

I. INTRODUCTION

A. Purpose of Specific Plan

The purpose for this Specific Plan is to ensure an integrated, well planned, and high-quality environment within the Mountain Village Area (Figure 1), where the development of commercial, office and residential uses is expected. In large part, the Mountain Village Specific Plan seeks to implement the redevelopment of blighted parcels through the establishment of effective regulations, design guidelines and implementation measures. The Plan also intends to aid applicants and the City as they design and review future projects.

B. Applicable State and Local Regulations

This document fulfills the Specific Plan requirements of the City of Ontario Municipal Code and the State of California.

Any development standards or other regulations not specifically addressed in this Specific Plan are subject to the City of Ontario Zoning Ordinance, Subdivision Ordinance, and Standard Specifications and Drawings of the City of Ontario. Unless otherwise approved in the Specific Plan, all off-site improvements are subject to those City Standards and policies in effect at the time of submittal of improvement plans.

All construction within the Mountain Village Specific Plan will be in compliance with the Uniform Building Code, Uniform Fire Code and other ordinances pertaining to construction and safety. In addition to City standards, any subdivision of the property will be subject to California Subdivision Laws.

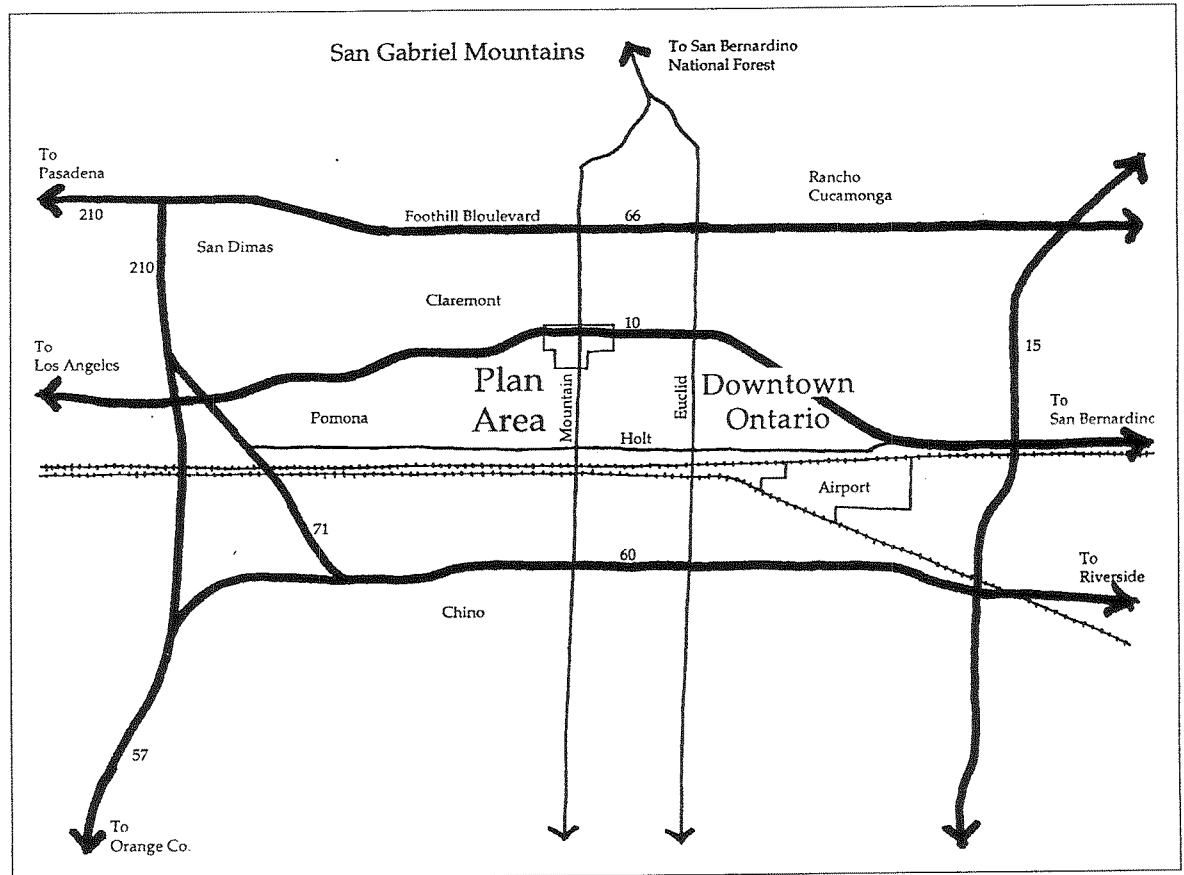


Figure 1, Location Map. The Mountain Village Specific Plan will guide the development of underutilized properties at one of Ontario's major gateways. Located just south of the San Bernardino Freeway's interchange with Mountain Avenue, the area is highly accessible. At the same time, development in the area must complement the residential neighborhoods that are located just east and west of the site.

