

Section 4 Land Use

4.1 INTRODUCTION

The 160.6-acre Edenglen Specific Plan offers a traditional neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to recreational amenities and commercial retail uses. Connectivity within Edenglen is provided through a system of pedestrian trails and bicycle circulation linking residential neighborhoods to one another, to parks, and to the commercial and business park/light industrial land use areas within Edenglen. A major component of the trail system will be provided through the improvement of a portion of the SCE-owned property as a community trail within the Edenglen Specific Plan. These improvements represent a part of the City's Master Planned multi-purpose trail system planned for the New Model Colony. Pedestrian and bicycle linkages are also provided between residential land uses and Colony High School, located to the west of the Project Site, through a network of sidewalks and bicycle circulation allowances, to be developed as part of the residential development.

Residential development is designed to address a variety of lifestyles, such as singles, families, executives and "empty nesters". Housing types will include cottage, green court, and single family detached homes on lot sizes varying between 2,900 and 5,500 square feet, including cottages at 1,980 square feet per lot. Attached housing will include a row court style residential type, rowtown residential type and a garden court style residential type.

Commercial and business park/light industrial land uses are provided for in the Edenglen Specific Plan. The Edenglen Specific Plan allows for the development of approximately 217,520 square feet of community commercial retail and service uses conveniently located adjacent to Riverside Drive and Milliken Avenue and for the development of approximately 550,000 square feet of business park/light industrial uses adjacent to Milliken Avenue.

The Land Use Plan shown in *Exhibit 10, "Land Use Plan"* depicts the overall land use pattern within Edenglen. *Table 2, "Land Use Summary"*, provides a tabulation of land uses by acreage, residential density and number of dwelling units and/or square footage where applicable. In order to provide some degree of flexibility in planning 10% of the units may be transferred as long as the transfer does not exceed 584 units and is consistent with the allowed density.

