
4.0 Design Guidelines

4.1 Overview

This portion of the plan sets forth guidelines to assure aesthetically pleasing and functional design for all on-site improvements, including main and accessory buildings and related improvements, including lighting and similar amenities.

4.2 Urban Design Concepts

Included in this section are guidelines for construction within the Industrial Mixed Use and the Warehouse/Distribution land use classifications.

4.2.1 Warehouse/Distribution

4.2.1.1 Material

Consistent with the need to provide tall, high-volumetric clear span areas to maximize storage, warehousing and distribution buildings will consist of tilt-up concrete construction with minimally sloping roofs. Building entrances and office frontages will be highlighted with accent material which could include architectural panels and expanses of window and glass areas painted, extruded aluminum frames. Architectural panels will consist of composite aluminum, steel, painted or textured concrete, cement plaster, or similar products. Building entrance and office frontage architectural treatment will be enhanced with enriched landscaping, which is described in Section 3.3 of the Specific Plan.

Materials which will not be used include exposed wood, brick, or stucco.

4.2.1.2 Building Design

A significant effort will be expended to minimize large, flat expanses of unarticulated or undifferentiated wall surfaces. To achieve this objective, distinctive architectural reveals and recesses will be integrated into walls and/or architectural panels. Similar elements or other treatments could be placed at strategic locations to create visual interest and scale to the buildings. Architectural elements or landscape masses will be used to break up or soften large expanses of unarticulated wall surfaces.

All exterior walls and surfaces will either be painted, sandblasted, or the concrete tinted or dyed.

Parapets will extend above the rooflines, unless such elements are treated to create an architectural statement. All other roof-mounted mechanical equipment will be screened as noted in the Specific Plan.

Office components and primary entrances of warehouse and distribution buildings will receive special architectural and landscape treatment to differentiate these particular areas and to direct visitor traffic to these points.

Consistent with Ontario Planning Commission Resolution No. 2392, special attention will be given to the design and treatment of warehouse elevations fronting the I-15 Freeway. Such special treatment will consist of detailed facades, use of texturing, trellises or other architectural or graphic design elements together with enriched landscaping and similar features. Although the Resolution requires the placement of building entries to front on the freeway, such an orientation is not feasible for this site given the location of the Jurupa overcrossing, which essentially obscures much of the site from the freeway with changes of grade, and that the site has limited amount of frontage adjacent to the I-15 Freeway.

A copy of Planning Commission Resolution No 2393 is located in the Appendix.

4.2.1.3 Colors and Textures

Primary building colors will be determined by the intrinsic qualities of the building finish material. Appropriate complementary colors may be used as accents for reveals, window, and door trim and similar features. Accent colors may be used at project entries, the warehouse office area and at other locations requiring special treatment, such as freeway elevations.

The color palette chosen for warehouse and distribution buildings shall be complementary with other buildings on the project site, including fences and walls, light standards, accessory buildings, sign structures and other structures.

Texturing may be used to achieve the desired level of building articulation, including sandblasting, “ribbing,” and use of exposed aggregate material. The scale of these elements will be appropriate for the design.

4.2.2 Industrial Mixed Use

4.2.2.1 Material

Similar to warehouse and distribution buildings, offices and R&D buildings could be built of tilt-up concrete, precision block, architectural metal panel systems, cement plaster, or pre-cast concrete. Flat roofs with parapets could also be employed. Exposure of sloping metal roofs, when integral to the design, may also be used. Unlike warehouse building, a predominant feature of office structures will be windows and expanses of plate glass in extruded aluminum, painted frames. Special accent material will be used at office entrances and to enhance frontages adjacent to Milliken Avenue, Jurupa Street and the I-15 Freeway. Warehouse and distribution buildings in this district will follow the guidelines under 4.2.1.

Exposed wood and brick are prohibited building materials.

4.2.2.2 Building Design

If a complex of Office and Research and Development is proposed in this district, dominant design elements will likely be horizontal, including appearance of the ground floor level and building entrances through the use of recessed entries, architectural panels, canopies, and enriched landscaped treatment.

All exterior surfaces will be painted, sandblasted, finished metal or the concrete will be treated as noted in the next section.

Similar to warehouse structures, parapets will extend above the roofline. Rooftop mounted mechanical and plumbing equipment will be appropriately screened.

4.2.2.3 Colors and Textures

Use of color in the office buildings as in the warehouse structures will be complementary, although not necessarily identical to other buildings within the T/OBP project, to create a harmonious effect. Special texturing may be used, such as sandblasting and exposed aggregate.

4.3 Lighting

A Master Lighting Plan will be submitted to the City of Ontario for review and approval prior to building permit issuance for the first phase of building construction on the project site. The Master Plan shall contain criteria and standards governing lighting along Toyota Way parking lot lighting, lighting within parking lots and access drives and lighting improvements for pedestrian walkways. The Master Plan will also establish minimum illumination criteria consistent with City of Ontario policies on exterior illumination.

Site lighting will be directed inward and downward, to avoid spillover of light and glare onto the adjacent freeway, nearby public streets or onto adjacent properties.

4.4 Fences and Walls

Fences and walls are an integral part of the overall project design. They will be articulated in a manner consistent with building architecture in terms of proportion, materials color and texture. Painted concrete with reveals, metal fencing, both solid or transparent, may be used with the concrete block, when appropriate, and shall be articulated or screened from view by landscape materials.

4.5 Public Art and On-Site Amenities

Construction within the project site shall comply with applicable City of Ontario General Plan policies and implementing ordinances regarding public art. Plans to provide public art will be reviewed and approved by the City of Ontario Development Director prior to issuance of a Certificate of Occupancy for any major building within the Business Park.

Each Building within the Toyota/Ontario Business Park will have access to an outdoor employee break area.

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