C. History

Prior to 1950, agriculture was the cornerstone of Ontario's economy and virtually all of northwest Ontario was covered with orange groves (see Figures 2 and 3). Later in the same decade, the newly constructed San Bernardino Freeway was open for travel, making Los Angeles only 40 minutes away by automobile; commuting was a novel idea and gained in popularity. Subsequently, suburbs began to develop throughout the city, particularly in the northwest region

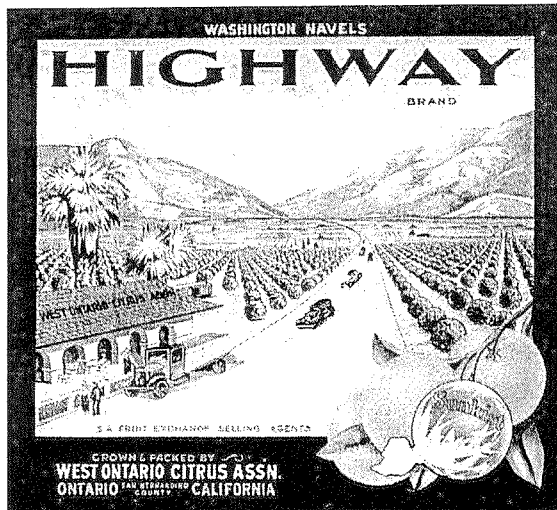


Figure 2, *Ontario's Agricultural Heritage*. Orange groves were key to Ontario's economy prior to 1950.

where a number of homes were built around Mountain Avenue. Unfortunately, this favored concept led Ontario to suffer the same fate as other cities: the downtown area became less important as the new "centers-away-from-the-center" grew increasingly fashionable. For example, Ontario Plaza, currently at the intersection of



Figure 3, *Mountain Avenue Prior to Urban Development*. Mountain Avenue was lined by orange groves prior to post-war development.

Mountain Avenue and Fourth Street, was built to serve the rapidly expanding residential areas and stood as the only shopping center in the area for many years (see Figure 4).

It was not until the 1980's that most of Mountain Avenue's length developed into a commercial strip (see Figure 5). New businesses, prima-

rily retail and food establishments, sprang up along the western side of Mountain Avenue. Target, Toys-R-U's, Ralph's (now Food-4-Less), and Carl's Jr. located to the area and have served the general community for the past decade. However, while new businesses were coming in, others were leaving.

In the late 1980's, the County Courthouse vacated their office buildings. The Thunderbird Bowling Alley ceased business in 1991. Both properties, which flank Mountain Avenue north of Sixth Street, sat unoccupied and became attractions for graffiti, vandals, and vagrants. The blighted properties generated many debates among community residents and a formal coalition was eventually formed. Residents in the immediate area established the Ontario Mountain Village Association and spearheaded campaigns to have the blighted buildings razed. By the end of 1996, all buildings that were located on the Courthouse and Bowling Alley site were demolished and the area awaits a new future.

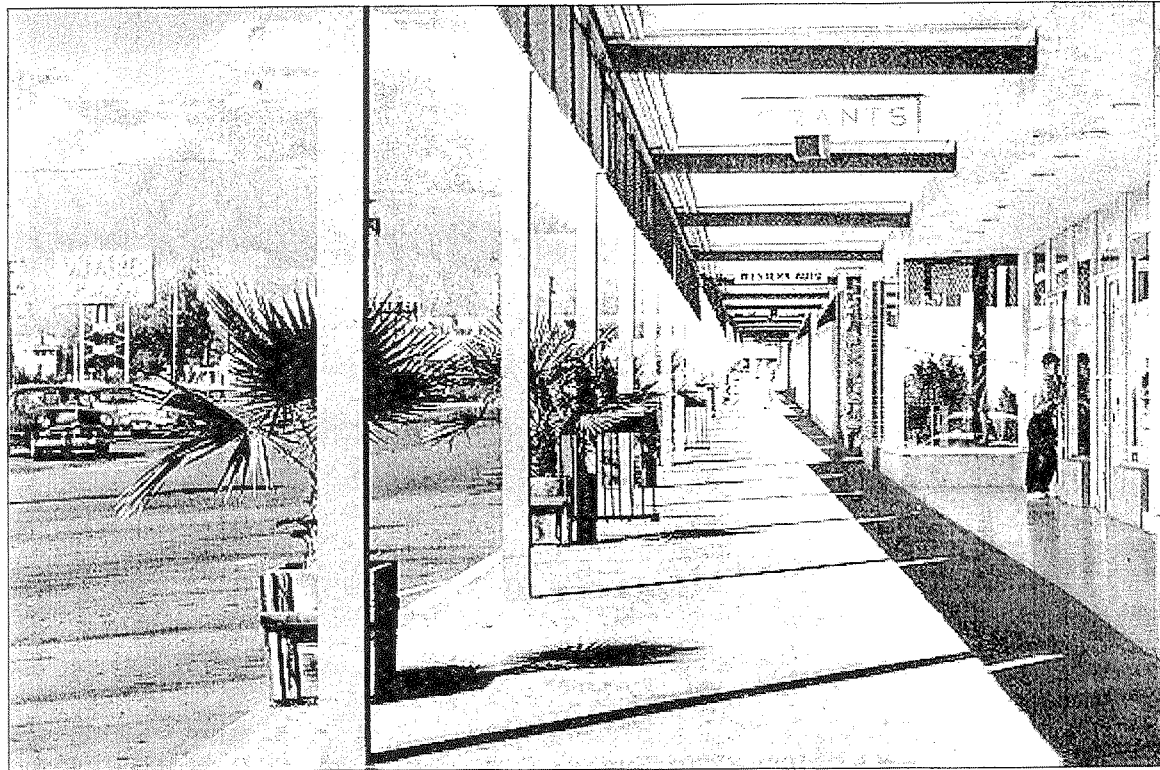


Figure 4, Ontario Plaza Circa 1950. Ontario Plaza, built in the late 1950s, is a good example of suburban shopping centers of the time.