Exhibit 10 - Land Use Plan

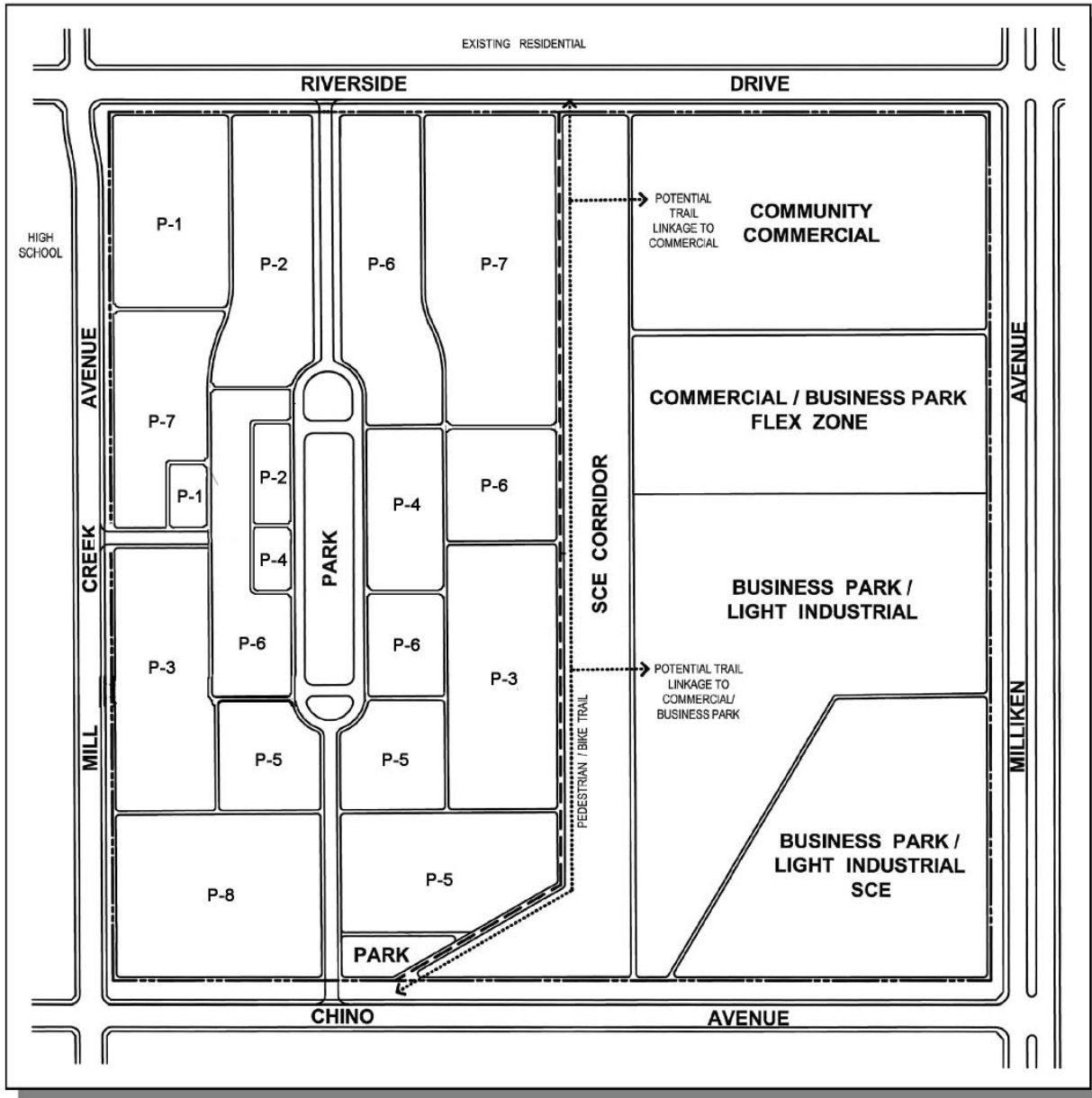


Table 2 - Land Use Summary

LAND USE	UNITS ³	ACRES	UNITS/NET ACRE	MAXIMUM SQUARE FEET
Residential¹				
P-1	21	5.7	3.7	
P-2	29	5.8	5.0	
P-3	106	10.8	9.8	
P-4	36	3.8	9.5	
P-5	139	8.4	16.6	
P-6	87	10.5	8.3	
P-7	67	9.8	6.8	
P-8	99	6.3	15.7	
<i>Net Residential Subtotal</i>	<i>584</i>	<i>61.1</i>	<i>9.5</i>	
Park		4.0		
Roadways, Edge Buffer		10.1		
<i>Gross Residential Subtotal</i>	<i>584</i>	<i>75.2</i>	<i>7.76</i>	
OTHER				
Commercial		20.0		217,520
Commercial Business Park Flex Zone ²		10.0		
Business Park/Light Industrial		26.9		550,000
SCE Property		12.8		
Edge Buffer		5.5		
Roadways		8.3		
<i>Other Land Uses Subtotal</i>		<i>83.5</i>		
PROJECT TOTAL	584	158.7		767,520

¹ Includes Pocket Parks within each of the neighborhoods.

² The maximum commercial square footage between Community Commercial and Commercial/Business Park Flex Zone is 217,520 S.F.

³ 10% of the units may be transferred as long as the transfer does not exceed 584 units and is consistent with the allowed density.

4.2 RESIDENTIAL USE

Residential land uses within Edenglen comprise approximately 75.2 acres. The Edenglen Specific Plan will permit the development of up to 584 residential dwelling units offering single family detached homes and attached homes. Residential land use areas are contained within distinctive neighborhoods linked by a network of sidewalks and bicycle circulation connecting all the neighborhoods to a central park and Colony High School and providing convenient access from residential neighborhoods to the commercial center and business park/light industrial district planned within Edenglen. Residential neighborhoods planned for Edenglen are illustrated in *Exhibit II, "Residential Neighborhoods"*.

4.2.1 Variety of Housing Types

Edenglen provides a mix of housing types to address the needs of a variety of lifestyle choices and economic segments. A variety of single family detached and single family attached residential products, in a range of architectural styles, will be offered within Edenglen. A total of 584 residential dwelling units could be developed at an overall maximum density of 7.76 dwelling units per net acre.

