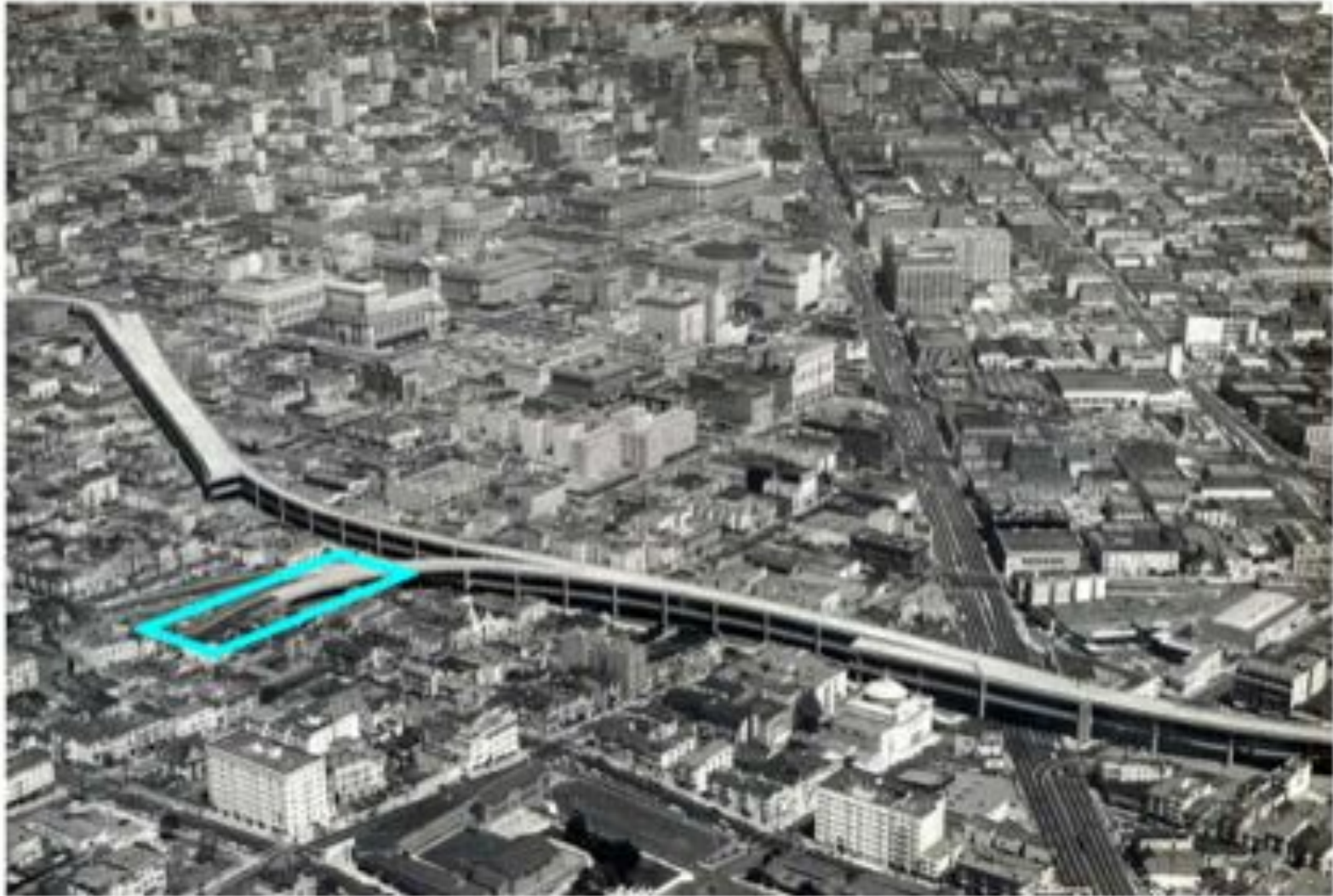




HAYES VALLEY
PARCEL P

BUILDING AT PARCEL P

PYA



1938



1987



2011

HAYES VALLEY
PARCEL P

EVOLUTION OF HAYES VALLEY

PYA



AVALON HAYES VALLEY

CENTRAL FREEWAY

Restoration of Hickory Street



HAYES VALLEY
PARCEL P