D. Land Use Context

The Specific Plan Area is bounded by the San Bernardino Freeway and the City of Upland to the north, by Colony Park and single-family residences to the south, by single-family residences to the east, and by single- and multi-family residences to the west.

Land within the Specific Plan Area is generally underutilized (see Figure 5). While some buildings are in fair-to-good condition, several factors call for the current redevelopment effort: relatively low development intensities, excessive parking lots, vacant lands, and buildings at the end of their life cycle.

Major redevelopment opportunities are present north of Sixth Street. East of Mountain Avenue, the San Bernardino County Courthouse complex was recently vacated and demolished, and further east around the Palmetto Avenue cul-de-sac, properties are vacant or in poor condition — except for the Credit Union which has a relatively new building near the northeast corner of Sixth and Palmetto. West of Mountain and north of Sixth, the bowling alley and motel buildings have been demolished.

Further west, the Plan Area includes the multiplex apartment buildings surrounding Elderberry and Dahlia Courts, which are in poor condition and have a high incidence of crime. Many of these properties have been condemned and cleared in anticipation of future redevelopment.

Several viable uses are located immediately south of Sixth Street: the La Cheminee Restau-

rant, the Covington-Crowe office building, a Carl's Jr. fast-food restaurant, and the Target Center. However, this area (south of Sixth Street and west of Mountain) also contains service commercial uses that are expected to redevelop over time.

Two buildings, the Boy Scouts of America offices and a synagogue, are located east of Mountain and south of Sixth Street. These uses are expected to remain.

The only park in the vicinity of the Plan Area is Colony Park, which lies just south of the Plan Area and between Fourth and Fifth Streets. Colony Park is an 18-acre park serving the northwest corner of Ontario with playing fields, play equipment, and picnic areas. A few small, private recreation facilities are also near the Plan Area. These are associated with the multi-family housing complex along Elderberry Court and Fifth Street.

E. Circulation Context

Regional access to the Plan Area is provided via the San Bernardino Freeway (Interstate 10). This east-west freeway has on- and off-ramps serving Mountain Avenue, the major north-south arterial which runs through the center of the Specific Plan Area. To avoid future traffic congestion, the Mountain Avenue-Interstate 10 interchange will be improved. Ten travel lanes have been planned (from the interchange to Sixth Street).

South of Sixth Street, Mountain Avenue is expected to transition quickly from eight lanes (six through-lanes with two turn-lanes) to five lanes

(four through-lanes with a center turn lane). Ultimately, six through-lanes are planned along Mountain Avenue south of Sixth Street.

Sixth Street is presently a two-lane collector that provides a vital cross-town link. Based on future cross-town traffic projections and the development of underutilized properties, Sixth Street will require two travel lanes in each direction and two turn lanes at its intersection with Mountain Avenue. Outside of the Plan Area boundaries, Sixth Street's existing two-lane cross-section can be maintained and high volumes of through traffic will be discouraged.

Several local streets provide critical connections to the surrounding neighborhoods. Fifth Street acts as a sub-collector and also gives access to Colony Park. Hawthorne Street is aligned with an entrance to the Target Center. La Deney Drive and Bonnie Brae Court are cul-de-sacs east of Mountain Avenue that are closed to vehicular movement but offer nearby residents convenient pedestrian routes to Mountain Avenue. Fifth Street forms the southern boundary of the Plan Area and will be improved as part of this effort.

