



Introduction

This chapter establishes the Civic Space and Open Space Regulations for the Undeveloped Portion of the Historic Town Center, Transit Village, and Hercules Point Sub-Districts of the HWDMP.

This chapter includes a Regulating Plan that designates Civic Space Types within the Historic Town Center and Transit Village Planning Sub-Districts and detailed Civic Space Standards for each type. These standards include:

- General Character
- Typical Size
- Frontage Requirements
- Typical Uses

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Civic Space Regulating Plan

Civic Space Types

- Hercules Point
- Natural Preserve/Hillside/Riparian Area
- Bayfront/Creekside Park
- Town Square
- Historic Square
- Plaza
- Bayfront Promenade
- Paseo
- Pocket Park
- Pocket Plaza
- Playground / Tot Lot
- Bay Trail
- Creekside Trail

General Key

- Historic Buildings
 - Railroad ROW
 - Drives allowed within Civic Space
 - Provided View Corridor
- Dimensions on plan indicate minimum required widths or depths of civic spaces at the locations indicated. See individual standards for each Civic Space Type for all other required dimensions. The exact configuration of Civic Spaces may vary.



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Approach



Approach

This chapter outlines plans for approximately 23 acres of open space integrated within the Historic Town Center, Transit Village, and Hercules Point Planning Sub-Districts of the HWDMP. An extensive network of open spaces is planned that recognizes the natural qualities of the site while providing a multitude of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from large regional and neighborhood-scaled parks to small pocket parks located near neighborhood centers. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike, providing open space amenities for future residents of both the Waterfront District and all of Hercules.

Far from a detailed plan, this chapter presents a design framework and implementation strategy for parks and open space. This framework is based on a series of factors that seek to ensure that new parks and open space reflect not only the cultural and recreational opportunities and resources available in the Hercules Bayfront, but also the natural and biological resources and amenities that will need to be preserved, maintained, and restored in order for Hercules Bayfront to continue as a high-quality place.



Hercules Point Standards



Description

Hercules Point is intended to provide approximately 11 acres of important regional open space, drawing visitors not only from the community of Hercules but also the entire San Francisco Bay Area due to its connection to the Multi-Modal Transit Station. Hercules Point will provide the only opportunity within Hercules for direct access and interaction with the Bay, a vital element for the City and region. The Point will provide various spaces for both active and passive recreation. Public restroom facilities and other appropriate or necessary structures should also be included on site within well-designed ancillary buildings. The landscaping will consist of trees, lawns, paths, trails, and shrubs all naturally disposed. Seating and picnic areas should be included in designated areas. A boardwalk will connect the Point with the Multi-Modal Transit Station and at least one at-grade crossing should be provided across the railroad tracks, directly connecting the Point with Hercules' residences and the Bayfront community.

Typical Characteristics

General Character

- Lawns, trees and shrubs naturally disposed
- Maintain views of Bay
- Extensive trail and path system
- Public ancillary structures included on site

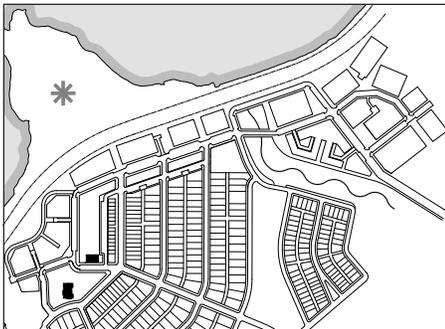
Standards

Min. Width	N/A
Max. Width	N/A

At-grade railroad crossing and connection to Multi-Modal Transit Station required.

Typical Uses

- Passive and Active Recreation
- Casual seating/picnicking



Hercules Point Standards



Bayfront Promenade Standards



Description

The Bayfront Promenade connects the zones along the bayfront, provides connectivity through and around the Transit Station, and creates a strong pedestrian connection from Bayfront Boulevard to the Bay Trail. This space creates a vibrant pedestrian street for commercial activity. The Promenade provides a casual place for pedestrians to stroll and view the Bay separate from and above the more intense activities of the Bay Trail. One side of the Promenade should be defined by building frontages while the bayfront side should be defined by a 3'6" rail, low wall or balustrade. The Promenade should consist primarily of hardscape with many benches and places for casual seating.

