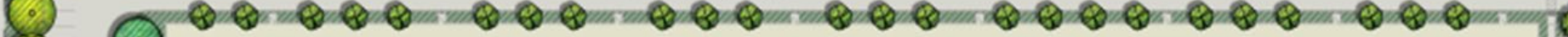


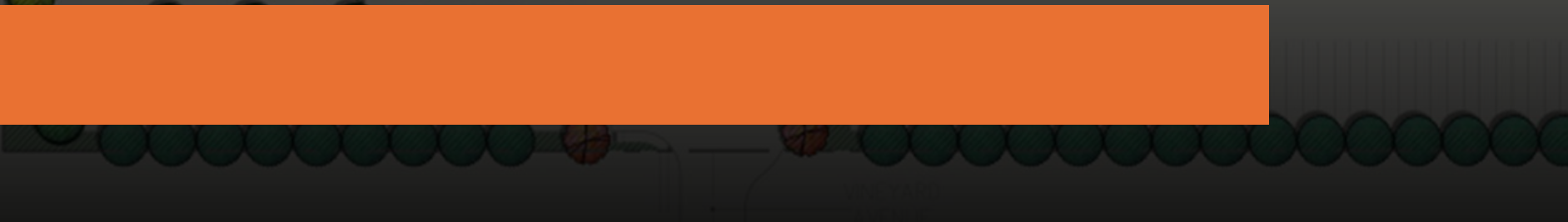


FIRE ACCESS ONLY  
KNOX-BOY EXPRESS/INGRESS



BUILDING

# VINEYARD INDUSTRIAL



## VINEYARD INDUSTRIAL VS BRIDGE PROJECT

### VINEYARD INDUSTRIAL

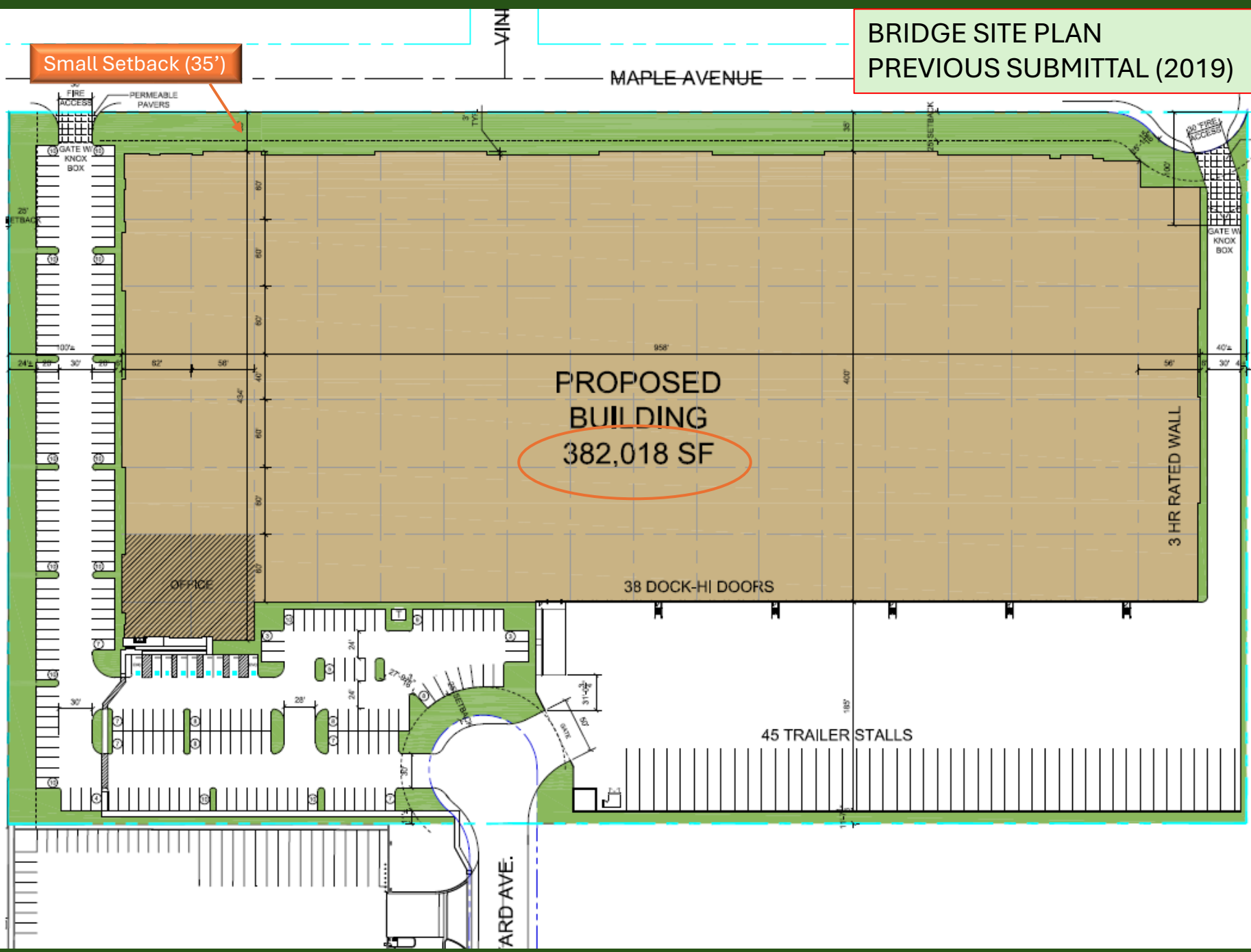
- BUILDING SIZE = **311,315 SF**
- LANDSCAPE AREA = **104K SF**
- INCLUDES LINEAR PARK ALONG MAPLE  
ACCESSIBLE TO NEIGHBORS
- BUILDING SETBACK = **87 FEET**
- IMPROVES MAPLE ST. NORTH TO BOHNERT  
(CURRENTLY DIRT ROAD N. OF VINEYARD)
- CEQA DOCUMENT: **EIR**  
ALLOWS FOR MORE COMMUNITY INPUT