Single Family Detached – P-1

The Edenglen Specific Plan allows for the development of approximately 21 dwelling units at a maximum density of 3.7 dwelling units per net acre. The P-1 neighborhoods will be designed with access to homes from the local street and with an emphasis on architectural orientation toward the street. Garages will be setback from the front of the homes to highlight the architecture and create a more attractive streetscene.

Single Family Detached – P-2

The Edenglen Specific Plan allows for the development of approximately 29 dwelling units at a maximum density of 5.0 dwelling units per net acre. The P-2 neighborhoods will be designed as alley-loaded residential neighborhoods with an architectural orientation toward the street. Homes in these neighborhoods will be designed to embrace the street and encourage interaction between neighbors. The location of these homes along the main entry drive will create a welcoming appearance, establishing a strong sense of community within the project.

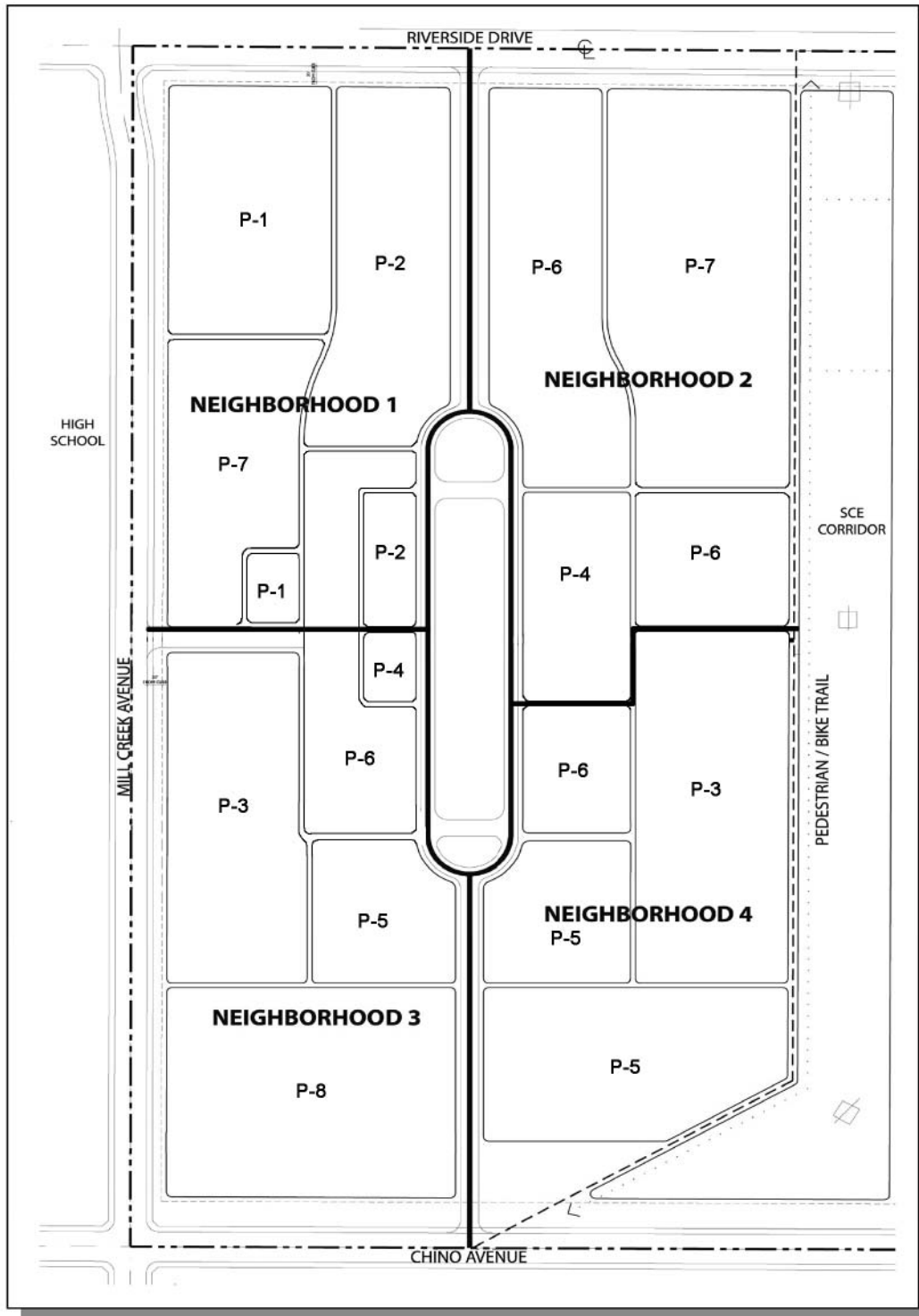
Single Family Detached – P-3

The Edenglen Specific Plan allows for the development of approximately 106 dwelling units at a maximum density of 9.8 dwelling units per net acre. The P-3 neighborhoods are designed with rear alleys serving cottage style units to be developed facing a common green court or street.

Single Family Attached – P-4

In order to have a broad array of housing to address various lifestyle choices such as singles, "empty nesters" and young families, up to 36 row court homes are planned within the Project Site for buyers

Exhibit 11 - Residential Neighborhoods



who desire smaller yet stylish homes requiring less maintenance than conventional single family detached housing. The P-4 housing types are attached buildings featuring three townhomes, each with their own private yard and private courtyard for one of the homes. Vehicular access would be through an alley to the rear of the homes. The P-4 housing type would be developed at a maximum density of 9.5 dwelling units per net acre.

Single Family Attached – P-5

Approximately 139 dwelling units, at a maximum of 16.6 dwelling units per acre will be developed as garden court attached homes. Garden court buildings will feature several units surrounding a common garden court, reminiscent of early Southern California courtyard buildings. Architecture will be oriented towards the street, and rear alleys will provide vehicular access to the units.

Alley-Loaded Single Family Detached – P-6

Approximately 87 dwelling units at a maximum density of 8.3 dwelling units per net acre designed with front doors on the street and rear alleys serving homes with expanded side yards.

Variable Plot Single Family Detached– P-7