SLOPING SITE

PYA



HAYES VALLEY
PARCEL P

STEPPED HEIGHT LIMITS

PYA



HAYES VALLEY
PARCEL P

MAXIMIZE DENSITY ON OAK STREET

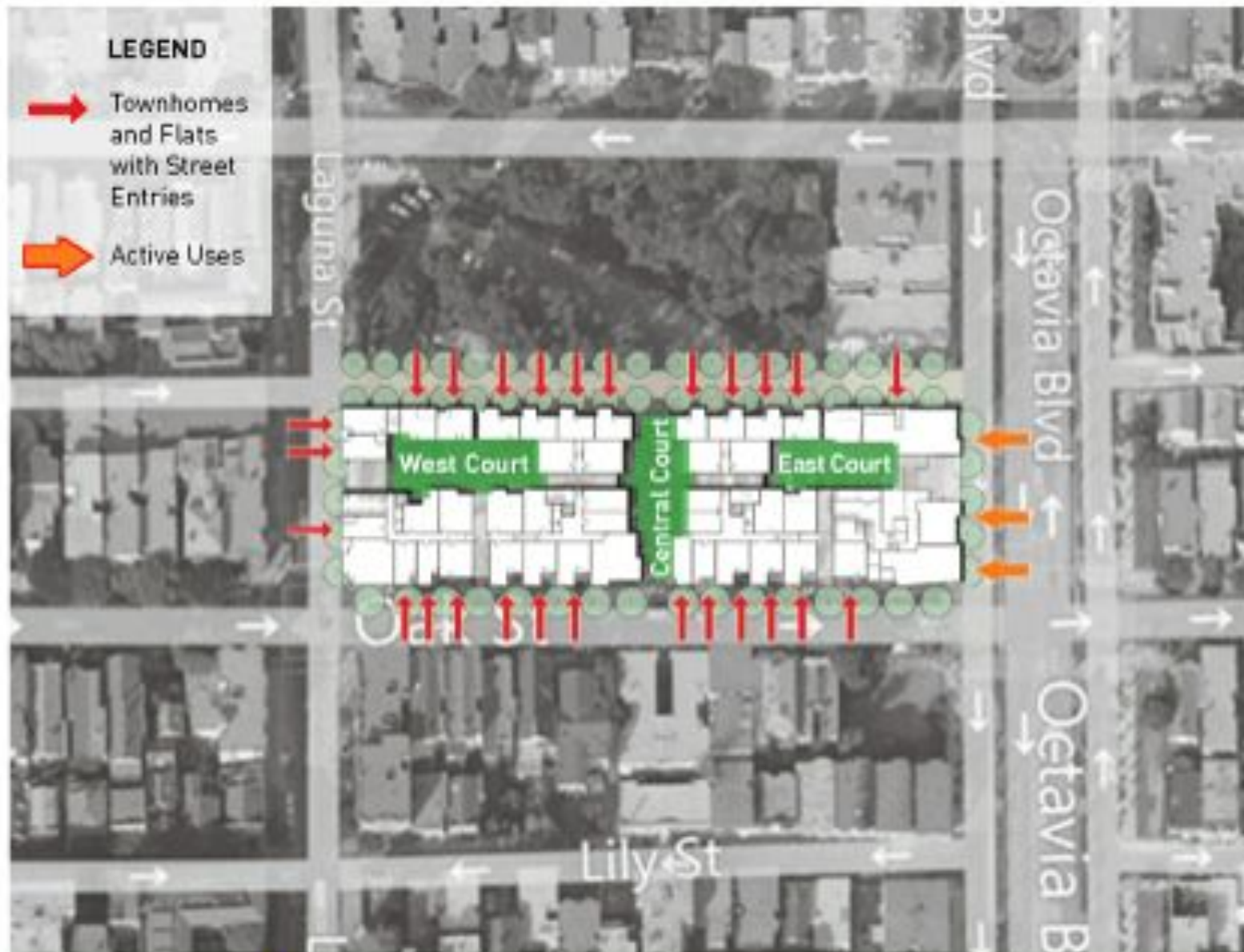
PYA



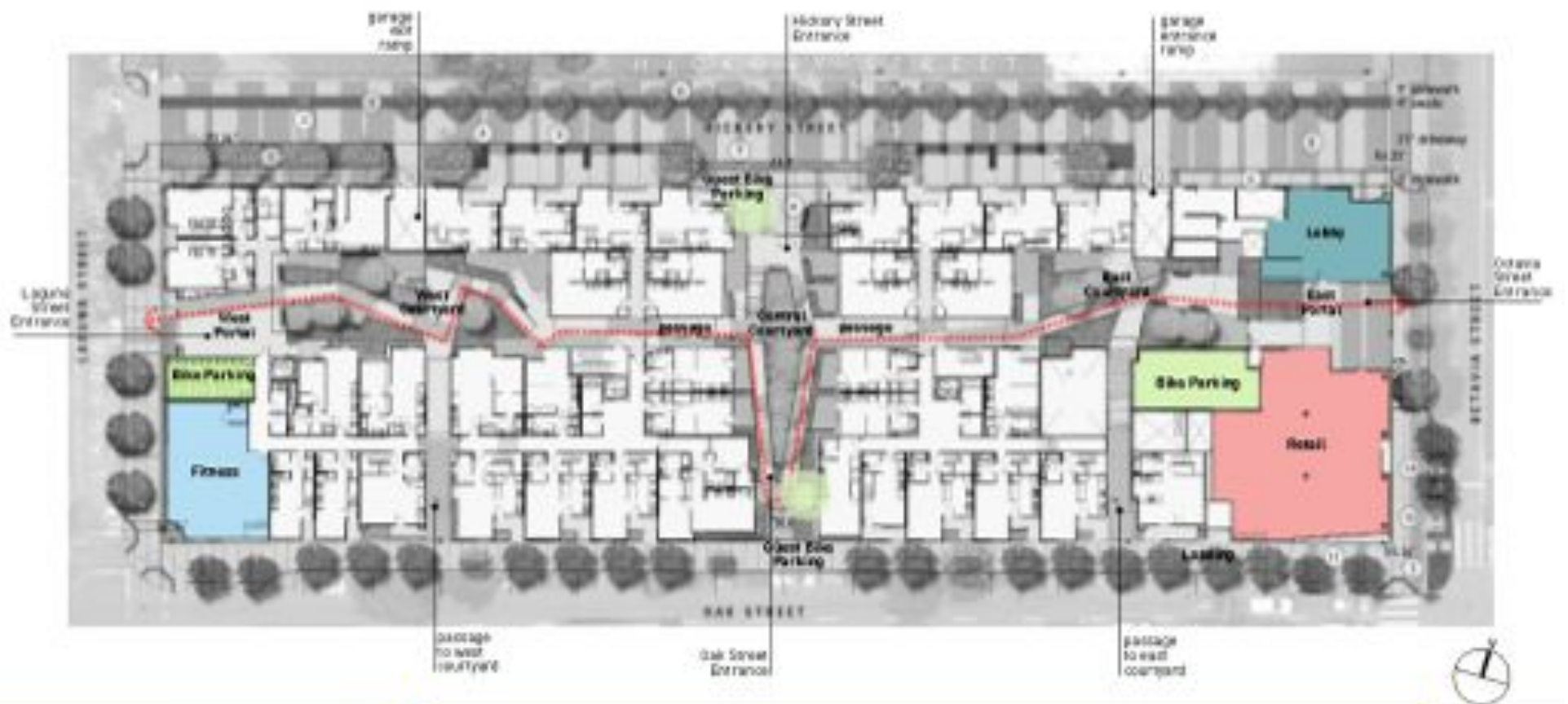
HAYES VALLEY
PARCEL P

PARKS & MID-BLOCK BREAK