### 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')



PROPOSED  
BUILDING  
382,018 SF

38 DOCK-HI DOORS

3 HR RATED WALL

45 TRAILER STALLS

MAPLE AVENUE

VARD AVE.

LINEAR OPEN SPACE AREA FOR RESIDENTS

Maple Ave.

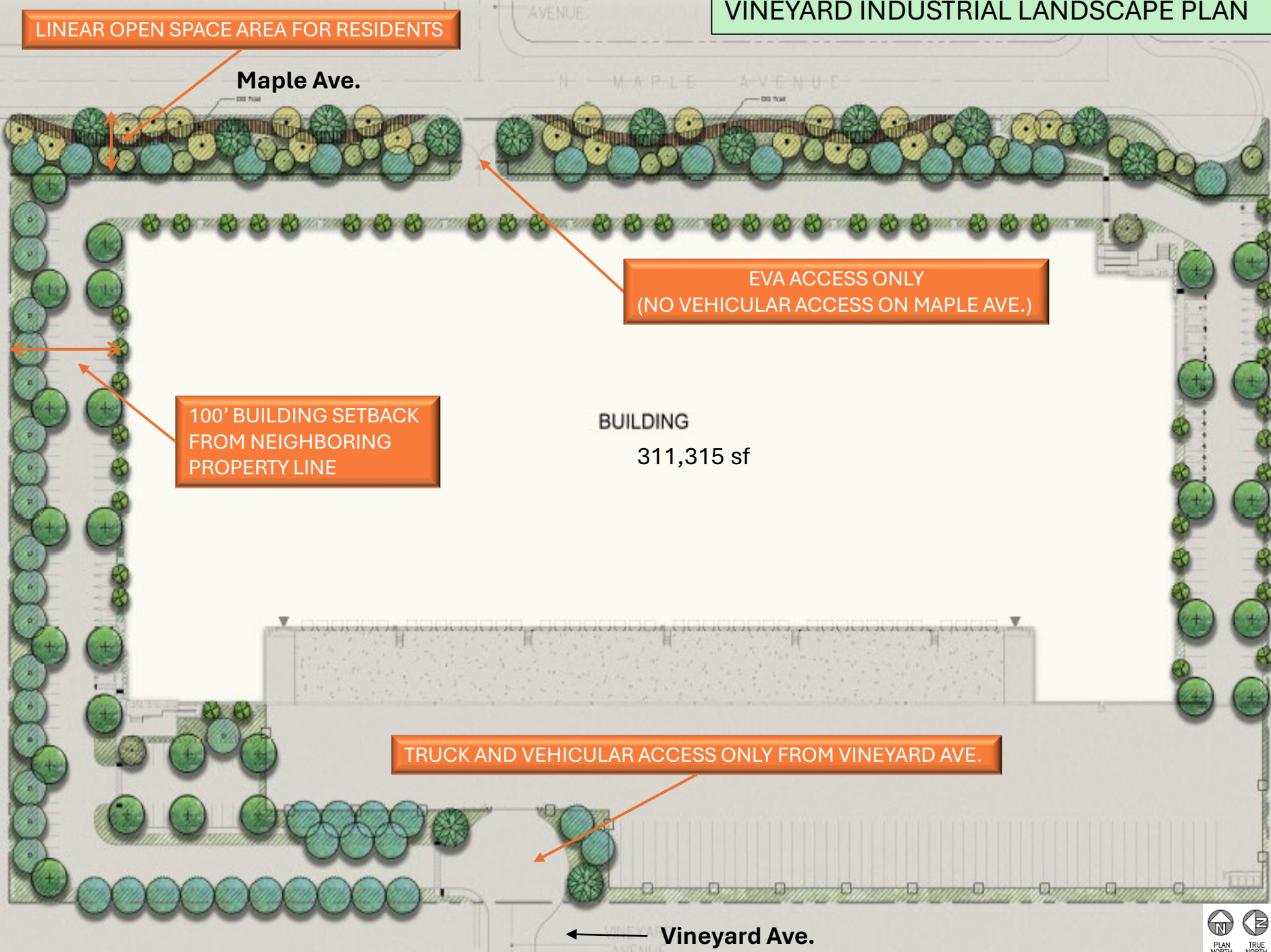
EVA ACCESS ONLY  
(NO VEHICULAR ACCESS ON MAPLE AVE.)