Approximately 67 dwelling units at a maximum density of 6.8 dwelling units per net acre featuring front loaded, deep-recessed garages and both a conventional and paired plotting for diversity of street scene and doors facing the street.

Garden Court/Rowtown– P-8

Approximately 99 dwelling units at a maximum density of 15.7 dwelling units per net acre comprised of either internally-focused Garden Court homes or street oriented Rowtown homes with front doors on the street interface.

4.2.2 Traditional Neighborhood Design

The community plan for Edenglen offers a strong identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar ambiance to that of older, traditional Southern California neighborhoods. Together, the design features described below enliven the streetscene and promote the friendly interaction of neighbors.

- A traditional grid street design in residential neighborhoods with sidewalks separated by landscaped park ways provides visual interest, slows traffic, lowers traffic volumes by offering alternative traffic routes, and serves to enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway also promote pedestrian mobility, encouraging opportunities for neighbors to meet and greet each other along the street.
- The primary entry street into the residential area will be heavily landscaped. This street terminates at the central park, a focal point designed to reinforce the sense of arrival and establish a sense of community.

- The architecture of residences within Edenglen will be designed to focus on human-scale details which will enhance the pedestrian friendly character of the community. Such features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.
- Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Such design techniques may include garage setback requirements, split-garages, turn-in garages, garages located on rear alleys, or other similar techniques that de-emphasize the view of garage doors from the street.

4.3 PARKS

A 4.0-acre central park will be developed as part of Edenglen. The central park will include picnic areas, tot lots, trails, open play fields, and a club house with the potential for a small market providing convenience services such as a coffee/news stand. The conceptual site plan for the central park is provided as *Exhibit 12, "Central Park"*.

4.4 COMMUNITY TRAIL

A portion of the City's Master Plan of Trails proposed for SCE easements and corridors will be developed as a Community Trail, extending a multi-purpose bicycle path from Riverside Drive southerly to Chino Avenue. Access to the Community Trail will be provided at key points within the residential area to provide pedestrian and bicycle accessibility between residential areas and the commercial center planned to the east of the SCE corridor. A conceptual plan for the Community Trail is illustrated in *Exhibits 13 and 14, "Community Trail"*.