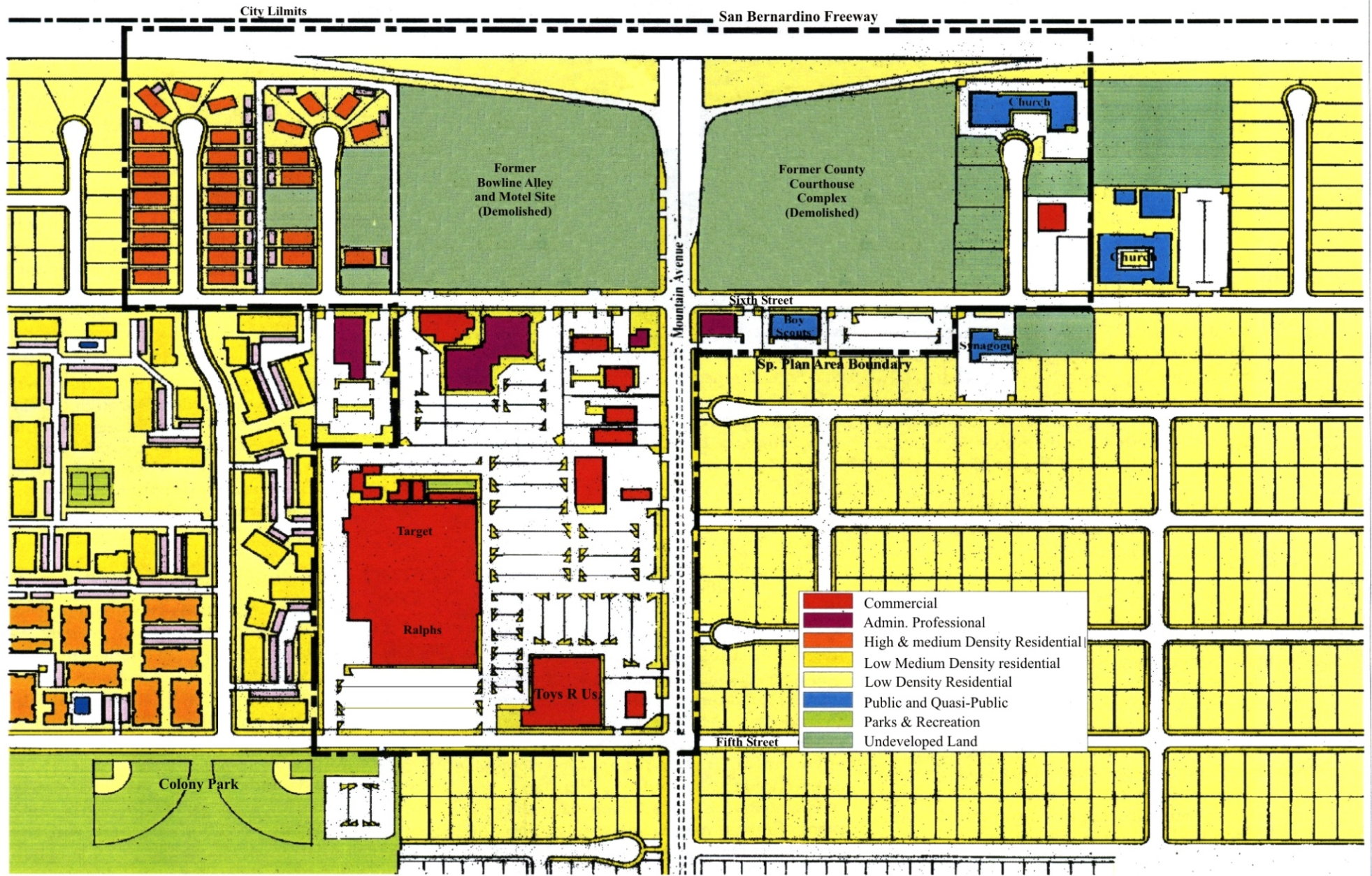


Figure 5, Initial Conditions. The Specific Plan Area is largely characterized by vacant and underutilized uses. This exhibit shows conditions present at the inception of this planning effort. Since then the site containing the bowling alley and motel at the northeast corner of Sixth and Mountain residential neighborhoods surround the Plan Area to the east, west and south.

F. Project Description

Located just south of the Mountain Avenue-Interstate 10 interchange, redevelopment within the Specific Plan Area will replace an underutilized area with a well-designed pedestrian-oriented district. This district will not only capitalize on the planned interchange and street improvements, but it will also help transform northwestern Ontario into a healthy and walkable neighborhood.

Development will establish a vibrant, "round-the-clock" district that meets a wide range of local needs and serves as a regionally-recognized destination. The Specific Plan provides for: new entertainment destinations, future home-ownership opportunities, and neighborhood retail services. These uses will bring daytime and evening activity to the area, and will permit residents and employees to walk for many daily trips (see Figure 6).

The Specific Plan Area contains four Development Districts (see Figure 9) that are characterized by different land uses and design objectives. The "Entertainment District," on the northwest corner of Sixth and Mountain, will serve as a focal point for the community and the region. South of the Entertainment District, the "Main Street District" will include street improvements and redevelopment of parcels in a way that creates a friendly pedestrian connection between the existing Target Center and the Entertainment District. To the east, the "Sixth Street District" will encourage a pedestrian-oriented environment east of Mountain Avenue with goods and services that will serve the surrounding neighborhood while taking advantage of the Plan

area's excellent regional access. Finally, the "Residential District" will offer home-ownership opportunities in a high quality environment.

The Entertainment District

The cornerstone of the redevelopment effort is the *Entertainment District* which will serve as a focal point for the community and the region. It will likely include a multiplex cinema, a book-store, a record store, a cafe, and a restaurant. Visitors to this area can take advantage of a small park at the corner of Sixth & Mountain, and a plaza in front of the cinema. A parking structure will avoid the detrimental effects of large surface parking lots while remaining in scale with surrounding development. It is expected that Entertainment District patrons will frequent retail uses throughout the Plan Area, thereby accelerating the positive transformation of the area through redevelopment.