Typical Characteristics

General Character

Provide strong pedestrian connections from Bayfront Boulevard to Bay Trail.

Primarily hardscape

Rail or low wall along bayside edge

Buildings must front onto space

Standards

Min. Width 10'

Max. Width 60'

May occur within building setbacks.

Transition to the Bay Trail should be carefully considered.

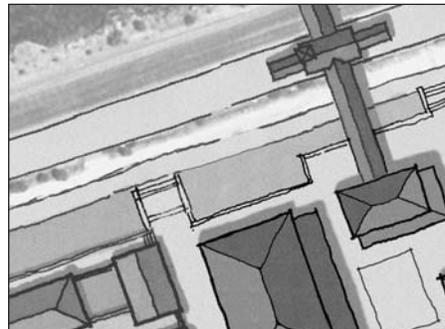
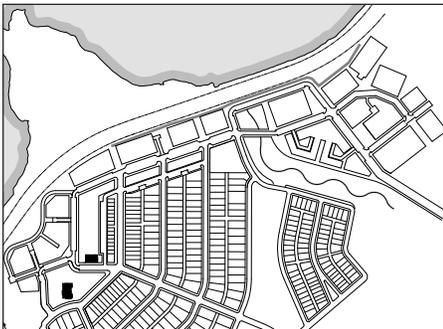
Typical Uses

Commercial activity

Passive recreation

Casual seating

Walking/strolling



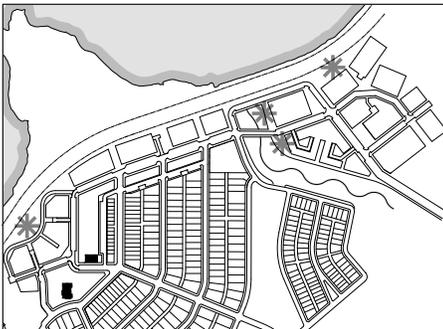
Bayfront/Creekside Park Standards



Description

The parks located along the Bay and Refugio Creek create important public spaces that connect the community with the bayfront and allow for passive recreation. These spaces should be primarily landscaped with low plantings as to not block views of the Bay and include many places to sit on benches or low walls. Appropriate civic elements, fountains or open shelters may be included. The transition to the Bay Trail and relationship to the grade of the rail tracks should be carefully considered. Residential units should front onto and activate these spaces.

The Crescent Heights Park located between Block B and the waterfront will create a prominent address for residents and a place for the public to enjoy views toward Mt. Tamalpais. The Bayfront Park along Blocks L and M should have a more formal character, possibly with terraces that create various spaces for events and visitors to spill out onto. The Creekside Park should have a more informal, natural character as it follows Refugio Creek and creates a residential address for units on Block N. A playground may be included within these parks.



Typical Characteristics

General Character

- Large, open space
- Lawns, trees and shrubs naturally disposed
- Low plantings that do not block views
- Maintain views of bay
- Spatially defined by landscaping

Standards

Min. Width	Varies by site*
Max. Width	Varies by site*

*Minimum dimensions shown on Civic Space Regulating Plan (page 3-3).

Typical Uses

- Unstructured and passive recreation
- Residential address
- Casual seating/picnicking

Town Square Standards



Description

The Town Square provides an important entry into The Village along John Muir Parkway. The Town Square will serve as a large open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square must have a front onto the Town Square. Both adjacent streets should be lined with appropriately scaled trees that help to define the square. The landscape should consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as a kiosk, open shelter, pergola, or fountain should be included at the corner of John Muir Parkway and Linus Pauling Drive.

Typical Characteristics

General Character

- Formal open space
- Paths, lawns, and trees formally arranged
- Defined by buildings and tree-lined streets
- Walkways and plantings at all edges
- Located at important intersection
- Civic element provided at corner of JMP

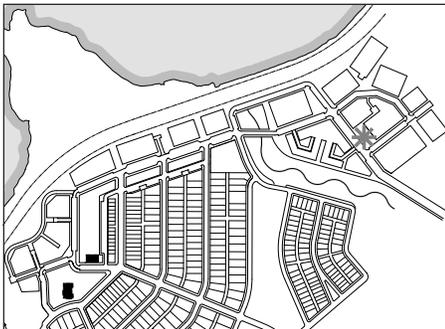
Standards

- Min. Width 120'
- Min. Depth 60'
- Depth of the Square may not exceed the width along the Primary Street.
- Must front on at least 2 streets
- All buildings must front onto this space.

