

5. DESIGN GUIDELINES

The Bridgestone/Firestone Specific Plan proposes to adopt the newly approved City of Ontario "Industrial Development Design Guidelines" as the guidelines for their development. Within this section are summaries of the sections that may be most needed as reference for future development. For a more detailed guide, refer to **Appendix "C"** which presents the "Industrial Development Design Guidelines" in their entirety. The sections summarized here are:

5.1 Building Design Features

5.2 Loading/Storage

5.3 Fencing

5.4 Lighting

5.1 Building Design Features

As mentioned in the Introductory Provisions of this document, the City of Ontario is one of the most rapidly expanding areas in Southern California. This is verified by the fact that numerous large scale industrial developments have chosen Ontario as their "home." It is believed that one primary reason for this growth, is Ontario's exceptional central location.

This industrial growth has simultaneously brought about a resurgence of creative, high quality industrial development. The City of Ontario seized this opportunity by establishing design guidelines at the onset of this rapid development. The City promoted high quality architecture, landscaping, and over-all construction guidelines. Most important of these guidelines, was the establishment of ratios for breaking up long horizontal plans which are universal to large industrial developments.

The City and several architects seemed to all agree that, by using various landscape treatments, tower elements, tall voids, and entry plazas, these large "industrial masses" could be made to be "beautiful." Driving through these developed industrial areas is a pleasurable experience, because of these beautiful architectural and landscape elements.

The Bridgestone/Firestone project intends to equal or exceed the high quality industrial development that has been established. Therefore, the Bridgestone/Firestone Industrial Park Specific Plan is incorporating the City of Ontario's Industrial Development Design Guidelines into it's plan.

The following is a highlighted summary of the guidelines that the Bridgestone/Firestone project will follow. For a complete detail of these recommended Design Guidelines see **Appendix "C."**

- A consistent architectural style should be adhered to for each project, including building design and all other elements of the development, such as walls, planters, lighting, etc.
- Highlight primary building entries through the massing of the building.
- Long expanse of building area should be avoided. Changes in vertical and horizontal plans is preferred. Refer to the ratios of vertical and horizontal plans under General Massing, p. 9.
- Buildings should have a recognizable "base" and "top." This can be created by the use of texture, color, architectural treatments, and landscaping.
- Colors for large building surfaces should be muted and lighter in value.

All proposed site plans, including architectural designs, shall be subject to the review and approval of the City of Ontario Development Advisory Board. Submittal shall include all the requirements listed on the Development Advisory Review application form.

5.2 Loading/Storage Area

Loading and Storage Areas shall abide by the recommendation found in the City of Ontario's "Industrial Development Design Guidelines," (IDDG), December 9, 1996, found in **Appendix "C."**

- Loading areas should not face Mission Boulevard (P.C. Res. 2392).
- Loading areas shall be screened with a solid decorative wall or berm.
- Loading areas should be offset from drive openings where reasonably possible.
- Loading areas should be designed to include attractive and durable materials. Design considerations for loading and storage areas include:
 - a. Locate fixed hardware for rolling doors on the inside of buildings to minimize visual "clutter."
 - b. In the loading and storage areas, buildings segments above loading doors visible from the street and surrounding properties should conform with other guidelines pertaining to building features, materials and finishes.
 - c. If located adjacent to residential areas, the design of overhead doors should minimize noise through devices such as rubber seals and/or other dampening features.
 - d. Outdoor storage exceeding a height of 8 feet shall be prohibited unless screened; lower the grade of loading docks, where practical, to minimize views from the street and the need for tall walls or fencing.

5.3 Fencing/Screening

The following fencing and screening design guidelines summarize the guidelines found in "IDDG." For a complete detail see Appendix "C," Fencing & Wall Design.

- a. Fences and walls in public view, should be built with attractive, durable materials.
- b. Chain-link fencing is allowed in areas not within public view.
- c. Fencing materials should be compatible with other elements of the project.
- d. Fencing should not exceed 12' from the highest grade.
- e. Avoid long expanses of uninterrupted fences and walls.
- f. Vines or wooden slats shall be considered.

5.4 Lighting

Public Street

All public street lighting requirements shall conform with both the type and location prescribed by the City of Ontario Public Works Department.

Project Site

The following lighting guidelines are a summary of the guidelines found in "IDDG." For a complete detail of the Lighting Guideline, see **Appendix "C," IDDG, Lighting.**

- Exterior lighting shall be located to minimize glare.
- Light standards under 25' are preferred.
- Light standards should illuminate all sidewalks and connecting walkways.
- Illuminate pedestrian paths with bollards or lighting standards that are of an appropriate scale.
- Lighting is encouraged at entries, plazas and activity areas.