PYA



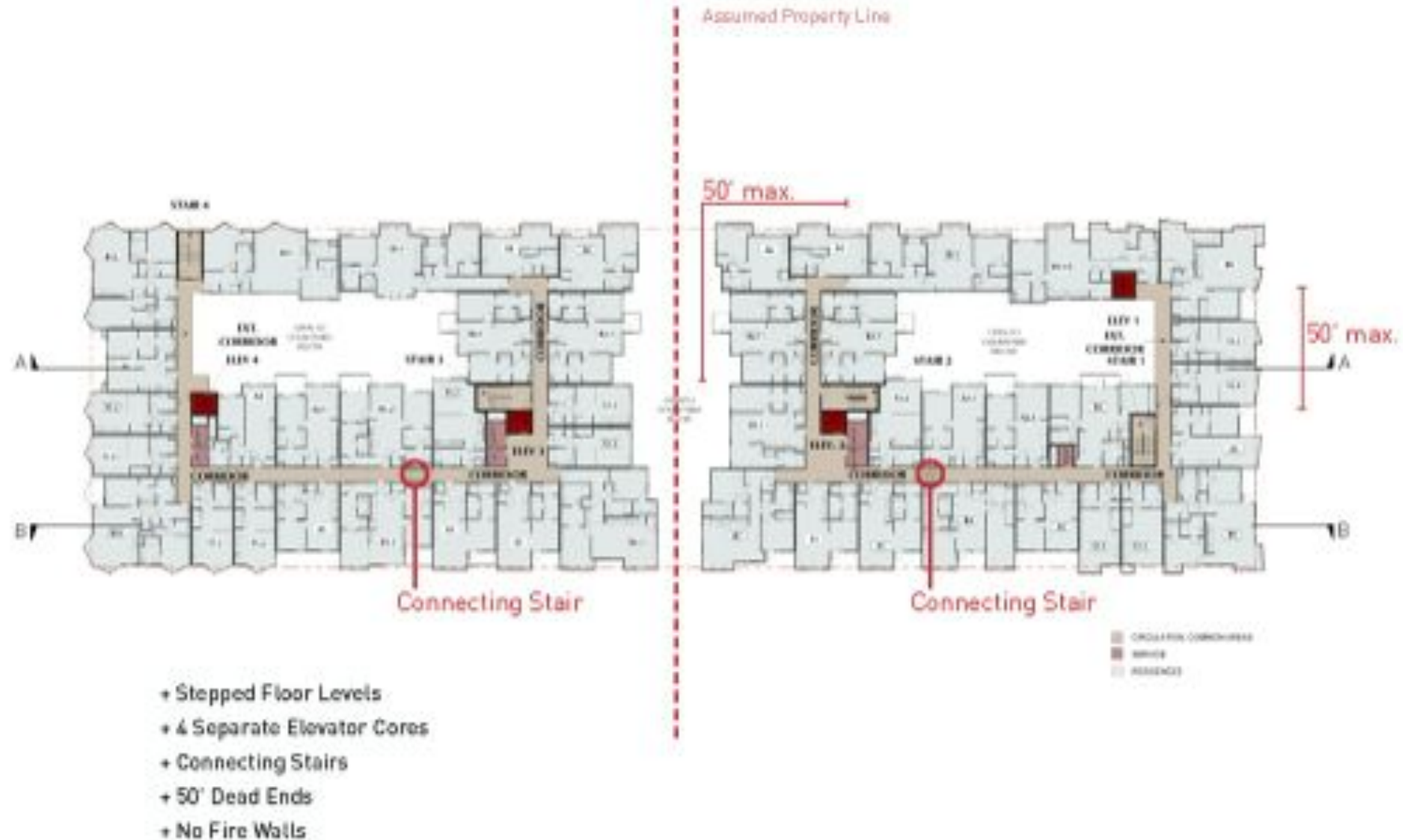




HAYES VALLEY
PARCEL P

GROUND LEVEL USES

PYA



LAGUNA
BUILDING

50' MAX.
(to top of roof)

ROW HOUSES

50' MAX.
(to top of roof)

ROW HOUSES

50' MAX.
(to top of roof)

OCTAVIA
BUILDING

55' MAX.
(to top of roof)