Typical Uses

- Unstructured and passive recreation
- Commercial and civic uses
- Casual seating

**HWDMP Sub-District Amendments
Opticos Design, Inc.**



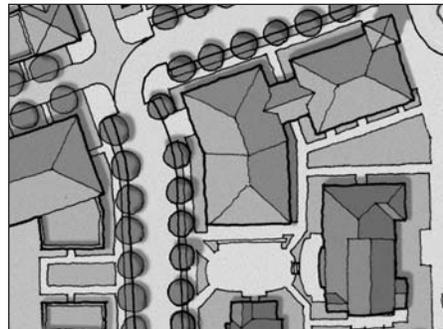
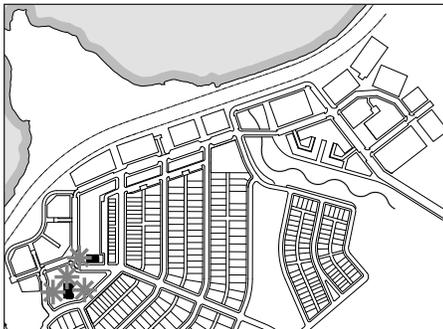
Historic Square Standards



Description

The Historic Squares should reinforce the importance of the existing, historic buildings including the Administration Building and Clubhouse located in Blocks A and C, providing space for civic purposes and unstructured recreation. Fronting buildings should provide entries that engage the space. The landscape should consist of lawns, trees, and shrubs planted in formal patterns.

The Clubhouse lawn should provide views of the historic building and create a space for clubhouse related activities. The character could range from a simple sitting lawn to a pool deck, bocce court or croquet lawn. A 3'6" fence or taller pergola should be used to define the exposed edge along Railroad Avenue. The Clubhouse Quadrangle to the west should be a linear and formal space having the feeling of a traditional campus quadrangle. The square adjacent to the Administration Building should provide a formal entrance to the historic building and provide a walkway from Key Street to the historic doorway. A small central planting with flag pole, fountain or formal plantings may be included.



Typical Characteristics

General Character

- Formal lawn, court or quadrangle
- Walkways and plantings at all edges
- Trees along street edge
- Benches/seating along perimeter at a min.

Standards

Min. Width*	10'
Min. Depth*	20'

*Specific minimum dimensions shown on Civic Space Regulating Plan (page 3-3).

- Admin. Square should occupy entire space between the building and the street.
- No parking exposed to or within space.
- No services or mechanical equipment.

Typical Uses

- Civic Purposes or Club-related Activities
- Unstructured Recreation
- Casual Seating/Picnicking

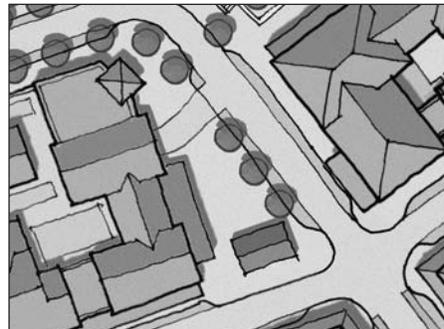
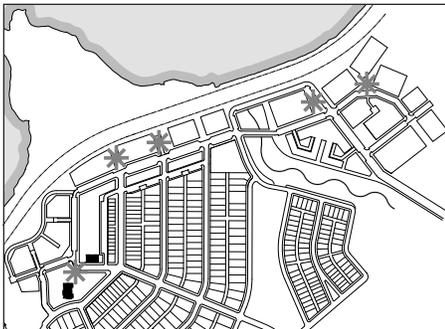
Plaza Standards



Description

Numerous plazas add to the vibrancy of streets within more urban sub-areas and create formal open spaces available for civic purposes and commercial activity. Building front-ages should define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with table and chairs, should be provided. Plazas typically should be located at the intersection of important streets.

