



**ECONOMIC DEVELOPMENT COMMITTEE  
BRIDGE POINT NORTH RIALTO**

Feb. 26, 2020

BRIDGE DEVELOPMENT PARTNERS, LLC

# WE LISTENED, AND IMPROVED OUR PLAN

SMALLER building. Reduced by  
45,000 S.F.



GREATER building setback.  
Moved 4X in from Maple Ave.



RICHER, MORE MATURE  
landscape, including 230  
trees



RESIDENTIAL LIKE  
architectural design



# REDUCED BUILDING SIZE BY 45,000 S.F.



*Previous Site Plan*



*Current Site Plan*

## GREATER BUILDING SETBACK

- Increased setback four times from **Maple Ave.**, from the originally proposed 25 feet, to the currently proposed 97 feet.
- Homes to the east will be **at least 180 feet** away.
- Homes to the north will be **at least 185 feet** away.



# LARGER TREES, RICHER LANDSCAPE

## Beautified Maple Frontage and North Side of Property

- More mature trees, including 144 trees on Maple and 57 on the north side of property
- Will create park-like feel and soften the building's appearance



# DAY 1 LANDSCAPING



# MATURE LANDSCAPING



# RESIDENTIAL FEEL

Building re-designed with residential inspiration, with greater depth and articulation



MAPLE AVE - EAST ELEVATION



ENLARGED VIEW OF SOUTHEAST CORNER

Inspiring Residential Image



# THE FUTURE: BRIDGE POINT NORTH RIALTO



Maple Avenue looking southwest

# PROTECTIONS AGAINST NOISE

All loading operations will be indoors



Loadings will be inset on western side of warehouse, allowing building to act as noise buffer



Loadings docks will be 400 feet+ from closest home on Bohnert Ave.



Trucks and cars will access site only from Vineyard



# LIMITED VEHICLE ACCESS

## No residential street use

- Trucks and cars will enter and exit property from Vineyard Ave. only
- One driveway on Maple with locked emergency access gate accessible only by fire and police



# NEW STREET IMPROVEMENTS

## NEW Street Improvements Proposed:

- Pave Vineyard Ave. east of Project, from Maple Ave to Linden Ave.
- Repave Locust Ave. from Vineyard to Casmalia Ave.
- Add sidewalks on both sides of Maple from Norwood St. to Carter High School
- Continued commitment to pave Maple Ave to Bohnert Ave., with new sidewalks, curbs and gutter

**THANK YOU AND  
WELCOME ANY  
QUESTIONS**