Main Street

A new street will extend from the cinema to the existing Target Center. This "*Main Street*" will be lined by new retail shops, terraced dining and professional offices, and will create a place to stroll and "be seen." An important objective is to extend the revitalizing effect of the Entertainment District southward. Main Street's design will also establish an immediate and positive identity for the area. It will permit development that now faces Mountain Avenue to re-orient itself to a more intimate and pedestrian-friendly environment. Traffic will be slowed along Main Street through narrow lane widths and special paving materials. An intimate plaza will offer a place of repose next to an existing office building. Where Main Street meets Hawthorne Street,

an architectural focal point will end the street's south-facing vista and will announce the enhanced Target Center. Within the Target Center the Specific Plan also provides for an additional anchor store, an expanded garden center, small shops and landscape improvements that will strengthen Main Street as a destination.

The Sixth Street District

East of Mountain, the *Sixth Street District* will provide new opportunities for neighborhood-oriented retail, professional offices, and restaurants. Small parks and plazas will provide a place to rest and will form an attractive gateway into Ontario.

Street-facing retail and pedestrian activity will line Sixth Street. It will extend through the Entertainment District, west of Mountain, and through the Sixth Street District, east of Mountain. Gateway treatments where Sixth Street leaves the Plan Area will further enhance the project's unique identity and will also be designed to slow traffic.

The Residential District

At the western-most portion of the planning area, Dahlia and Elderberry Courts will be redeveloped to transform the existing, blighted housing into an area that offers affordable home-ownership opportunities. This new *Residential District* will contain single-family homes designed to create a safe and attractive place. Residences will conform with design guidelines that require entrances and windows to face tree-lined streets, and the visual impact of garage doors to be minimized. A small, neighborhood park will also make this a distinctive area and provide opportunities for active recreation.

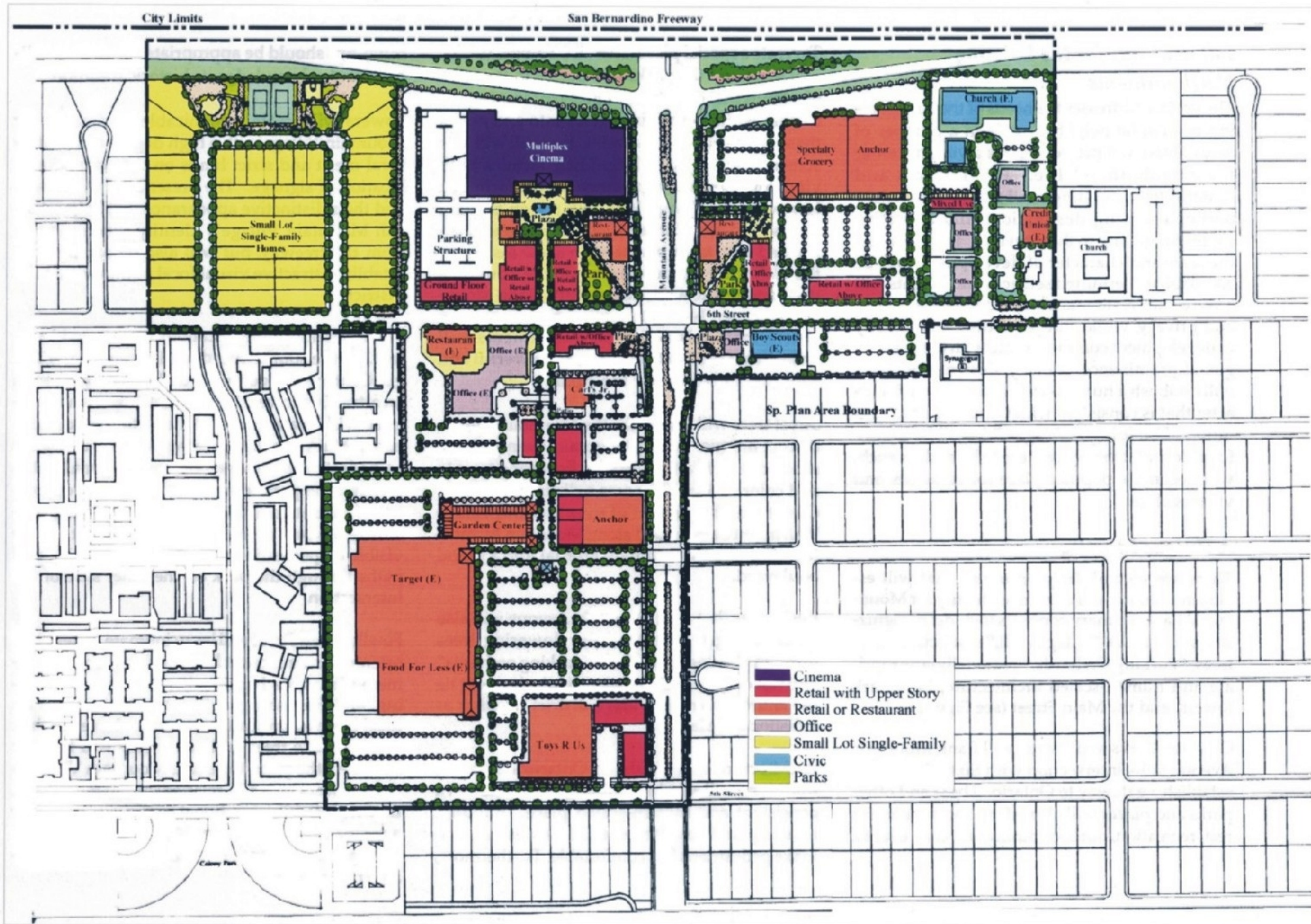


Figure 6, Illustrative Plan. This Illustrative Plan depicts uses, building configurations and landscape features that are likely to result from the Mountain Village Specific Plan.