100' BUILDING SETBACK  
FROM NEIGHBORING  
PROPERTY LINE

BUILDING  
311,315 sf

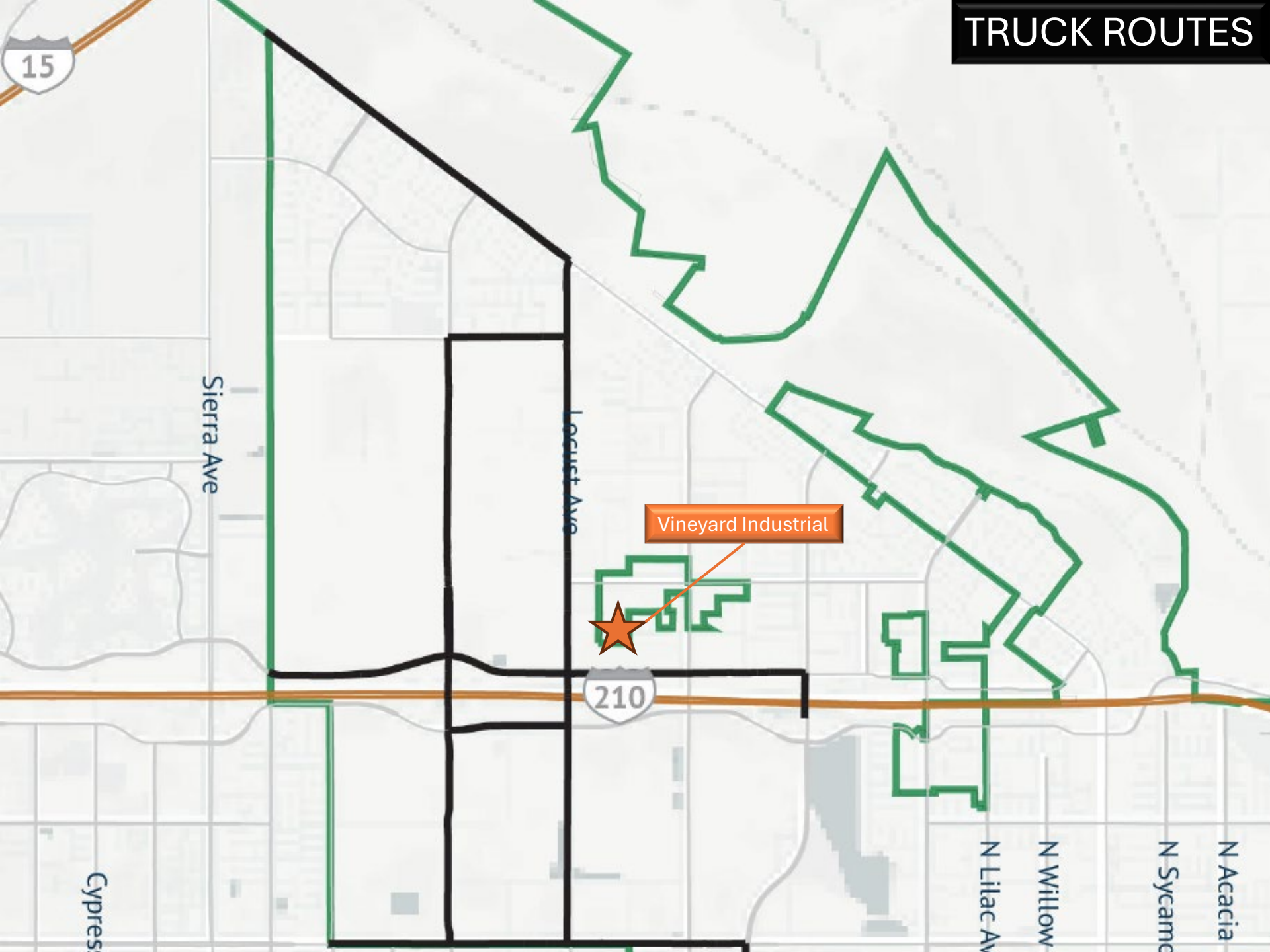
TRUCK AND VEHICULAR ACCESS ONLY FROM VINEYARD AVE.