4.5 COMMERCIAL AND BUSINESS PARK/LIGHT INDUSTRIAL

The Edenglen Specific Plan includes approximately 20-acres designated for development of community commercial uses, approximately 10-acres for use as a commercial/business park flex zone, and approximately 26.9 acres designated for development of business park/light industrial uses.

4.5.1 Community Commercial

The Edenglen Specific Plan provides for the development of approximately 217,520 square feet of Community Commercial land uses adjacent to Riverside Drive and Milliken Avenue. Commercial development at this location is conveniently located to serve the residential community of Edenglen as well as the surrounding community. Pedestrian and bicycle connectivity between residential land use areas within Edenglen and the future commercial center will be provided through one or more trail crossings of the SCE Corridor. Commercial uses which could be developed within this land use district include theatres, restaurants, professional offices, general retail sales and personal services.

4.5.1(a) Commercial/Business Park Flex Zone

Approximately 10-acres are designated as commercial/business park flex zone to augment the acreage designated as community commercial in order to accommodate the development of a larger commercial shopping center in excess of 100,000 square feet, anchored by one or more large retail users.

4.5.2 Business Park/Light Industrial

Approximately 550,000 square feet of business park/light industrial uses is permitted to be developed adjacent to Milliken Avenue. This type of development is expected to provide employment opportunities for the community and the region. The business park/light industrial land use district will provide for development of land uses such as research and development, light manufacturing, technology development, medical, entertainment facilities, wholesale, retail sales, professional offices and warehousing facilities.