Implications for the Existing Neighborhoods

The project addresses the needs of the surrounding residential neighborhoods in a number of ways. First, the project creates a vibrant center for neighborhood life. Parking lots and underutilized buildings will give way to neighborhood-serving destinations and attractive routes for getting to them on foot. Furthermore, the scale and character of development will be compatible. Permitted setbacks and heights will ensure that residents enjoy adequate air, light and privacy, while still permitting an intensity of development commensurate with the site's regional prominence. Finally, design guidelines will establish a human-scale and a sense of character that is consistent with Ontario's finest tradition of building making. This will be a comfortable and interesting place to be and, as such, will become a popular place for residents and visitors alike.

A Unique Identity

There are several *design concepts* that will establish a unique and attractive identity for Mountain Village. Primary concepts include: recognizable gateways, a "Village Wall," distinctive street trees, "Parking Orchards," regionally-appropriate and human-scaled architecture, landmark towers, and the Main Street (see Figure 8).

Gateway Parks and Plazas will flank Mountain Avenue at its intersection with Sixth Street and establish a gateway to Ontario. These and other parks and plazas will also offer opportunities for rest, recreation, outdoor dining and civic events.

To create a special place, a handsome Village Wall will surround the parks and plazas in the form of a trellis that establishes a pleasant sense of enclosure while permitting views into and out of these open spaces. As a trellis, the Wall will also screen relatively blank building facades with vines and cascading greenery. In the form of a low wall, the Village Wall will screen parking lots with pedestrian and vehicle entrances expressed with taller pilasters. In a few instances, the Wall will even become the side of a building itself and create a special identity along Mountain Avenue. No matter what the form, consistent materials and design treatments will ensure that the Wall will create a powerful and consistent identity for the Area.

Street trees will also make the Mountain Village district unique. Along Mountain Avenue, large shade trees will alternate with flowering trees to add color and give the area a distinct character. Over time, this pattern of trees and the Village Wall might be extended along Mountain Avenue, transforming this ordinary arterial into a grand boulevard.

Businesses that abut Mountain Avenue will also be encouraged to extend the flowering trees through parking lots. These "parking orchards" will not only provide needed shade, but will tie the entire Mountain Village district together as a distinctive place.

Architecture that builds on Ontario's building traditions will also be encouraged to establish a consistent and human-scaled place. Building massing and features should be designed to make pedestrians feel comfortable. Furthermore,

buildings should be appropriate to Ontario's climate and acknowledge its historic traditions.

Towers will create recognizable landmarks for Mountain Village with a high degree of architectural merit and strict limits on the amount and location of signage. The presence of the towers and their distinctive appearance will help establish Mountain Village's identity when viewed from the freeway, but will also be arranged to establish attractive visual focal points within the district.

Three possible tower locations have been identified. At the southern end of Main Street, the Target Center signage pylon will be replaced with an attractive tower. The cinema tower and marquee will create a dramatic end to the northern end of Main Street. This tower will also be visible as pedestrians move along the diagonal paths through the park located on the northwest corner of Mountain at Sixth. Similarly, a tower constructed as part of the Sixth Street District will be visible as pedestrians move along the diagonal paths through the park on the other side of the intersection.

Finally, Main Street will be an intimate pedestrian-oriented environment lined with shops and intimate plazas. Its high-quality paving, landscaping, and furnishings will make Main Street an ideal place to stroll after a movie or have lunch at a cafe. Shade trees and palm trees will line the street. As the palm trees and Mountain Village's three towers move in relationship to each other, they will establish locational landmarks. Whether a motorist or pedestrian, Mountain Village will have a distinct sense of place and be a comfortable place to be.



Figure 7, Main Street Illustration. This artist's rendition of Main Street shows the kind of intimate, pedestrian oriented environment that will be created.

