



VALLEY OAK
PARTNERS



411 INDUSTRIAL PARKWAY

HAYWARD, CALIFORNIA

SITE PLAN

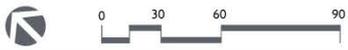


Gateway / Portal
 Public Art / Light Columns
 Outdoor Seating Area with Low Fence
 Ground Floor Retail with 6 Units Above
 Enhanced Pedestrian Connection to Central Green
 Corner Retail
 20' Setback
 Activated Streetscape with Front Porches & Stoops
 Enhanced Paving and Planted Median at Entry

20' Setback
 Activated Streetscape with Front Porches & Stoops
 Planted Median at Entry
 26' Entry Roads Typ.
 Enhanced Crossing
 Central Neighborhood Green (.20 ac)
 Surface Parking (45 Stalls)
 14' Paseos, Typ.
 6' Perimeter Trail
 10' Easement (SD)
 20' Alleys, Typ.
 Wrap Around Corner Units
 Guest Parking

LEGEND

- 21 x 45 - Alley Loaded (75 units)
- Ground Floor Retail / Live Above (6 units)
- Corner Retail



NEIGHBORHOOD PERSPECTIVE



CORNER PLAZA



CENTRAL GREEN

