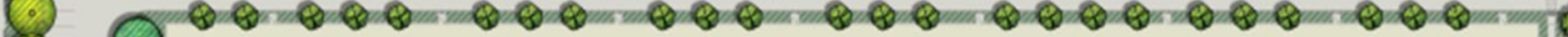


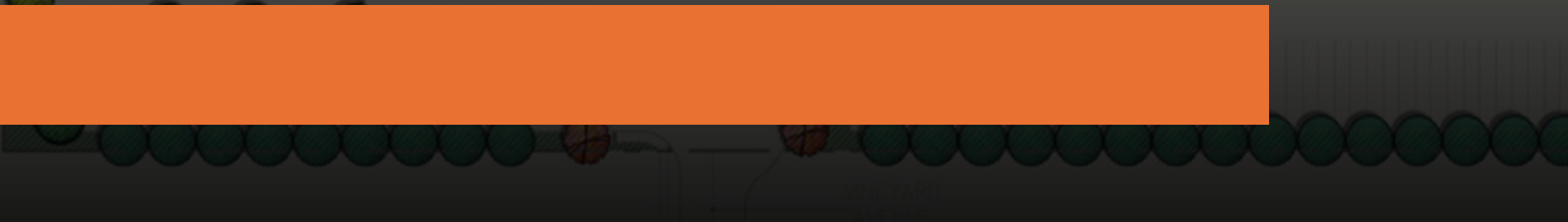


FIRE ACCESS ONLY
KNOX-BOY EXPRESS/INGRESS



BUILDING

VINEYARD INDUSTRIAL



VINEYARD INDUSTRIAL VS BRIDGE PROJECT

VINEYARD INDUSTRIAL

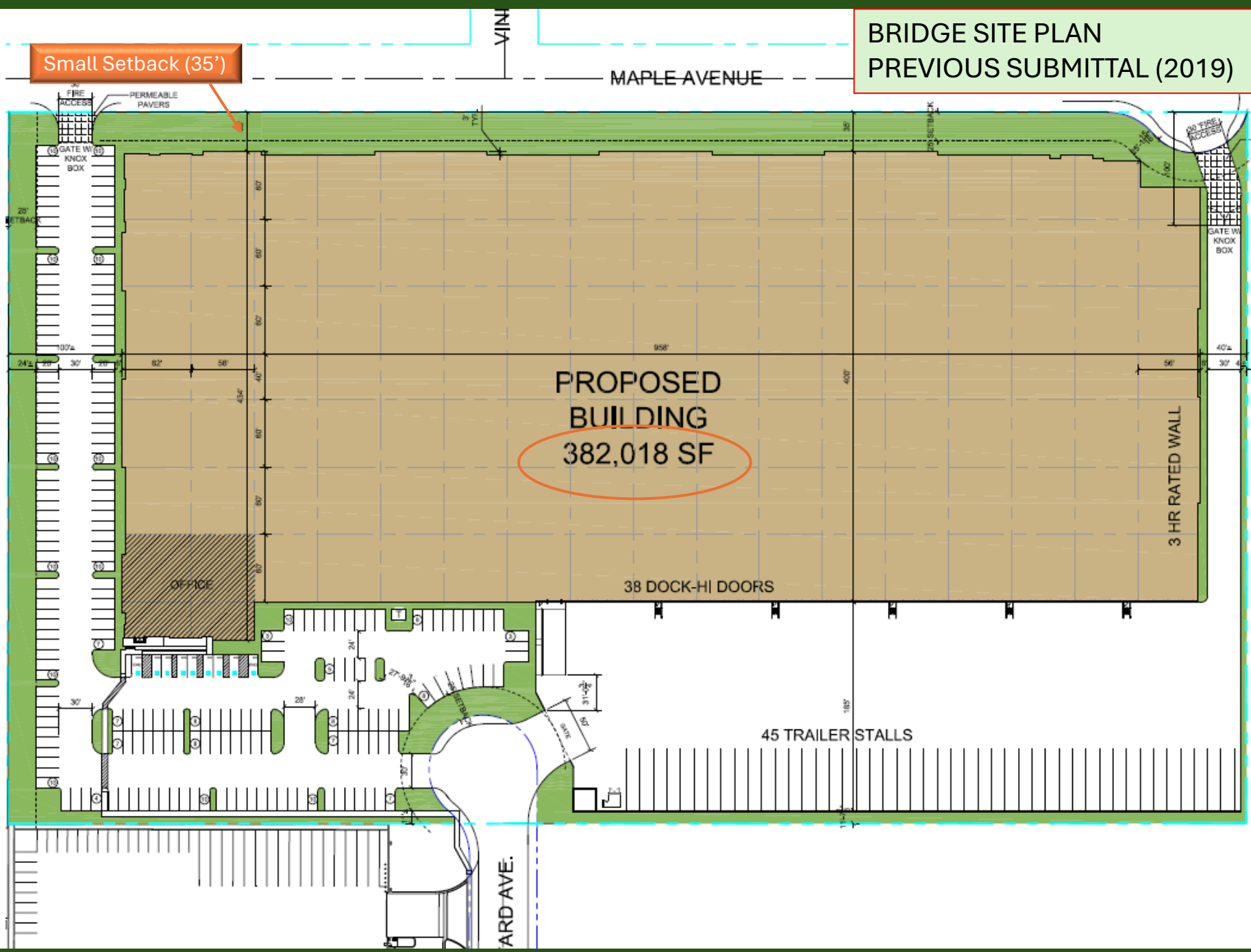
- BUILDING SIZE = **311,315 SF**
- LANDSCAPE AREA = **104K SF**
- INCLUDES LINEAR PARK ALONG MAPLE
ACCESSIBLE TO NEIGHBORS
- BUILDING SETBACK = **87 FEET**
- IMPROVES MAPLE ST. NORTH TO BOHNERT
(CURRENTLY DIRT ROAD N. OF VINEYARD)
- CEQA DOCUMENT: **EIR**
ALLOWS FOR MORE COMMUNITY INPUT