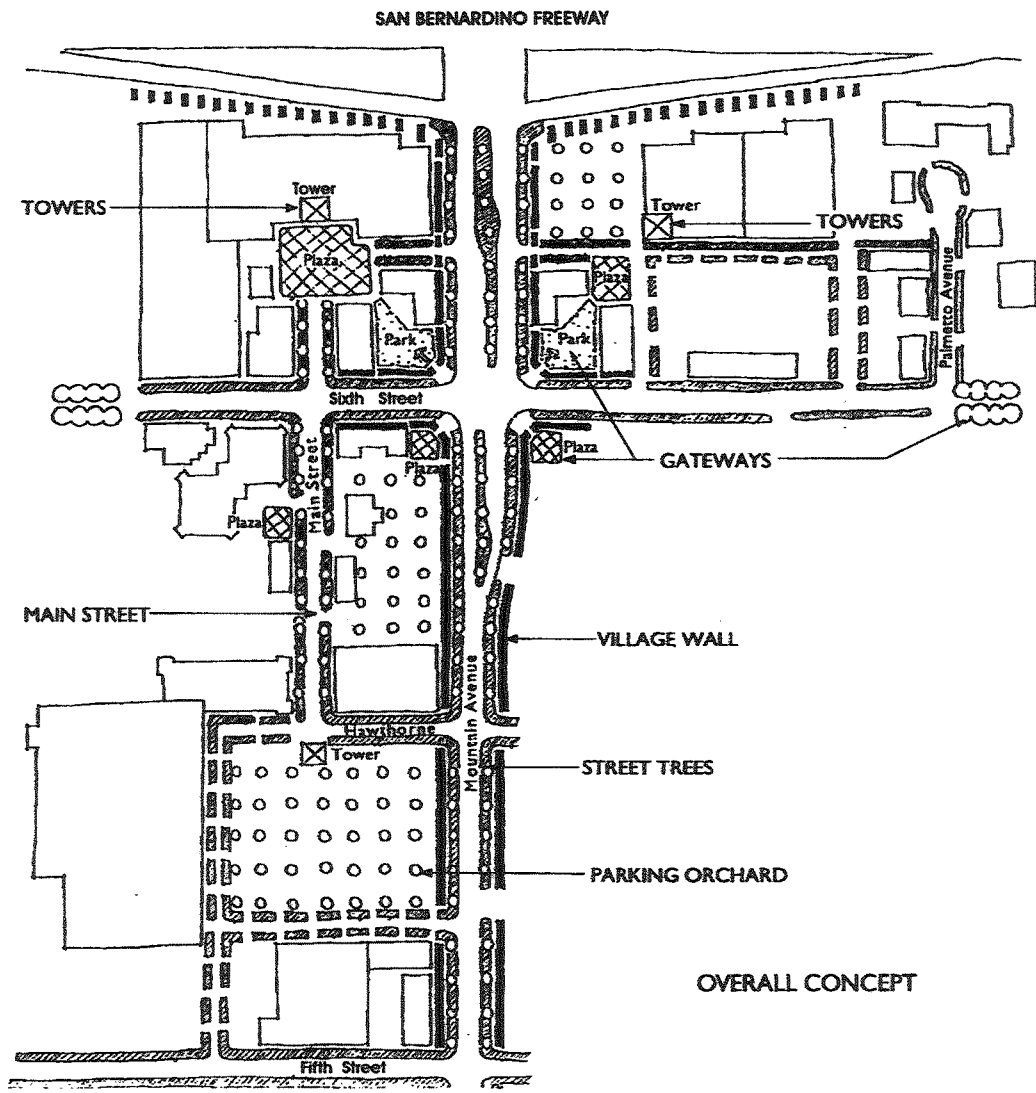
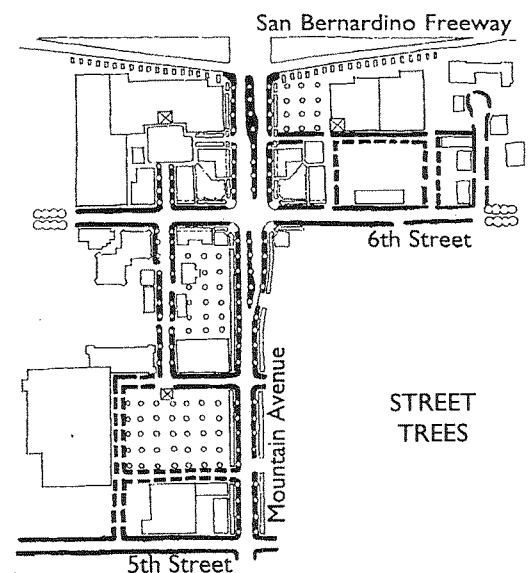
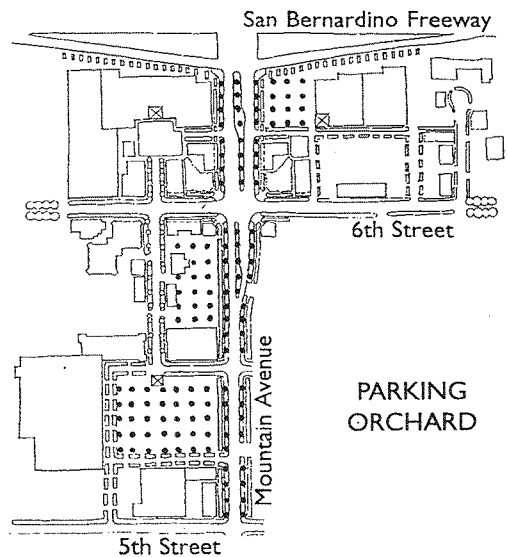
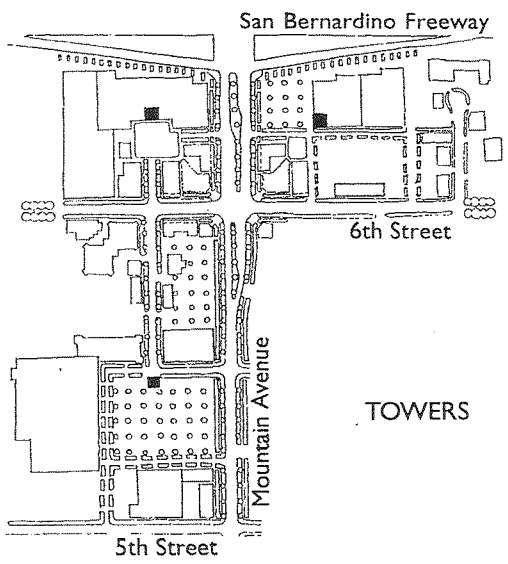
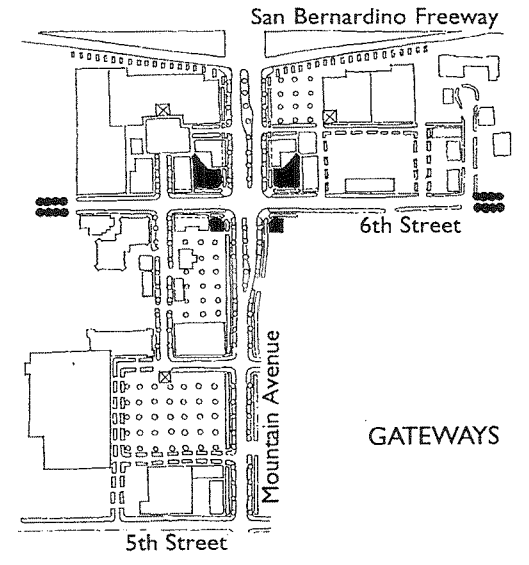
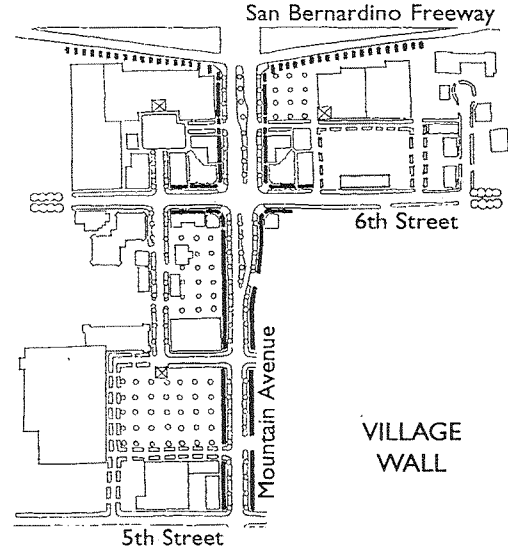
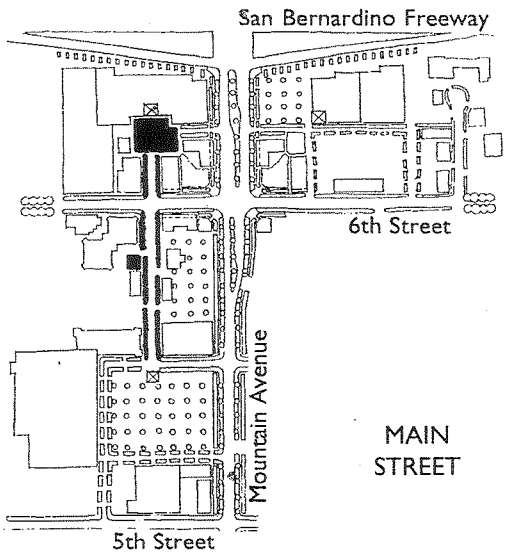