HAYES VALLEY
PARCEL P

OAK STREET ELEVATION

PYA



HAYES VALLEY
PARCEL P

OAK STREET @ CENTRAL COURTYARD

PYA

OCTAVIA
BUILDING

ALLEY HOUSES

ALLEY HOUSES

LAGUNA
BUILDING

55' MAX
ft. top of road

40' MAX
ft. top of road

35' MAX
ft. top of road

35' MAX
ft. top of road

40' MAX
ft. top of road



HAYES VALLEY
PARCEL P

HICKORY STREET ELEVATION

PYA

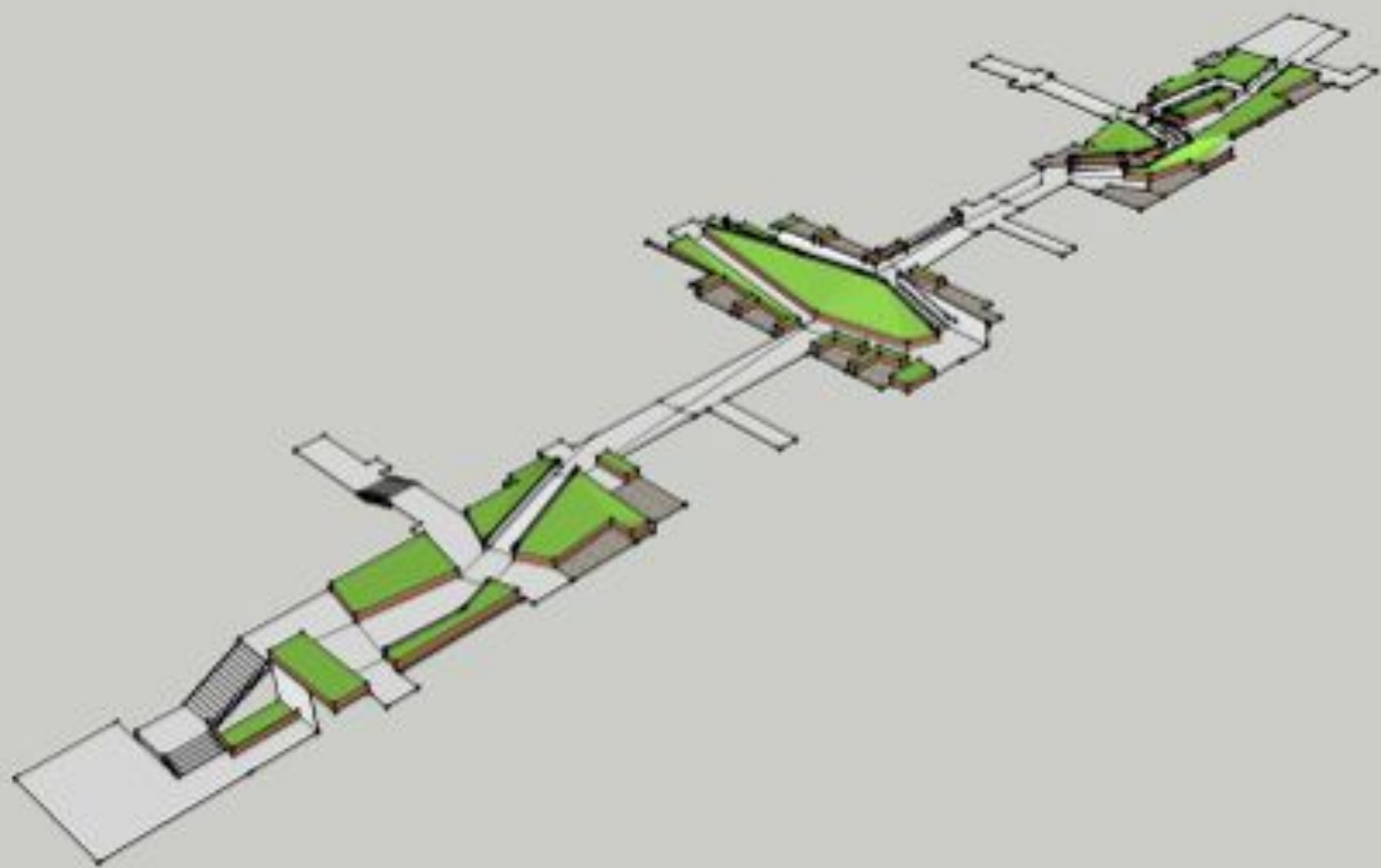


HAYES VALLEY
PARCEL P

OAK STREET @ CENTRAL COURTYARD

PYA





HAYES VALLEY
PARCEL P

TERRACED COURTYARDS / RAIN GARDENS

PYA



