings.

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'
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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

Conceptual Site Plan



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

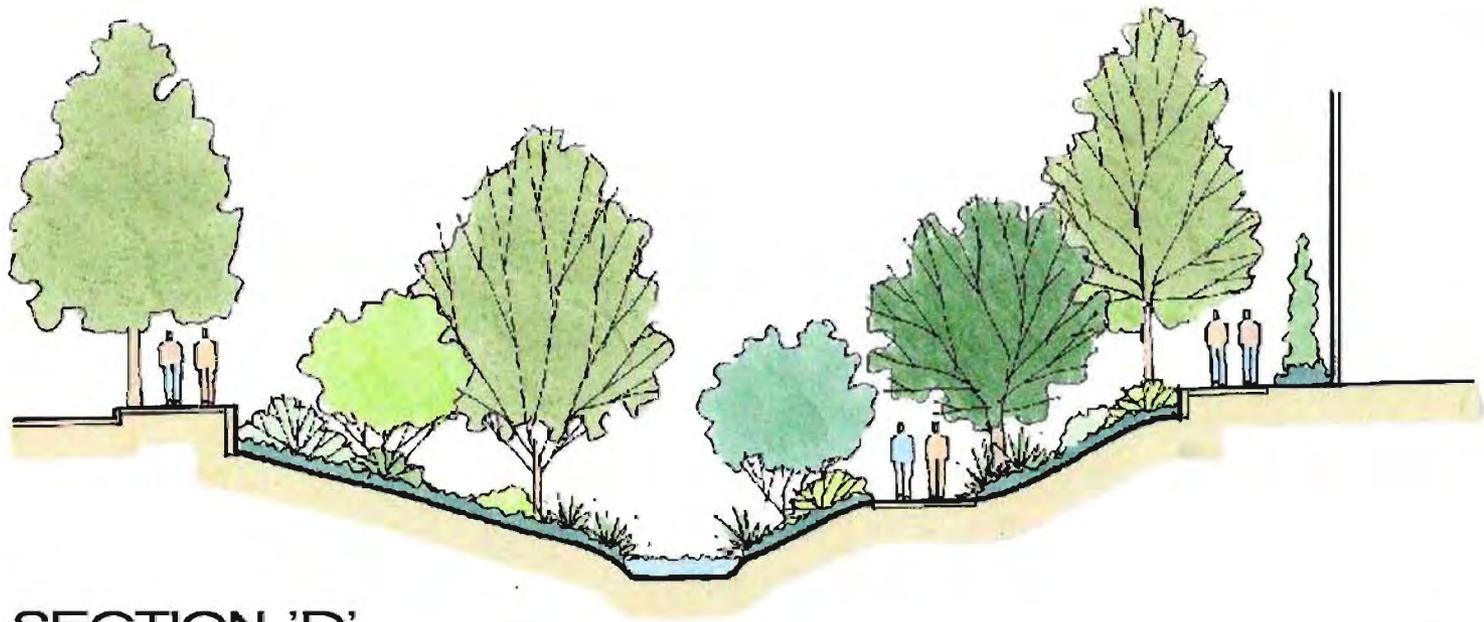


Refugio Creek Area 1

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



Refugio Creek Area 1 Section



SECTION 'D'

SCALE: 1"=10'-0"