Figure 8, Design concepts. Several design concepts will establish a unique and attractive identity for the Mountain Village District. The above diagram shows all of the individual concepts located at right combined into a whole.



G. Goals

General intentions embodied within the Specific Plan include the following.

Economic Development

- Create a setting that supports the long-term stability and livability of neighborhoods surrounding the Specific Plan Area.
- Insure job and tax base retention, economic development and growth for the City of Ontario.

Land Use and Community Design

- Provide a complementary mix of land uses and amenities including retail, entertainment, employment, housing, and civic open spaces.
- Concentrate development and bring within walking distance many daily activities to enhance community life, efficiently utilize urban land resources, and reduce reliance on the car.
- Attract uses to the area that serve the needs of existing residents that live near Mountain Village, and avoid auto-dominated uses directed *only* toward a regional market.
- Create a safe and attractive district through the design of streets, parks, buildings and landscape treatments.
- Protect and enhance the character of the surrounding residential neighborhoods with

appropriate streetscape designs and landscaped buffers.

- Provide retail and entertainment uses as amenities serving area residents, employees and visitors.
- Encourage affordable single-family housing that enhance ownership opportunities in the area.
- Provide parks and plazas that enhance recreational facilities in the area.
- Maintain high standards for the design and construction of all built elements, including buildings, streets, and open spaces.

Transportation

- Design streets to create comfortable walking environments, while also providing adequate levels of service for vehicles.
- Build upon the area's interconnected street network to establish direct routes among local destinations and give an appropriate scale to development through smaller city blocks.
- Enhance opportunities for transit ridership through the location and design of transit stops.
- Generate relatively less traffic than single-use development patterns by capturing many trips on-site and by making pedestrian connections reasonable and attractive.

Administration/Implementation

- Develop a Plan that is effective and can be implemented in an orderly way.
- Establish a plan which is consistent with the City of Ontario's General Plan.
- Address community concerns within the Specific Plan, as they are expressed through letters, conversations and workshops.