Plazas along Bayfront Boulevard are used to provide and frame view corridors to the Bay from Railroad Avenue and Earnest St. and pull activity along Bayfront Boulevard to the waterfront. The Clubhouse's North Entry Plaza will engage pedestrians and draw them into the Clubhouse Lawn, providing a terminus for the view looking south down Key Street. There should be no street trees along the curve where Sycamore Avenue transitions to Key Street. A plaza at the end of Bayfront Boulevard will terminate the street view with a formal set of steps while activating the space between Blocks L, M and P in The Village.



Typical Characteristics

General Character

- Formal open space
- Primarily hardscape surfaces
- Trees and shrubs optional
- Spatially defined by building frontages

Standards

Min. Width*	20'
Min. Depth*	20'

*Specific minimum dimensions shown on Civic Space Regulating Plan (page 3-3).

Must front on at least	1 street
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Typical Uses

- Commercial and civic uses
- Casual seating
- Table and chairs for outdoor dining
- Retail and food kiosks

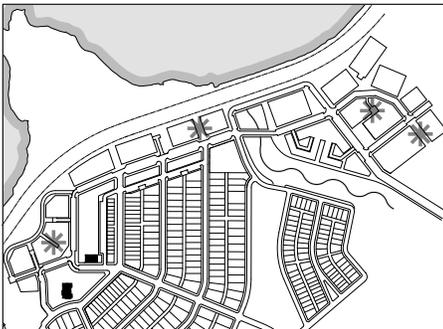
Paseo Standards



Description

Paseos create intimate passageways through buildings at designated locations. These paths provide direct pedestrian access to residential addresses and create unique spaces for frontages to engage and enter off of, similar to many European Hill Towns. Paseos allow for social and commercial activity to spill into the public realm. Paseos should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges may be simply landscaped with minimal planting and potted plants.

The pedestrian paseo through Block B provides direct access from Key Street to the Bay-front Park, integrating a small court at a midway point in the block. A more urban paseo through Block O creates a link between the Village Plaza and the Town Square, providing a mid-block connection through a small plaza. The paseo along Block I should tie into the fabric of the Transit Station and provide a view corridor to the Bay. A paseo between Blocks Q and R should be of a more natural, informal character that connects the pocket plaza to the natural area at the edge of The Village. The alignment of this paseo is flexible.



Typical Characteristics

General Character

- Hardscape pathway
- Frequent entries and frontages
- Exterior stairways
- Defined by building frontages
- Minimal planting and potted plants
- Maintain the character of surrounding buildings.

Standards

Min. Width*	12'
Max. Width	50'

*Specific minimum dimensions shown on Civic Space Regulating Plan (page 3-3).
 Paseos greater than 150' feet must incorporate a min. 15' x 15' court or pocket plaza.

Typical Uses

- Primary residential address
- Casual seating

Pocket Plaza Standards



Description

Pocket plazas function in a similar manner and follow the same rules as the larger plazas. These smaller scaled spaces create more intimate places for seating or dining and provide a place where commercial and neighborhood activity can spill into. These plazas can also be used to create a formal space in front of a prominent building entrance.

Typical Characteristics

General Character

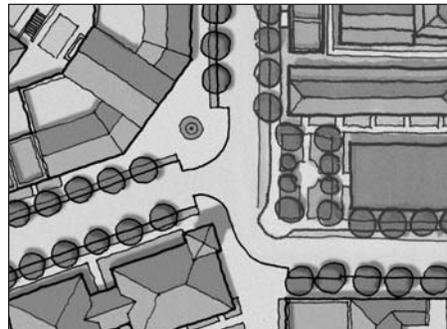
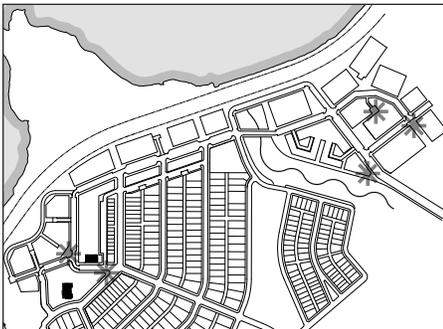
- Primarily hardscape
- Trees and shrubs optional
- Spatially defined by building frontages