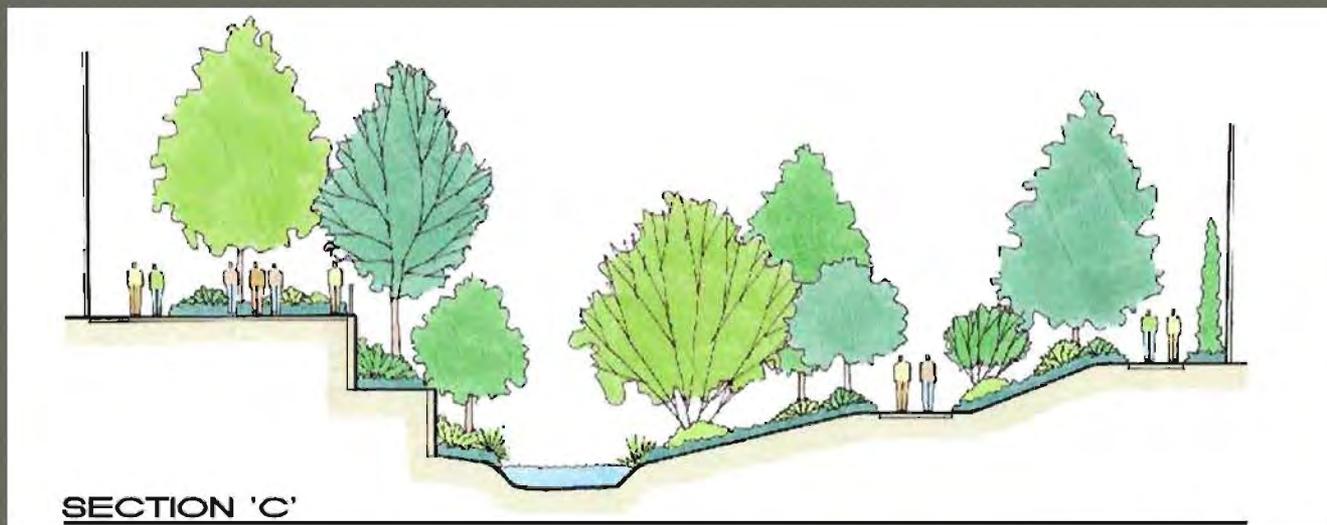
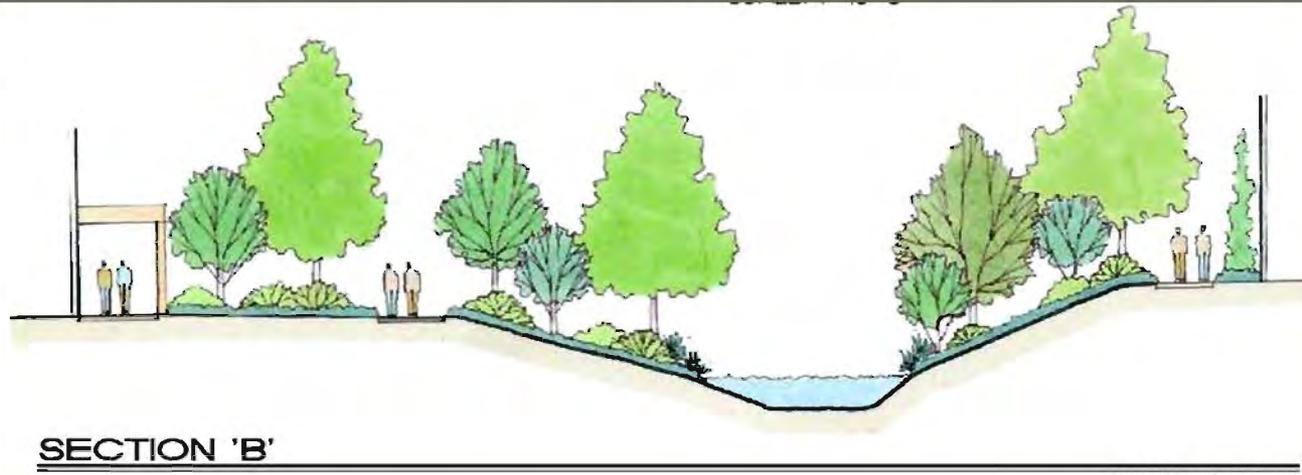
Sycamore Crossings City of Hercules
Hercules, California
03 December 2009