HAYES VALLEY
PARCEL P

RAIN GARDENS

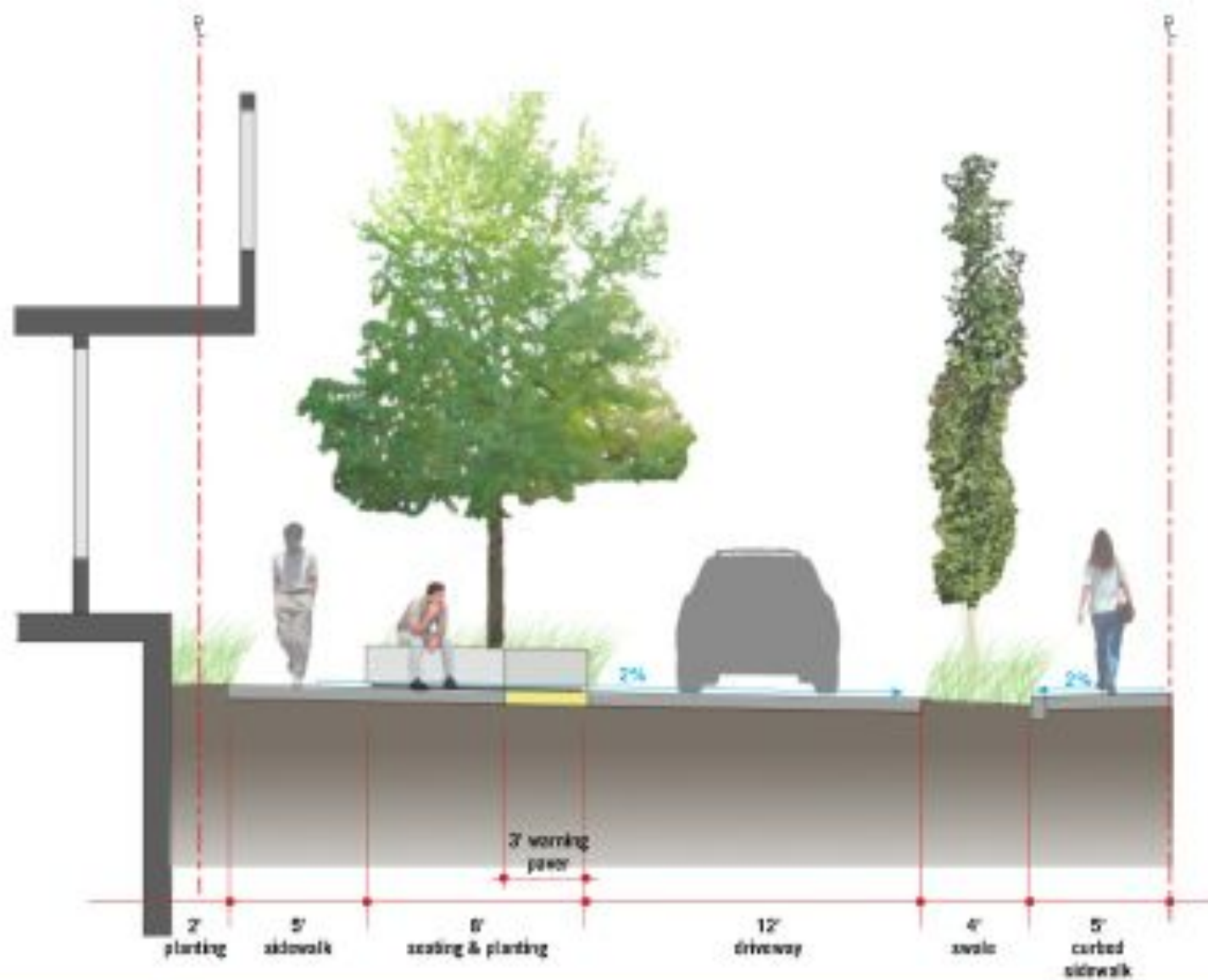
PYA



HAYES VALLEY
PARCEL P

RAIN GARDENS

PYA



HAYES VALLEY
PARCEL P

HICKORY STREET / SECTION A

PYA



HAYES VALLEY
PARCEL P

SITE PLAN

PYA



HAYES VALLEY
PARCEL P

CONSTRUCTION UNDERWAY