Standards

Max. Depth	50'
Max. Width	50'
Must front on at least	1 street/paseo

Typical Uses

- Commercial and civic uses
- Casual seating
- Table and chairs for outdoor dining



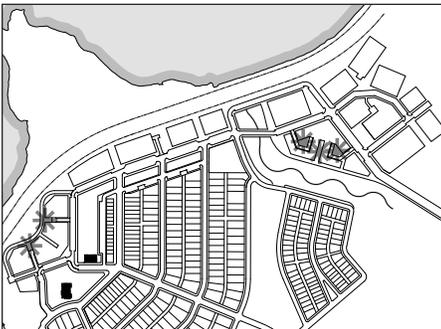
Pocket Park Standards



Description

These smaller parks are located throughout the plan and provide secondary focal points within the Neighborhood General Zones. These parks accommodate a wide-range of activities and should vary in character, sensitive to the specific needs and surroundings of each. The landscape may be formal or informal with arrangements of trees and shrubs, utilizing the natural landscape of both open and wooded areas. Generally, these parks are located in more intimate locations, often mid-block or tucked away from the street and often irregularly shaped.

Parks in Block B face out towards the Bay to provide views and serve as semi-private spaces adjacent to the larger Bayfront Park, primarily serving residents within a short walk. Pocket parks within Block N provide units with a unique residential address and create interior open spaces for residents within the block.



Typical Characteristics

General Character

Variety of paving and planting

Walkways at edges

Trees at street edge

Standards

Min. Width 20'

Max. Width 80'

No service or mechanical equipment

Shade and seating provided

Typical Uses

Unstructured and passive recreation

Casual seating

Residential address

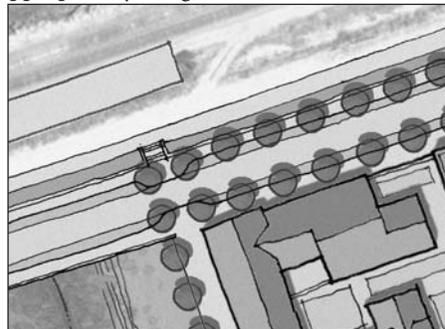
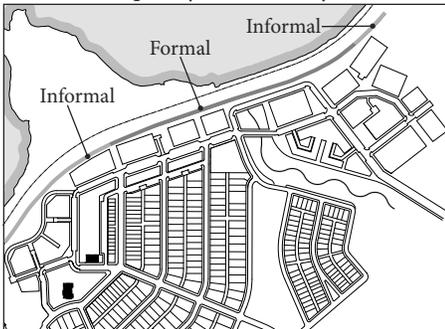
Bay Trail Standards



Description

The Bay Trail provides an important place for active recreation and creates a connection to regional paths and biking trails. The Bay Trail will run continuously along the edge of the waterfront following the path of the existing train tracks. The Bay Trail will help activate the Promenade and connections between the trail and Bayfront Boulevard should be maximized.

The Bay Trail may have different characters that reflect its adjacency to either the rail platform, Bayfront Promenade and Main Street or less formal areas. Along the Promenade, an ornamental balustrade or low wall should line the trail and incorporate appropriate lighting. The trail will then make an appropriate transition to a less formal character along residential or natural adjacencies. Standards for the Bay Trail are set by the Association of Bay Area Governments (ABAG). The Bay Trail will be used to provide secondary fire access and will need to meet Life Safety requirements as set by the Fire Department. Stormwater quality treatment systems will be appropriately integrated.



Typical Characteristics

General Character

- Hardscaped path
- Ornamental balustrade or wall with integrated lighting in indicated locations
- Natural character in indicated locations
- Maximize connections to Bayfront Blvd.
- Activated by Promenade

Standards

- Minimum and maximum dimensions per regulatory agencies
- As established by ABAG, The Bay Trail Project and other regulatory agencies
- Secondary fire access
- Stormwater quality treatment systems

Typical Uses

- Active recreation

Creekside Trail Standards



Description

The Creekside Trail provides an important path along the Refugio Creek for active and passive recreation such as walking, biking and running. The trail will create a pedestrian connection to the Bay Trail along the creek. Units along the creek will engage the space with frequent entries, walkways and frontages that connect to the Creekside Trail. The trail may be an elevated boardwalk or paved path. Trees should line the trail on at least one side to provide shade. Benches and places to sit along the creek should periodically furnish the trail. Stormwater quality treatment systems will be appropriately integrated.