Vineyard Ave.





# TRUCK ROUTES



15

Sierra Ave

Locust Ave

Vineyard Industrial

210

Cypress

N Lilac Av

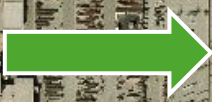
N Willow

N Sycamc

N Acacia





**ONLY TRUCK  
ENTRANCE**

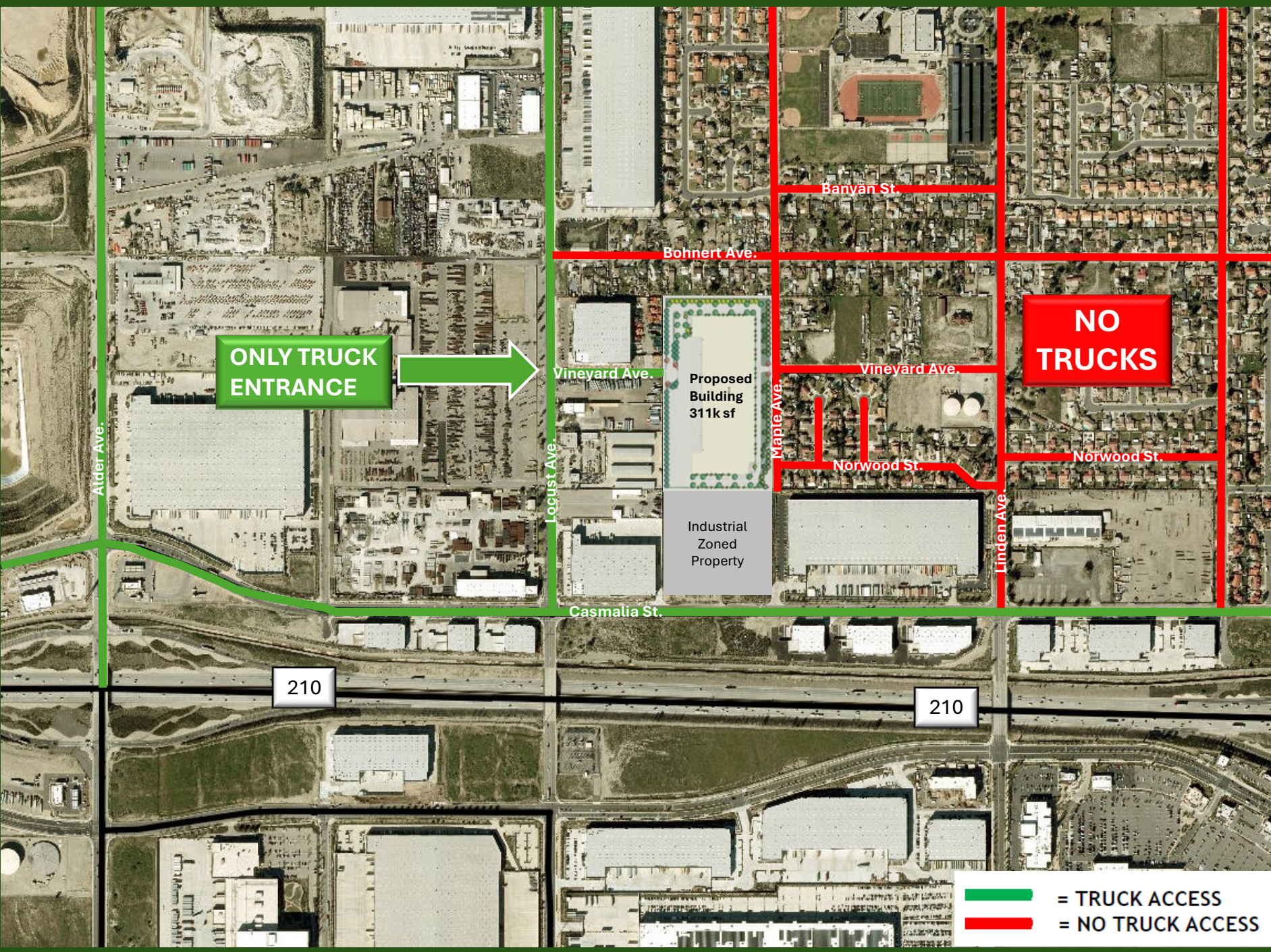


**Proposed  
Building  
311k sf**

**Industrial  
Zoned  
Property**

**NO  
TRUCKS**

 = TRUCK ACCESS  
 = NO TRUCK ACCESS







# 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