PYA



AVALON HAYES VALLEY

ROOF DECK EAST



HAYES VALLEY
PARCEL P

ROOF DECK - EAST BUILDING

PYA

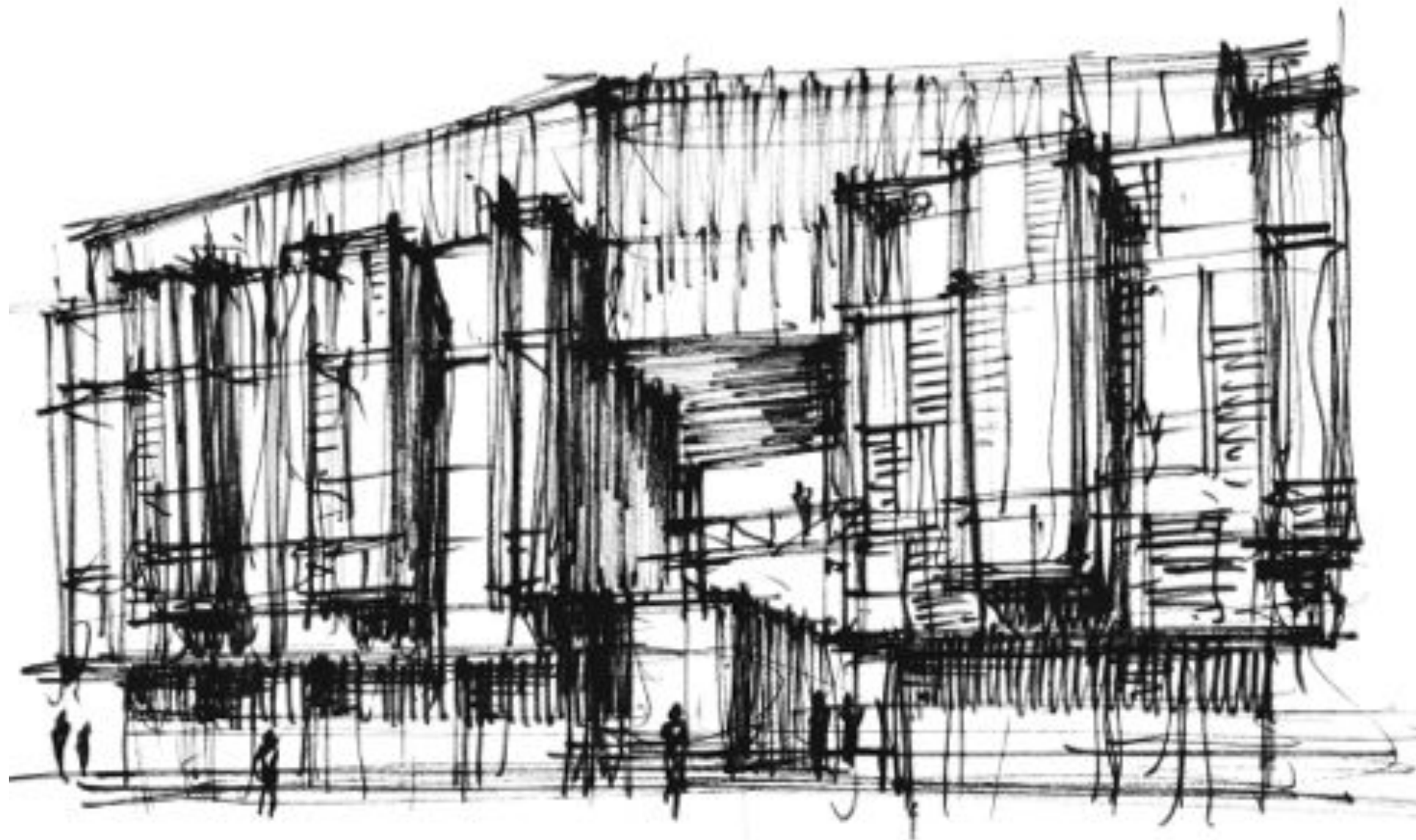




HAYES VALLEY
PARCEL P

OCTAVIA BUILDING - CONSTRUCTION

PYA



















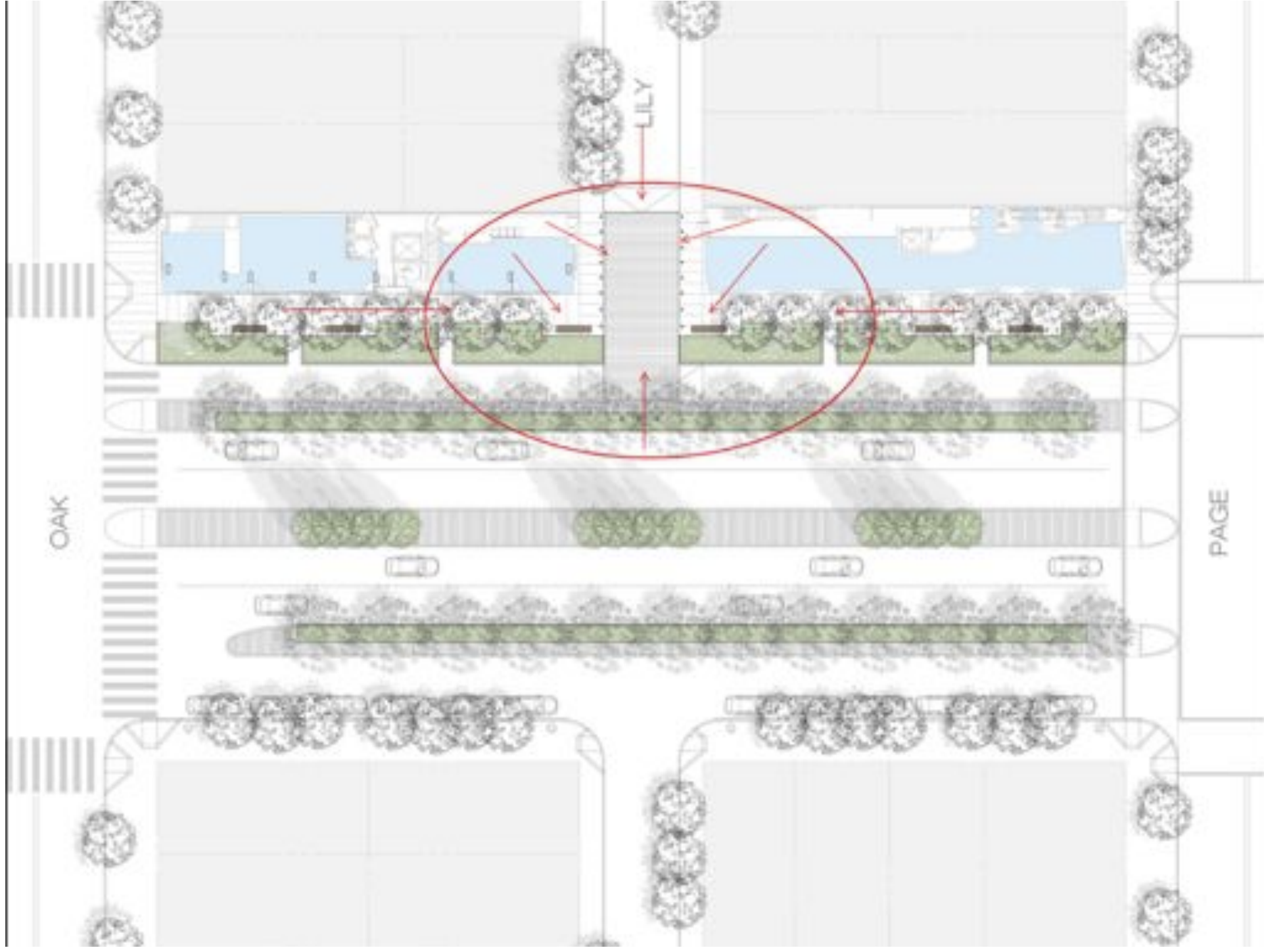