Typical Characteristics

General Character

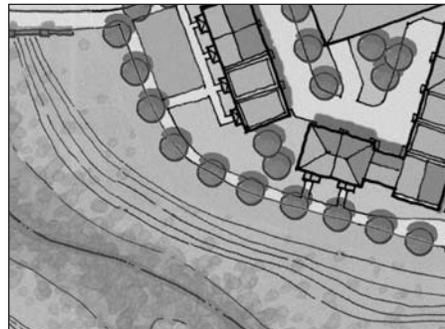
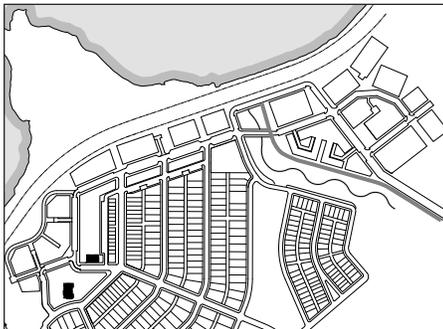
- Naturally disposed landscape
- Hardscape path or elevated boardwalk
- Trees lining trail for shade
- Appropriately lit for safety

Standards

- Minimum and maximum dimensions per regulatory agencies
- Stormwater quality treatment systems

Typical Uses

- Active and passive recreation
- Casual seating



Natural Preserve / Hillside / Riparian Areas



Description

These areas typically occur at the edges of the zones. The landscape should consist of naturally disposed paths and trails, bodies of water, meadows, woodland, and open shelters or pergolas. Landscaping should be native, informal and enhance the natural qualities of the site. These areas may be linear or irregular, following the paths of natural corridors and often independent of surrounding building frontages. These areas are meant to be engaged by pedestrians passing through or along but are not intended for active recreation within the space. Trails within these areas should be minimized and should be gravel, paved or boardwalk. Stormwater quality treatment systems will be appropriately integrated.

Typical Characteristics

General Character

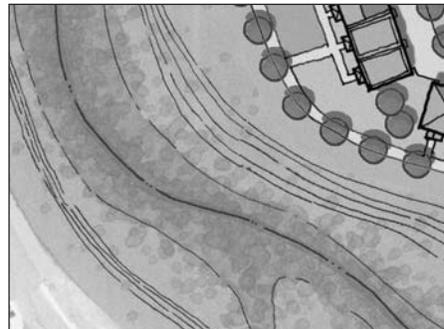
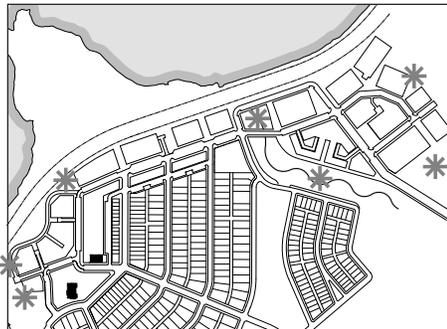
- Naturally disposed
- Independent of building frontages
- Irregular or linear
- Follow natural corridors
- Gravel, paved or boardwalk trails

Standards

Per regulatory agencies.	
Min. Width	N/A
Max. Width	N/A

Typical Uses

Restricted access



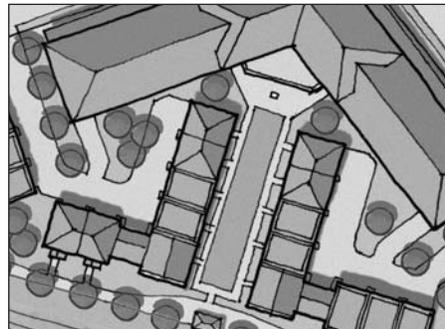
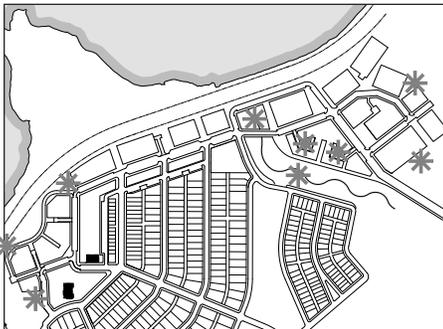
Stormwater Quality Standards



Description

Stormwater management will be regulated to meet high standards for water quality and improve the overall environmental sustainability of the Hercules Bayfront. Stormwater quality treatment systems will be provided through urban approaches and best management practices (BMP) such as flow-through planters, bio-retention basins, vegetated swales, water-quality basin, and filterra and vortex units to the extent possible. A wide variety of vegetation can be utilized to achieve a range of visual effects. Typically stormwater will be treated at the edges of the project area and located in focused, smaller areas that allow for more efficient maintenance and monitoring.