BRIDGE PROJECT

- BUILDING SIZE = **382,018 SF**
- LANDSCAPE AREA = **79K SF**
- NO ACCESSIBLE PARK AREA FOR
NEIGHBORING RESIDENTS
- BUILDING SETBACK = **35 FEET**
- CEQA DOCUMENT: **MND**

BRIDGE SITE PLAN
PREVIOUS SUBMITTAL (2019)

Small Setback (35')



LINEAR OPEN SPACE AREA FOR RESIDENTS

Maple Ave.

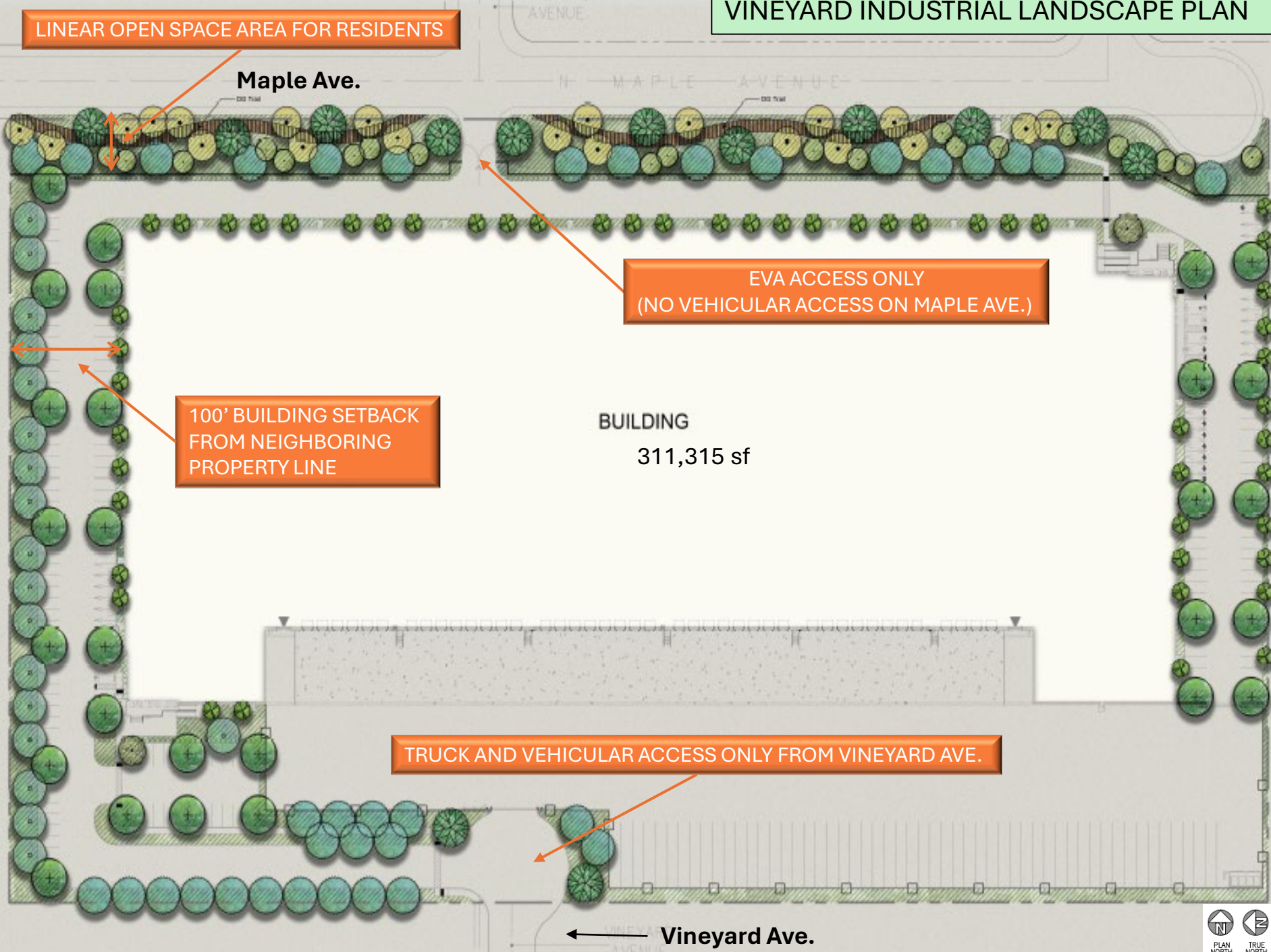
EVA ACCESS ONLY
(NO VEHICULAR ACCESS ON MAPLE AVE.)