Refugio Creek Area 2

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



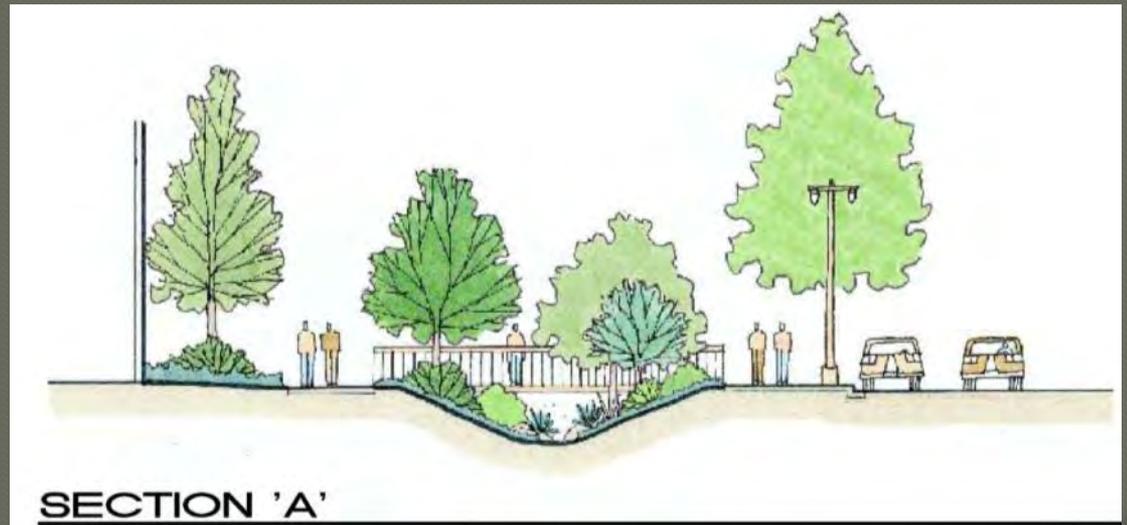
Refugio Creek Area 2 Sections



Native Garden



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



Preliminary Plant Palette: Trees

PRELIMINARY PLANT PALETTE

TREES:



ACER NEGUNDO
BOX ELDER



QUERCUS AGRIFOLIA
COAST LIVE OAK



QUERCUS LOBATA
VALLEY OAK



CERCIS OCCIDENTALIS
WESTERN RED BUD



ACER MACROPHYLLUM
BIG LEAF MAPLE



ALNUS RHOMBIFOLIA
CALIFORNIA ALDER



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE



REFUGIO CREEK

SYCAMORE CROSSING
HERCULES, CALIFORNIA
DECEMBER, 2009

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Urban Horticulture Specialist
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Lawrence, CA 94550
925.784.8012
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CARILLI-MACY

Preliminary Plant Palette: Shrubs

PRELIMINARY PLANT PALETTE

UNDERSTORY SHRUBS:



CORNUS STOLONIFERA
RED TWIG DOGWOOD



HETEROMELES ARBUTIFOLIA / TOYON



RHAMNUS CALIFORNICA
COFFEEBERRY



FREMONTODENDRON 'CALIFORNIA GLORY'
FLANNEL BUSH



VITIS CALIFORNICA
WILD GRAPE



CEANOTHUS THYRSIFLORUS
BLUE BLOSSOM



MIMULUS GUTATUS
STICKY MONKEY FLOWER



SYMPHORICARPUS ALBUS
SNOWBERRY



ROSA NUTKANA / WILD ROSE



BACHARRIS PILULARIS
COYOTE BUSH



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



RIBES CALIFORNICUM
CALIFORNIA GOOSEBERRY



REFUGIO CREEK

SYCAMORE CROSSING
HERCULES, CALIFORNIA
DECEMBER, 2009

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925-794-2670
www.davevans.com