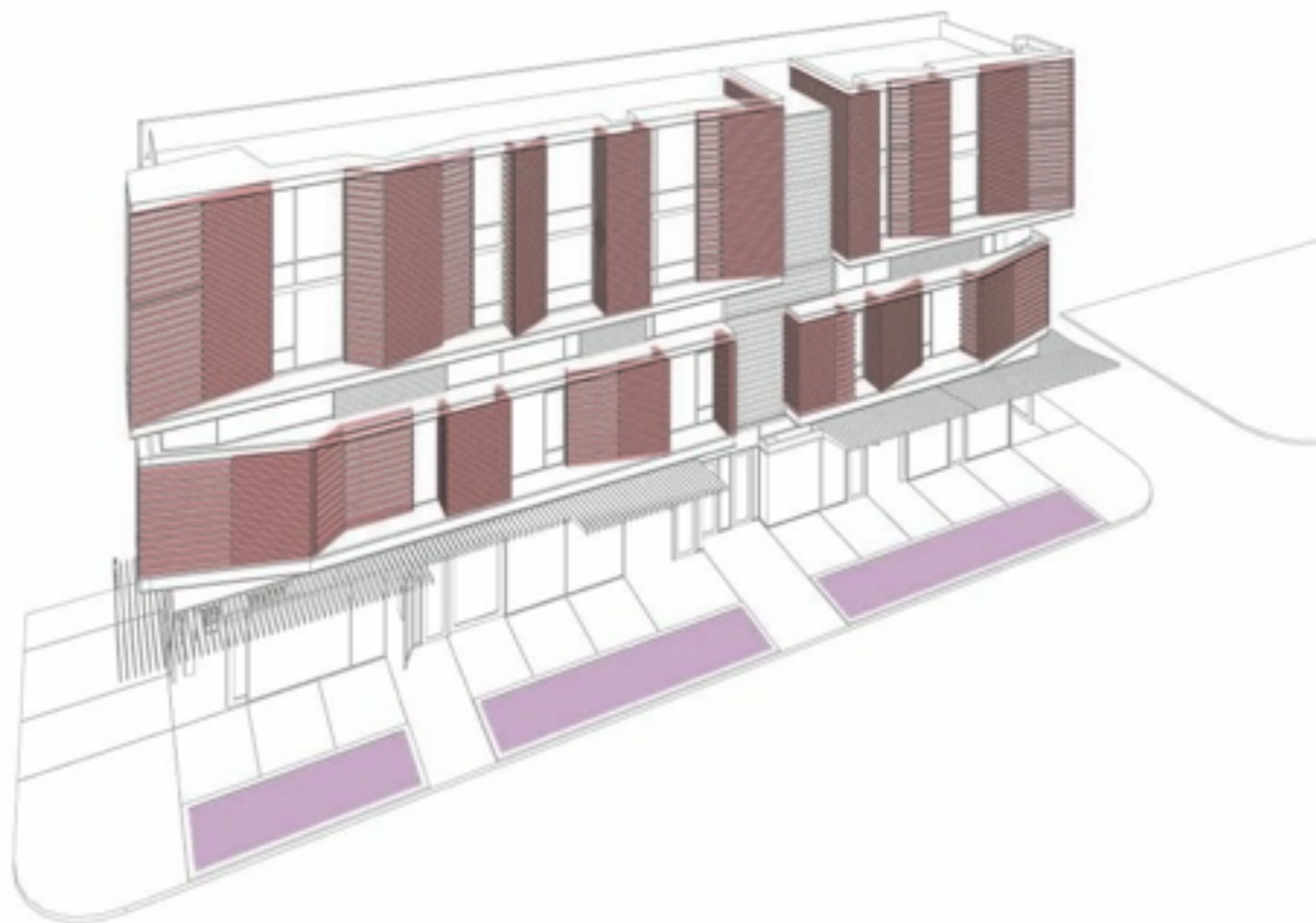


















Todd Aranaz

Fougeron Architects

Building a new neighborhood Fougeron Architecture



CENTRAL FREEWAY



FULTON

H

400 GROVE

LAGUNA

OCTAVIA

IVY

GOUGH

FRANKLIN

HAYES

LINDEN

FELL