100' BUILDING SETBACK
FROM NEIGHBORING
PROPERTY LINE

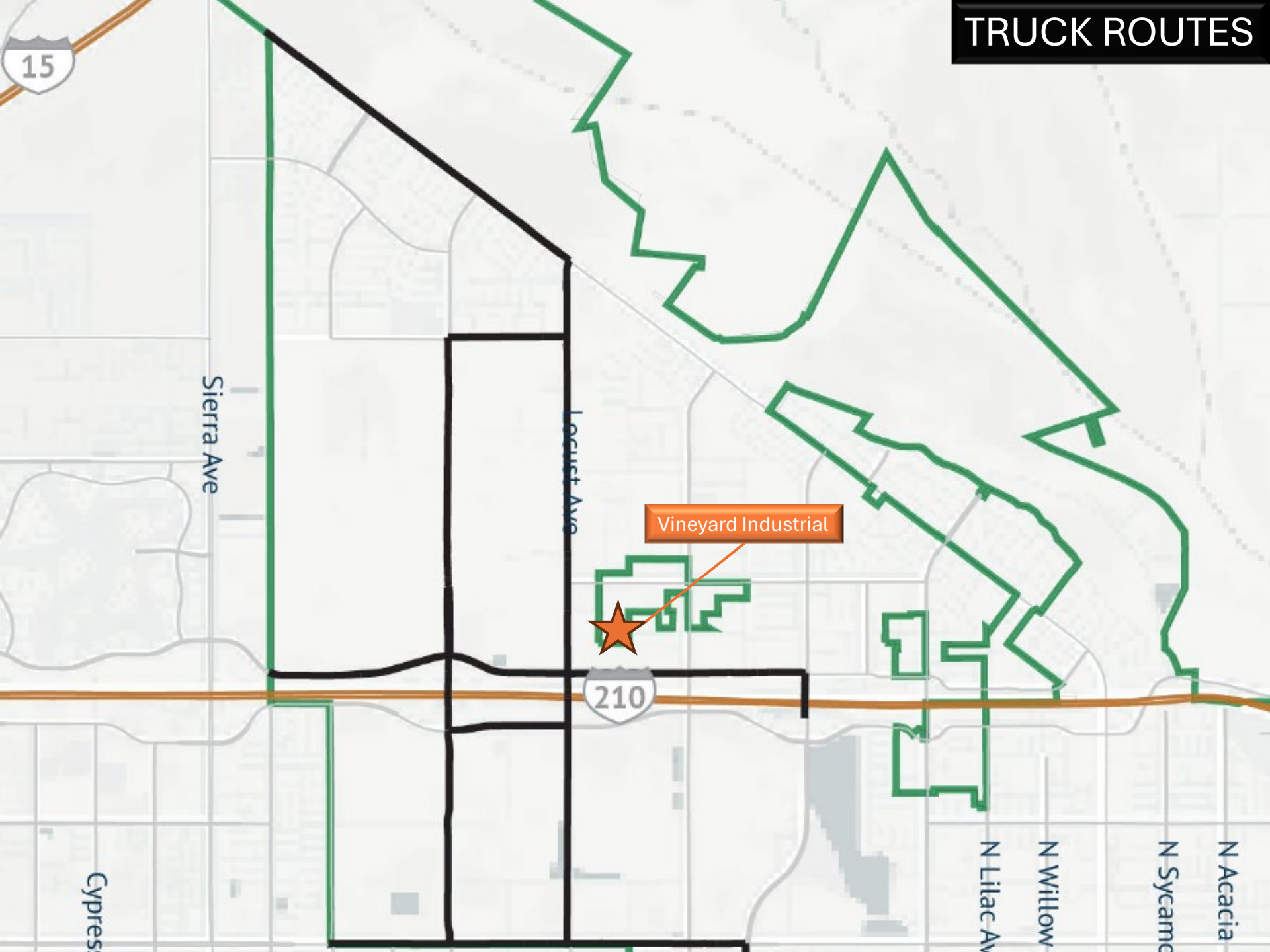
BUILDING
311,315 sf

TRUCK AND VEHICULAR ACCESS ONLY FROM VINEYARD AVE.

Vineyard Ave.