Exhibit 12 - Central Park Concept

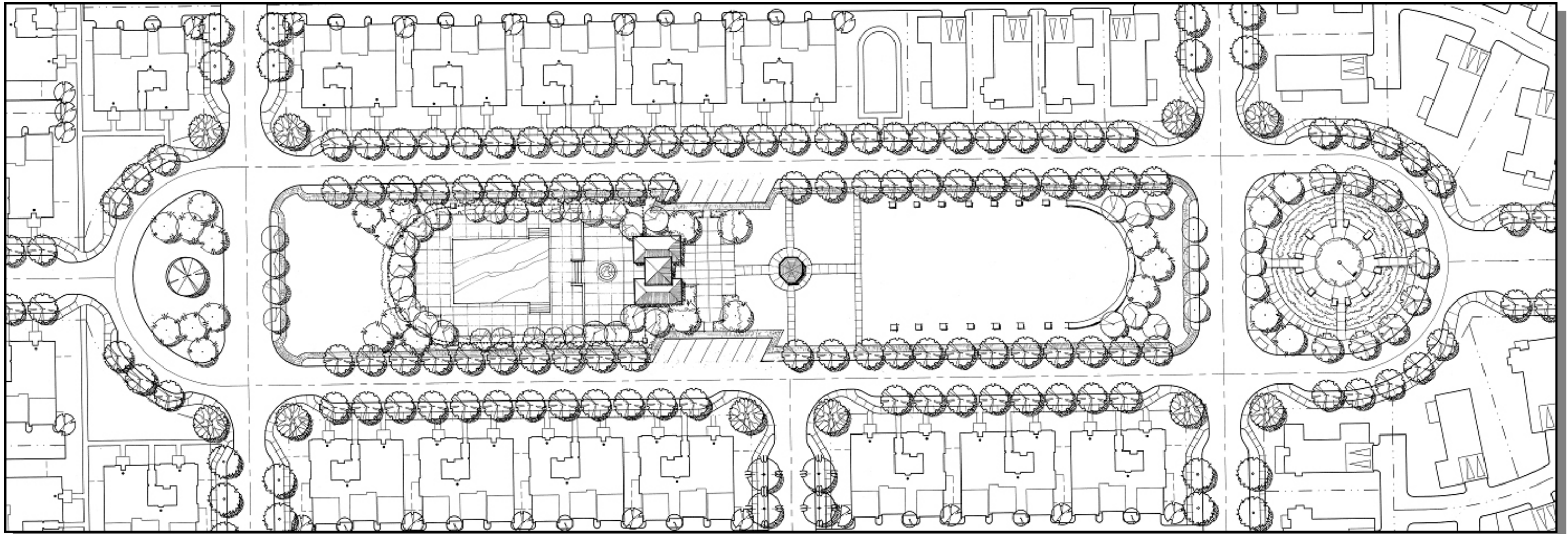


Exhibit 13 – Community Trail

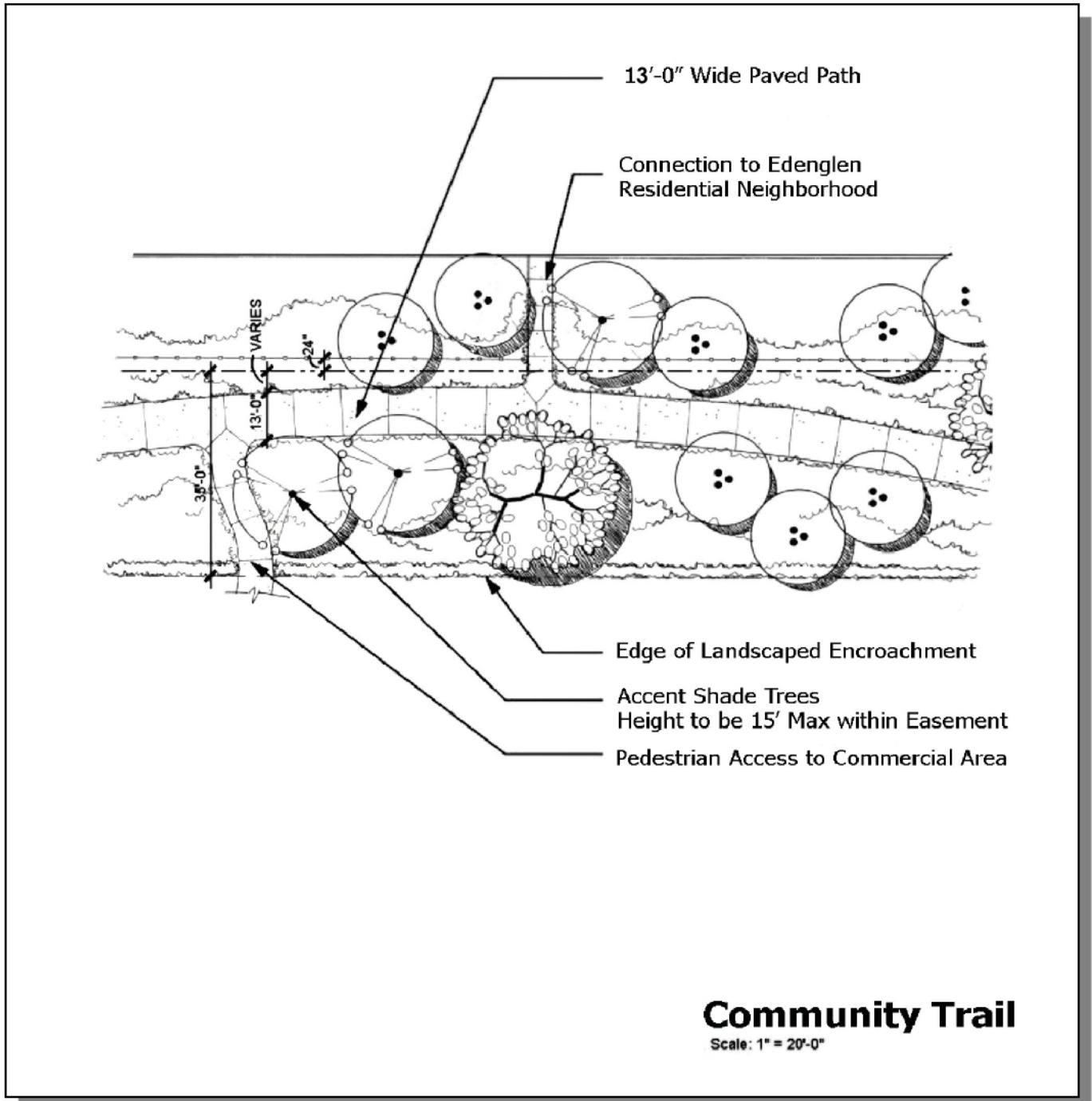


Exhibit 14 – Community Trail

