

VICTORIA BY THE BAY

Hercules | California

Oil Refinery Transformed into Desirable Residential Address

For more than 35 years, this 206-acre site situated on the San Pablo Bay in Hercules, California, was an active oil and asphalt refinery. The refinery closed in 1997, leaving the City of Hercules with a large contaminated parcel of land situated on coveted coastal property. Inspired by the property's intrinsic value, Catellus designed, entitled and developed a master-planned community. Lot sales to homebuilders and subsequent home sales met strong market demand.

Project Summary

- 206-acre, mixed-use development
- 880 new homes
- 15 acres of parks and open space
- Commercial parks
- Retail stores
- Waterfront access and views of the San Pablo Bay



CATELLUS™

VICTORIA BY THE BAY

Hercules | California



BEFORE



AFTER

Project Highlights

Development

Victoria by the Bay profiles Catellus' skill in transforming an under-utilized, complicated asset into a viable development opportunity. The plan achieved two primary goals:

- to create a unique new water-oriented neighborhood and aid in the revitalization of the local economy in Hercules
- to establish access to the waterfront that had not existed in the area for decades

Entitlement

Entitlement of the project involved working with regulatory authorities, as well as with the city of Hercules. The plan was approved by the Regional Water Quality Control Board, one of several regulatory agencies that were involved in the transformation of the site. Entitlement of the project included:

- a full environmental impact report
- a general plan amendment
- a specific plan
- zoning and building standards

Environmental Challenges

Remediation plans involved complete characterization of soil and groundwater conditions and cleanup to Regional Water Control Board standards.

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation. Catellus has nearly 30 years of experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

For more information, contact Catellus at 510.267.3400 or visit Catellus.com