TRUCK ROUTES



15

Sierra Ave

Locust Ave

Vineyard Industrial

210

Cypres

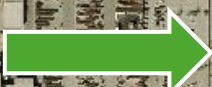
N Lilac Av

N Willow

N Sycamc

N Acacia



**ONLY TRUCK
ENTRANCE**

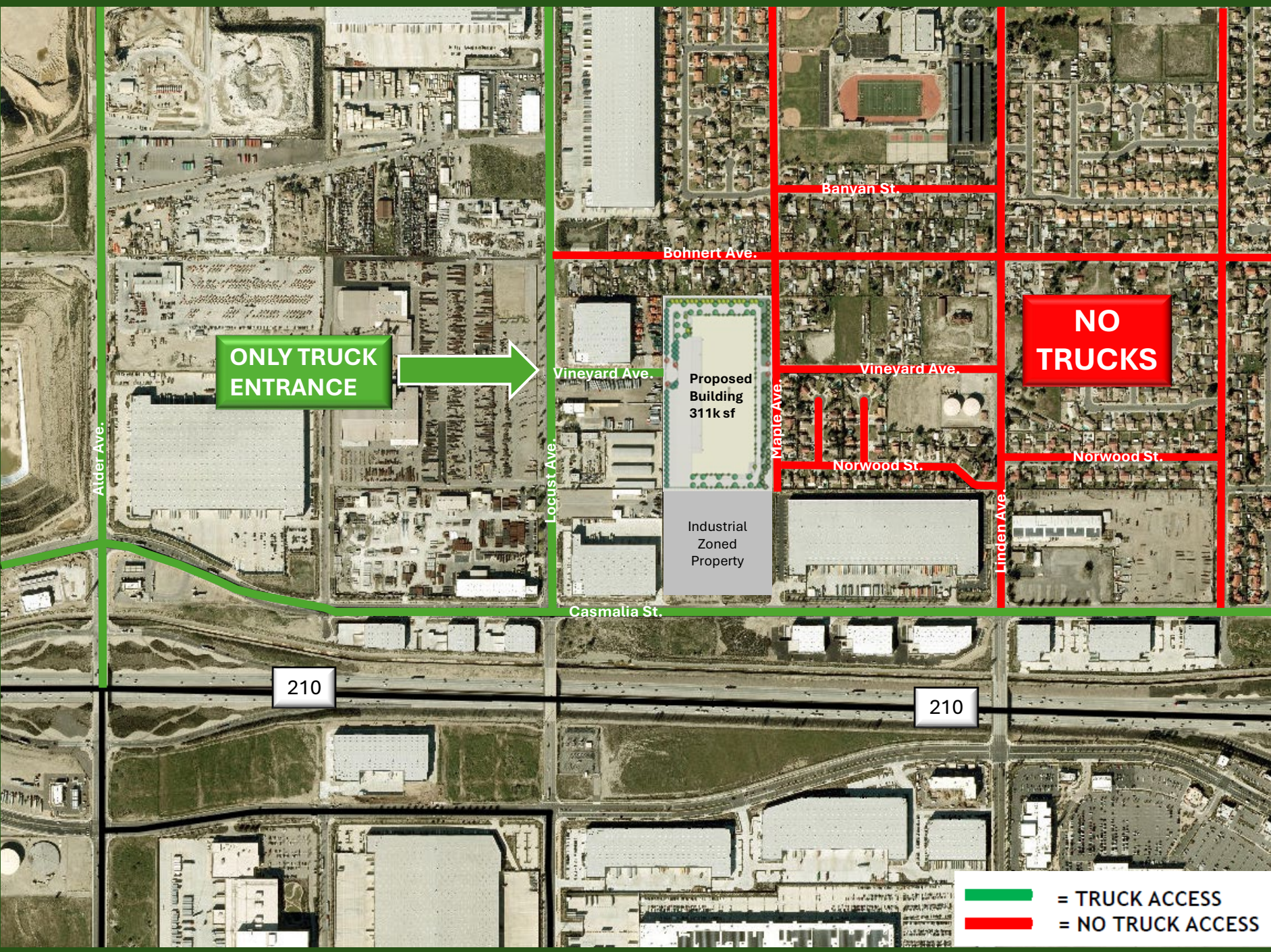


**Proposed
Building
311k sf**

**Industrial
Zoned
Property**

**NO
TRUCKS**

 = TRUCK ACCESS
 = NO TRUCK ACCESS





Maple Ave.

3

2

2

1

1

Industrial Zoned Property

Locust Ave.

N Locust Ave

N Locust Ave

N Locust Ave

Transition Property Residential Dilemma

1. Truck Traffic Adjacent to Residential
2. No Buffers between Truck Traffic and Residential
3. Potential for Vineyard to Connect to Maple

Maple Ave. Current Condition



Maple Ave. Looking North from Vineyard



Maple Ave. Looking South from Bohnert

Maple Ave. Accessible Open Space



Maple Ave. Elevation



DG Trail Perspective