To the extent possible, water-quality treatment will follow all guidelines and standards as required by Contra Costa County, described in the *Stormwater C.3 Guidebook*. Reference to urban standards for other communities should also be consulted including, *The Stormwater Guidelines for Green, Dense Redevelopment*, produced for the City of Emeryville (Adopted 12/06/2005).



Typical Characteristics

General Character

Urban approaches and techniques

Located at edges of project area

Wide variety of vegetation

Smaller, efficient locations

Standards

As described in *Stormwater C.3 Guidebook*

Typical Uses

Improve water quality

Reduce quantity of urban runoff

Enhancement and protection of natural environment and resources

Varied and attractive streetscapes

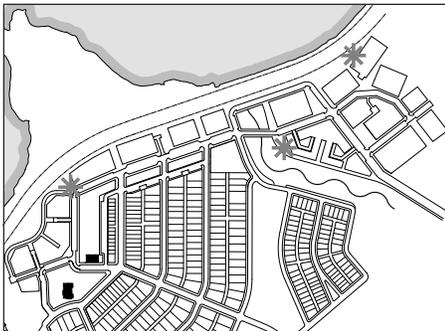
Playground / Tot-lot Standards



Description

Playgrounds are located throughout Neighborhood Zones as to provide open space designed and equipped for the recreation of children. These parks should serve as quiet, safe places protected from the street and typically in locations where children do not have to cross major, if any, roads to get to. Often playgrounds and tot-lots are located in the center of larger blocks and interspersed within residential areas. Playgrounds, and especially tot-lots, should be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating must be provided. Playgrounds may be included within larger parks and public spaces.

Tot-lots are generally very small areas designated for younger children while playgrounds may range from small to larger, more extensive areas. A larger playground may be incorporated into the Bayfront Park in front of Block M while tot-lots between Blocks B and D and within the Creekside Park along Block N should be of a smaller, more intimate character.



Typical Characteristics

General Character

- Focused towards children
- Fenced with minimal exits
- Open shelter
- Shade and seating provided
- Play structure, interactive art or fountains

Standards

Min. Width	N/A
Max. Width	N/A

- As described by civic space type in which playground is located
- Protected from traffic
- No service or mechanical equipment

Typical Uses

- Active and passive Recreation
- Unstructured recreation
- Casual seating

Ancillary Structure Standards



Description

Ancillary structures should be formal in character and generally related to but clearly subordinate to surrounding buildings. Each individual structure should keep in character with the style of nearby buildings. Typically, these structures are located at prominent locations within an appropriate civic space. Ancillary structures located in more urban zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities. Other ancillary structures located within the Neighborhood General Zone should be more modest in use and character, ranging from a simple, public pavilion or pergola to a neighborhood kiosk or mail pavilion.

Typical Characteristics

General Character

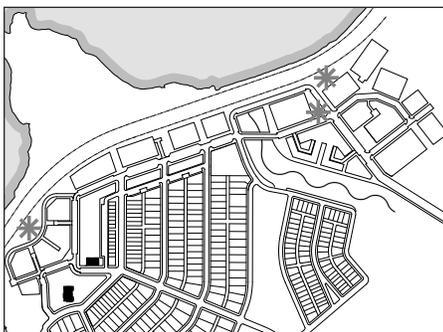
- Formal character
- Relating to style of surrounding buildings
- One or more open sides
- Covered or providing shade
- Small, stand alone structure
- Located within park, plaza or open space

Standards

Min. Width	N/A
Max. Width	N/A

Typical Uses

- Civic purposes
- Minor commercial uses
- Casual seating/picnicking



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