CARLISLE - 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



ELYMUS GLAUCUS
BLUE WILD RYE



IRIS DOUGLASIANA
WILD DOUGLAS IRIS



OENANTHE SARMENTOSA
WATER PARSLEY



POTENTILLA ANSERINA 'PACIFICA'
SILVER WEED CINQUEFOIL

HORDEUM
BRACHERANTHEMUM
MEADOW BARLEY



JUNCUS SPECIES / RUSHES

NASELLA PULCHRA
PURPLE NEEDLE GRASS



DESCHAMPSIA
CAESPITOSA
HAIR GRASS



REFUGIO CREEK

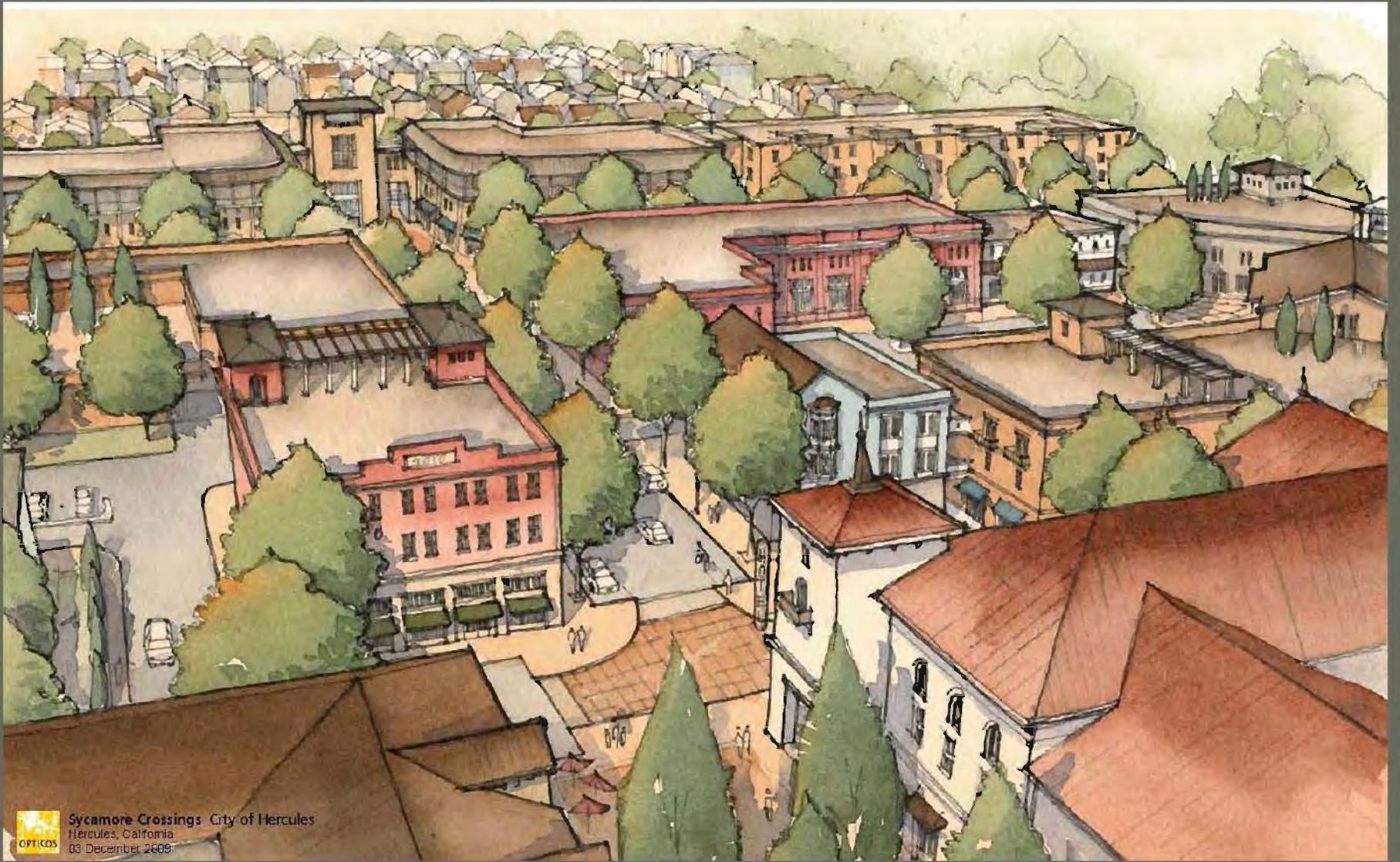
SYCAMORE CROSSING
HERCULES, CALIFORNIA
DECEMBER, 2009

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CARDIE MACY



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Hercules, California
03 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

Project Timeline

- 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 2012-2013
- 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

- Questions ?

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